
12.0 DEVELOPMENT SERVICES

- I N D E X -

12.1 DEVELOPMENT

- 12.1.1 Land Clearing – Location 109 Frenchman Bay Road, Big Grove
- 12.1.2 Final Approval for Amendment – Lot 401 La Perouse Court, Frenchman Bay
- 12.1.3 Town Planning Scheme Policy – Cosy Corner Chalets
- 12.1.4 Initiate Rezoning – Lot 1 and Lot 2 of Location 2174 South Coast Highway, McKail
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- 12.1.6 Final Approval for Lots 3 & 32 Manni Road, Robinson
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- 12.1.8 Proposed Subdivision – Location 6636 Redmond Road West, Redmond
- 12.1.9 City of Albany Municipal (Heritage) Inventory

12.2 EDUCATION & COMPLIANCE

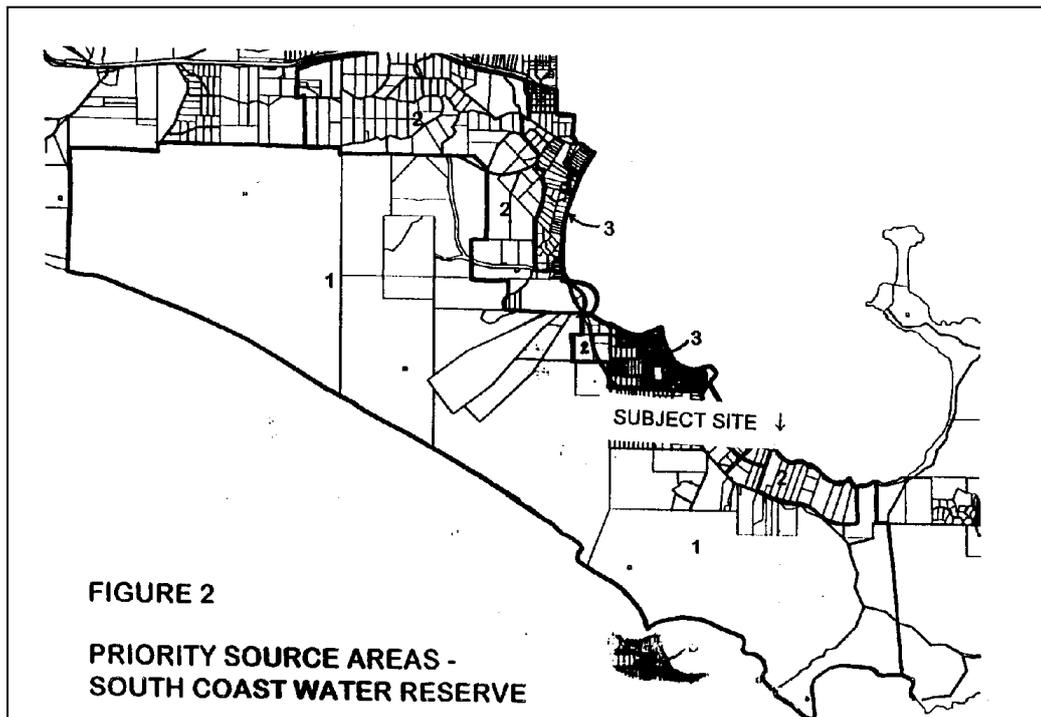
- 12.2.1 Road Closure - Portion of Lockyer Avenue, Centennial Park

- R E P O R T S -

12.1 DEVELOPMENT

12.1.1 Land Clearing – Location 109 Frenchman Bay Road, Big Grove

File/Ward	:	A36459 (Vancouver Ward)
Proposal/Issue	:	Clearing of Native Vegetation Without Consent
Subject Land/Locality	:	Location 109 Frenchman Bay Road Big Grove
Proponent	:	Nil
Owners	:	D & EA Buchanan
Reporting Officer	:	Planning Assistant (P Watt)
Previous Reference	:	Cncl 24/8/99 Item 12.1.5
Summary Recommendation:		Legal Action be commenced against D & EA Buchanan
Locality Plan	:	



Item 12.1.1 continued

BACKGROUND

1. Following is the report previously submitted to Council. Since the last meeting several Councillors have inspected the land and been supplied with information from Mr Buchanan.
2. Unauthorised land clearing has taken place on Location 109 Frenchman Bay Road, Big Grove on at least two separate occasions. The 18.2ha lot is zoned "Rural" and is in a Priority 2 area of the South Coast Water Reserve.
3. On the week commencing 3rd May 1999 Council received two enquiries from Derek Buchanan regarding clearing of his land. He was informed that approval would be required from Council and also from Agriculture Western Australia (AgWA) if the clearing was in excess of 1ha.
4. Staff advised him that extensive clearing was unlikely to be supported due to the environmental consequences, status of the area under the Local Rural Strategy and the Ground Water Protection Area.
5. Council staff were subsequently made aware of substantial land clearing on June 14 1999. Council officers visited the site and informed the machine operator doing the clearing that he was to cease work immediately. The cleared land went to within 3-4m of the Princess Royal Harbour and was estimated to be 4-5ha in area.
6. Discussions were held with Mr Buchanan, Agriculture Western Australia (AgWA) and Council staff on June 15. Mr Buchanan was again informed of the requirement to gain approval from Council and AgWA. It was made quite clear that no further clearing was to take place.
7. Mr Buchanan was informed that AgWA would be asked to handle the actions over the initial clearing and that Council would be taking no action until AgWA had considered the matter under the Soil Conservation Act. Council has been forced to act, however, as AgWA has advised it will not enforce its requirements.
8. Further land clearing took place in late July. This clearing was in excess of that approved by Council for bushfire protection purposes (a copy of the issued bushfire protection document follows this report). The total amount cleared is difficult to determine but would appear to be approximately 8-9ha.

STATUTORY REQUIREMENTS

9. Clearing of vegetation is 'development' and requires the approval of Council under section 5.1 of the City of Albany's Town Planning Scheme 3. The Scheme defines 'development' as *"the use or development of any land and includes the erection, construction, alteration or carrying out as the case may be of any building excavation, filling or other works on any land. Development includes the felling of timber on property."*

Item 12.1.1 continued

10. Section 6.4 of Town Planning Scheme 3 states that '*Any person who fails to comply with any of the provisions of the Scheme is guilty of an offence and without prejudice to any other remedy given herein is liable to such penalties as are prescribed by the Act.*' The Town Planning and Development Act under section 10 prescribes a maximum penalty of \$50,000 and a daily maximum penalty of \$5,000.

POLICY IMPLICATIONS

11. The City Of Albany has several policies in place that seek to preserve flora and fauna and protect water resources (GP1, GP8, GP24 and Gp57).

FINANCIAL IMPLICATIONS

12. An estimate of the costs of a legal resolution has not been obtained, however, Council has an obligation to ratepayers to enforce controls where it considers blatant breaches have occurred.

STRATEGIC PLAN IMPLICATIONS

13. The City of Albany's Strategic Plan has identified the need to promote the preservation of native flora and fauna and protect water sources for present and future generations (Built and Natural Environment).

COMMENT/DISCUSSION

14. A letter was received from Harley, Hedderwick and Webber Consulting Surveyors (HHW) on behalf of Mr & Mrs Buchanan stating their position. A copy of the letter follows this report. Most of the points raised in the letter are agreed as being factual, however, several points require clarification.
15. The submission from HHW draws parallels with other land clearing that has occurred on the same road and states that Council has an inconsistent approach. Mr Buchanan was advised that approval would be required before he cleared any native vegetation. The owner of the other lot in question obtained incorrect advice from a CALM officer stating that land clearing was permitted. The circumstances leading up to the clearing of the land are therefore very different.
16. On being advised that approval was required for land clearing, Mr Buchanan removed vegetation on at least two separate occasions. Mr Buchanan initially cleared the land, in the opinion of staff, with the clear understanding that he was circumventing approval processes.
17. Mr Buchanan was given authorisation to remove some vegetation for the purpose of bushfire hazard reduction by Council staff. This authorisation was given with the instruction that it not include further broadacre land clearing. Vegetation removed in July was in excess of that approved by Council for bushfire hazard reduction purposes.

Item 12.1.1 continued

18. The vegetation removed from the site has been slashed and pushed into piles. The potential of the land to regenerate is not in dispute at this stage. However, should regeneration be poor, then seeding may be necessary.
19. Council has policies in place to protect and preserve both remnant bushland and water source priority areas and to control development. Council has controls to ensure that native vegetation is only removed where necessary.

RECOMMENDATION

THAT

- i) Pursuant to Section 6.4 of the City of Albany Town Planning Scheme No. 3 legal action be initiated against D & EA Buchanan for clearing native vegetation from Location 109 Frenchman Bay Road, Big Grove without Planning Scheme consent first being obtained in accordance with Section 5.1 of the Scheme.
- ii) Pursuant to Section 6.5 of the City of Albany Town Planning Scheme No. 3 a notice be served upon D & EA Buchanan requiring that natural revegetation be allowed to occur and the piles of cleared vegetation be spread out to aid revegetation.
- iii) The land be checked for revegetation by Council staff no later than December 1999 and that a report be submitted to Council by June 2000 detailing the landowner's compliance with the aforementioned notice.

Voting Requirement Absolute Majority

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Item 12.1.1. continued.

COUNCIL RESOLUTION

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR BAIN**

THAT Council in respect to the clearing of native vegetation on Location 109 Frenchman Bay Road, Big Grove:

- i) Pursuant to Section 6.5 of the City of Albany Town Planning Scheme No.3 a notice be served upon D & EA Buchanan requiring that natural revegetation be allowed to occur. (Note: existing cleared areas should be rehabilitated, other than for an area for a future house and driveway, without using introduced plant species or grasses).**
- ii) The land be checked for revegetation by Council staff no later than December 1999 and that a report be submitted to Council by June 2000 detailing the landowner's compliance with the aforementioned notice.**
- iii) Review the consent issued for the clearing of firebreaks and limit the width of all firebreaks on the subject land to a maximum width of two metres including internal firebreaks on the existing location.**
- iv) The City of Albany undertake an advertising/educational campaign to inform ratepayers of their responsibilities regarding land care and the requirements for clearing of land.**

MOTION CARRIED 14 – 0

Pursuant to Section 11 (da) of the Local Government Administration Regulations 1996, the reason for this decision is as follows:

- i) Part (i) of the Officer recommendation is a punitive action which will not assist in revegetation of the land.
- ii) Part (i) of the amended motion seeks to provide clear direction to staff and the landowner on the method of rehabilitation that Council requires on the land.
- iii) Part (ii) of the amended motion endorses the performance timelines suggested by staff.
- iv) Part (iii) of the amended motion seeks to reduce the level of site clearing necessary to install and maintain firebreaks on the subject land.

HARLEY, HEDDERWICK & WEBBER Pty. Ltd.

A.C.N. 009 101 786
CONSULTING LICENSED SURVEYORS
Land, Engineering & Mining Surveys. Subdivision Design & Strata Surveys

Resident Directors:
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 18 Langton Road.
 (By Appointment)

Our Ref: 12174/DAL

13 August 1999

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

CITY OF ALBANY RECEIVED		
16 AUG 1999		
FILE A32384	CORRO No. 9912663	OFFICER MDEV
REPLY YIN	ACKNOWLEDGMENT	CNL/BLTN

ATTENTION DIRECTOR DEVELOPMENT SERVICES

Dear Sir

UNAUTHORISED CLEARING PT PLANTAGENET LOCATION 107, FRENCHMAN BAY ROAD, BIG GROVE

I have been approached by our client to make an assessment of the land following some removal of vegetation for which the Council is preparing to take action. I have visited the property on a number of occasions, the most recent being 11 August 1999, as well as discussing it with Council and AgWA officers to prepare this assessment. I believe that prior to taking any action the facts and opinions contained within this letter require careful consideration as follows:

Facts:

- Pt Location 107 stretches down to HWM and is zoned Parks and Recreation for the first 45m and Rural for the balance under TPS3
- The subject land is covered in low coastal scrub for the most part with some taller *Agonis* and *Banksia* in swales in the north of the property. Some stunted *E.megacarpa* are also present in the southern portion of the land. The nature, height and composition of the vegetation suggests that it is regrowth following previous clearing and stocking of the property for agricultural purposes. This opinion will be followed up with long term residents of the area although one neighbour has already suggested the same.
- The scrub has very high fuel loads and presents a significant fire risk to the locality as evidenced by the strong desire of neighbours and local Bush Fire Brigade to conduct a controlled burn of the property.
- The landowner has slashed undergrowth and removed some larger trees adjacent Princess Royal Harbour and has slashed a system of 6m wide firebreaks through portions of the property back towards Frenchman Bay Road.
- The slashing has left all vegetable matter on the ground and has not bared any significant areas to wind or water erosion. No roots have been disturbed.
- The slashing of the foreshore took place after contact with Council's Environmental Planner who declined to visit the site at the time and has not, to my client's knowledge, yet visited the site. The landowner then contacted AgWA who advised of the procedure and restrictions upon clearing.
- The landowner admits some confusion as to this procedure and misunderstood the restrictions that would have been placed upon any clearing.
- The landowner has been verbally advised by Council officers, AgWA and most recently by myself that the clearing of this foreshore area is unacceptable in the form that it has taken and admits his mistake.

...../2

Also at 11 Pinxep Street Bunbury W.A. 6230 - Tel. 08 9721 9477 Fax 08 9721 9611
 55 Queen Street, Busselton W.A. 6280 - Tel. 08 9752 4400 Fax 08 9754 1678

Hurley, Hedderwick & Webber Pty. Ltd. as Trustees for the Hurley, Hedderwick & Webber Unit Trust
 Member Association of Consulting Surveyors (Aust)
 QA to ISA 9001

City of Albany/DAL

-2-

13 August 1999

- The landowner has repeatedly sought dialogue with Council and AgWA regarding the restitution of this area without success but continues to try.
- Access to Council's file notes regarding previous telephone and site conversations has been refused except as a formal Freedom of Information request which is not within the spirit of either the Freedom of Information Act or within Council's ideals of open local government.
- The foreshore area would quickly regenerate if the heaps of scrub were re-laid out onto the slashing or even if nothing was done at all as evidenced by the amount of shoot growth already occurring.
- The slashing of firebreaks throughout the remainder of the property was done with the knowledge of Council officers following an application to conduct a controlled burn through portions of the property. In fact the fuel loads are so high that it is suggested that extreme care will have to be taken to prevent the controlled burn turning into an uncontrolled burn.
- The firebreak system breaks the property up into a number of separate fuel cells. The 6m width is necessary given the high fuel loads and the need to be able to quickly turn a fire tender around without danger, despite some comments reported to me by the landowner that a Council planning assistant stated that a 2m break is all that is required. A 2m wide break in thick scrub 2m high is simply not sufficient room to either turn a vehicle or for visibility during the proposed burn.

Opinions and Potential Remedies:

If Council decides to proceed with further action then it can only do so within the tenets of the City of Albany Town Planning Scheme No. 3 and specifically clause 5.1 which states that Council's prior approval to commence development is required for all development. The Scheme defines development as *"the use or development of any land and includes the erection, construction, alteration or carrying out as the case may be of any building excavation, filling or other works on any land. Development includes the felling of timber"*.

No formal notice, as required by the Scheme, has been received and the landowner is of the opinion that such notice is unnecessary because, whilst he recognises his mistake in hindsight, he feels that he has acted in good faith in requesting advice and advising Council of his intentions, and is willing to make good any perceived or actual wrongdoings.

It is also perceived by the landowner that Council is not pursuing this matter in a consistent manner when compared to another matter nearby where a landowner made no attempt to contact Council and cleared his property with a bulldozer down to bare earth. The only requirement placed upon this owner was revegetation even though the potential for damage is far greater and incomparable to this matter.

The second lot of slashing on the subject land which appears to have hastened Council's desire for stronger action had a specific purpose, in that it was for the lowering of the fire hazard upon the property which is a matter on record at the Council, and has been done in a sensitive manner leaving significant trees etc. It should be noted, that the landowner has the full support of his neighbours in lowering this fire hazard and that the breaking up of the property into small cells to control the burn will allow a lower heat burn and quicker regeneration than setting the whole property on fire and leaving it a charred mess.

In the event that Council continues to take a hard line and not enter into dialogue with the landowner to resolve this issue without further conflict, Council may wish to review some of the basis behind any action as follows:

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City of Albany/DAL

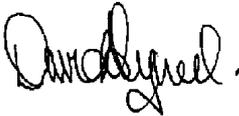
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13 August 1999

- It has been suggested that the last sentence of the definition of development enables Council to take action but the definition of timber taken from the Universal English Dictionary states: *1.a. Wood cut up and prepared for building; b. growing trees thought of as wood with commercial value for building. 2. A shaped, fitted piece of wood designed to form, or actually forming, a structural element in a building, specif. in a house &c., or a ship.* Even a cursory inspection of the slashed area would make it apparent that no trees fitting this definition have been removed.
- If Council wishes to use the statement that "*... or other works upon the land*" then it will have to begin enforcing every such instance in the Scheme area of which there are probably hundreds every week.
- The land owner has advised me that he is aware of the fact that the Scheme reserves the land 45m from the HWM for Parks and Recreation, which may leave Council open to the possibility of compensation to the landowner by the simple fact of the landowner applying for a Planning Scheme Consent / building license upon this land which Council has no option but to refuse. The market value of this piece of land could run over \$100,000 given that the total land price is in the order of \$400,000 and that the foreshore area has many unique qualities.

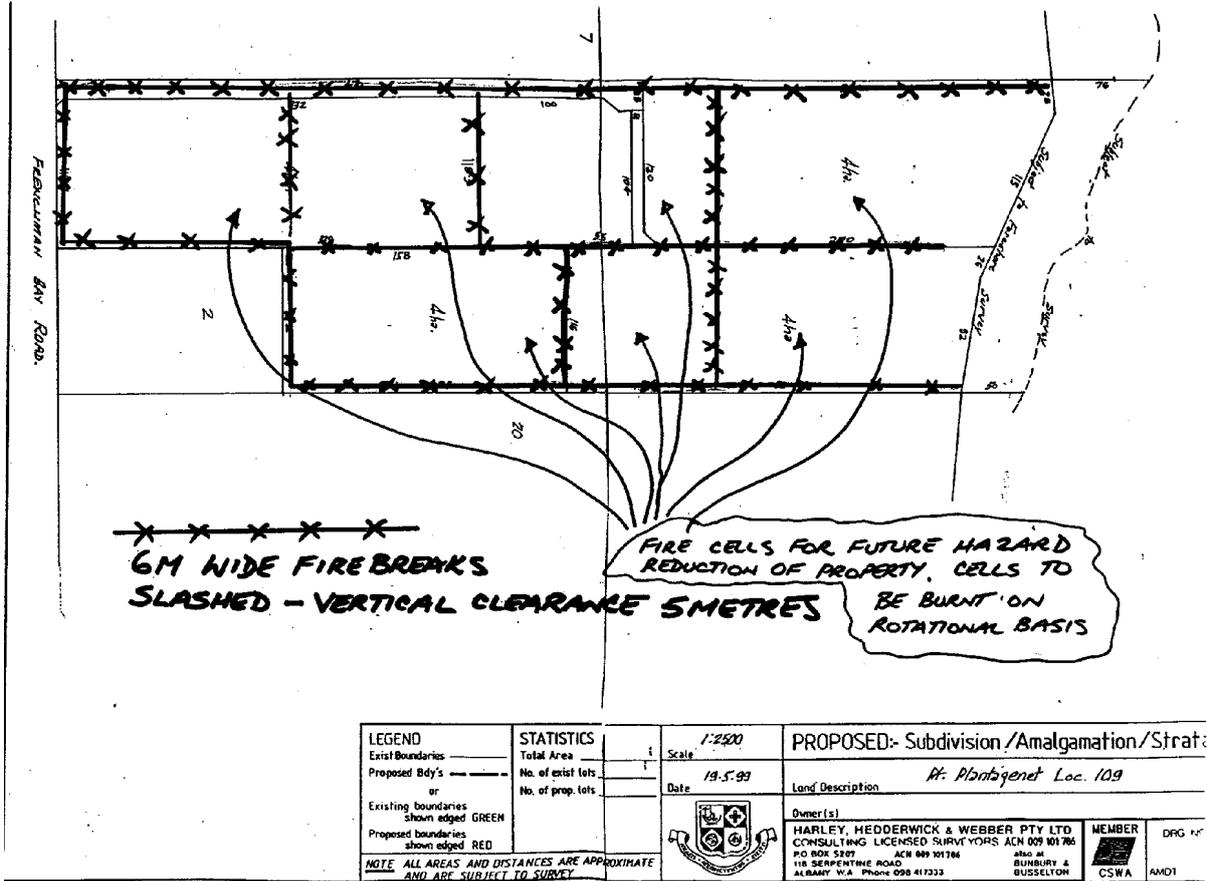
Although these latter points are pedantic, I have been advised by my client that he is willing to make restorations as Council sees fit, but without continued and open dialogue he is more than willing to pursue any means open to him against the Councils actions.

Yours faithfully



David Lynch
for HARLEY, HEDDERWICK & WEBBER PTY LTD
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MINUTES - ORDINARY COUNCIL MEETING - 14/09/99
 ** REFER DISCLAIMER **



LEGEND Exist Boundaries ——— Proposed Bdy's - - - - or Existing boundaries shown edged GREEN Proposed boundaries shown edged RED	STATISTICS Total Area No. of exist lots No. of prop. lots	Scale 1:2500 Date 19.5.99	PROPOSED:- Subdivision/Amalgamation/Strat: Lot: Plantagenet Loc. 109
			Owner(s) HARLEY, HEDDERWICK & WEBBER PTY LTD CONSULTING LICENSED SURVEYORS ACN 009 101 765 P.O. BOX 5207 118 SERPENTINE ROAD ALBANY W.A. Phone 098 417332
NOTE ALL AREAS AND DISTANCES ARE APPROXIMATE AND ARE SUBJECT TO SURVEY.		MEMBER CSWA AMO1	DFG 1/1

12.1.2 Final Approval for Amendment – Lot 401 La Perouse Court, Frenchman Bay

File/Ward : AMD143 – Scheme 3 (Vancouver Ward)

Proposal/Issue : Request for Final Approval to Rezoning Request

Subject Land/Locality : Lot 401 Location 2104 La Perouse Court Frenchman Bay

Proponent : Taylor Burrell

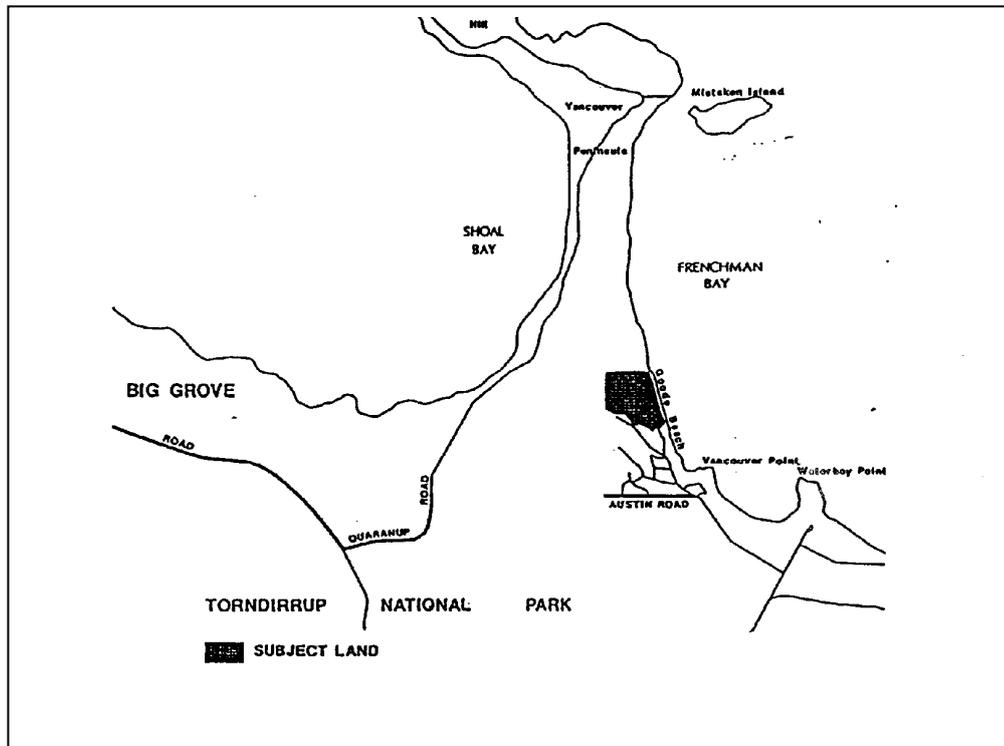
Owner : L'oire Nominees P/L

Reporting Officer(s) : Planning Assistant (A Augustson)

Previous Reference : Shire of Albany – 04/09/97 Item 13.3.1

Summary Recommendation: Grant Final Approval

Locality Plan :



Item 12.1.2 continued

BACKGROUND

1. On 24th July 1996, Council resolved to initiate a Town Planning Scheme amendment to change the zoning from 'Rural' to the 'Special Residential' zone and 'Parks & Recreation' reserve. The amendment was advertised for 42 days, in January 1997, and 166 submissions were received during that period.
2. At its meeting on 4th April 1997 the Council of the former Shire of Albany considered the issues raised by the submissions and resolved to advise the Minister for Planning that it did not wish to proceed with the amendment.
3. On the 12th July 1999 the Minister advised Council that an amended proposal should be proceeded with subject to modification of the amending documents.

STATUTORY REQUIREMENTS

4. Section 7 of the Town Planning and Development Act provides the mechanism for a town planning scheme to be amended. Council must resolve to initiate a scheme amendment and then place the amending documents on public display. Any comments received must be considered by Council and a recommendation is then made by Council to the Minister for Planning on the course of action Council wishes to pursue. Council can seek to progress the amendment without change, it can modify the amending documents to reflect the submissions received or it can recommend that the rezoning not proceed.
5. If Council resolves to decline to proceed with the rezoning or to grant final approval to the amendment, without or without modifications, the documents are then referred to the Minister for Planning. The Minister can accept Council's recommendation or he can require his own modifications to the documents prior to them being gazetted and coming into force (**this is where this application currently sits in the process**). The Minister can also decline to withdraw from the rezoning if he considers Council's decision is not consistent with orderly planning.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC PLAN IMPLICATIONS

Nil.

Item 12.1.2 continued

COMMENT/DISCUSSION

6. The amending documents have now been modified in accordance with the Minister's letter. The subdivision guide plan now shows 9 lots in the south-eastern portion of the lot. A minor extension of La Perouse Court will service the proposed Special Residential lots and provide access to the remaining 'Rural' portion of the lot. A public accessway has also been included to provide pedestrian access to the foreshore of Vancouver Beach. A copy of the revised subdivision guide plan is attached.
7. In order to comply with the requirements of Section 7 of the Town Planning and Development Act and the Ministers decision, Council must resolve to grant final approval to the amendment prior to the documents being signed and sealed. The amending documents will then be returned to the Minister for endorsement and final gazettal.
8. The Minister has been asked in writing to detail the reasons for his decision, however there is no legal mechanism to delay the amending documents whilst that explanation is being provided.

RECOMMENDATION

THAT

- i) Council grant final approval to Amendment 143 (as amended) to the City of Albany Town Planning Scheme No. 3 to rezone Lot 401 Location 2104 La Perouse Court, Frenchman Bay from the Rural zone to the Special Rural zone and Parks & Recreation reserve.
- ii) The amending documents be appropriately signed in accordance with Section 7 of the Town Planning and Development Act and then forwarded to the Minister for Planning for execution and gazettal.

Voting Requirement Simple Majority

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Item 12.1.2. continued.

COUNCIL RESOLUTION

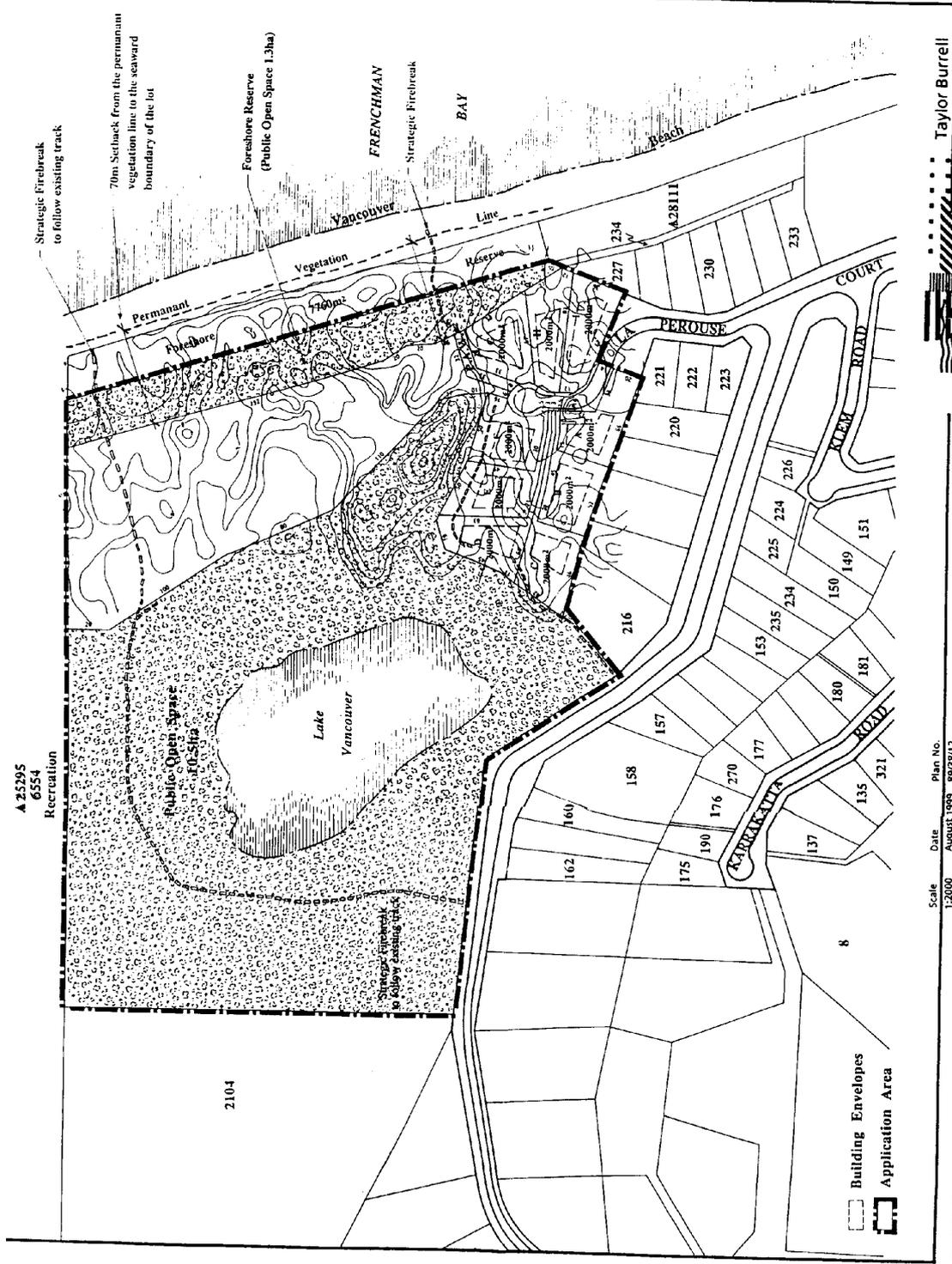
**MOVED COUNCILLOR WILSON
SECONDED COUNCILLOR EVANS**

THAT the item be deferred until Council has considered the response from the Minister.

**VOTE TIED – 7 – 7
WITH CASTING VOTE MOTION CARRIED 8 – 7**

Pursuant to Section 11 (da) of the Local Government Administration Regulations 1996, the reason for this decision is as follows:

Council considers it appropriate to await the advice of the Minister for Planning to assist in the decision making process.



Taylor Burrell
 Town Planning and Design
 105 The Esplanade
 PO Box 303 West Perth
 Western Australia 6150
 Telephone: 08 9437 2000
 Facsimile: 08 9437 2004

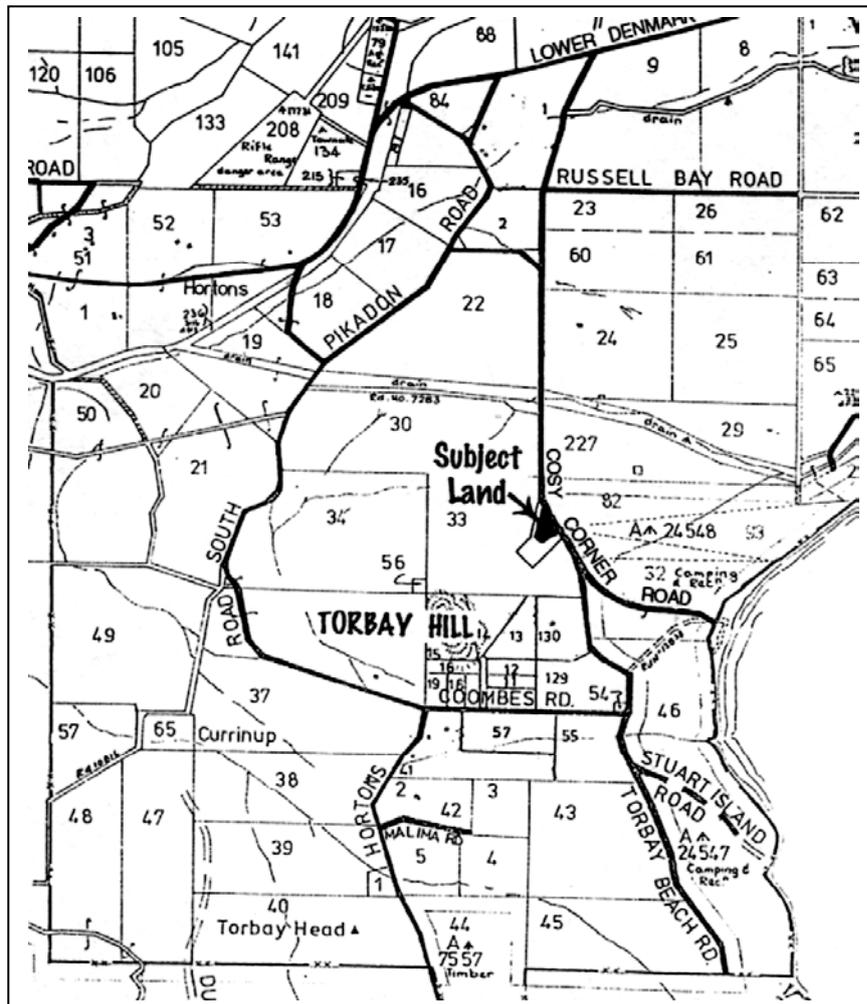
Prepared by: TAYLOR BURRELL
 Town planning and design
 ALAN TINGAY & ASSOCIATES
 Environmental Scientists

Scale: 1:2000
 Date: August 1999
 Plan No: 8928012
 Prepared for: L'OIRE INVESTMENTS

OUTLINE DEVELOPMENT PLAN
LOT 401 LA PEROUSE ROAD
FRENCHMANS BAY, ALBANY

12.1.3 Town Planning Scheme Policy – Cosy Corner Chalets

- File/Ward** : A11946 (West Ward)
- Proposal/Issue** : Chalet Design Guidelines – Special Use Zone No. 8
- Subject Land/Locality** : Lot 101 Location TAA 33 Cosy Corner Road, Torbay
- Proponent** : Ayton Taylor & Burrell
- Owner** : Justice Holdings P/L
- Reporting Officer(s)** : Planning Assistant (A Augustson)
- Previous Reference** : Cncl Item 4/8/1999 Item 12.1.10
- Summary Recommendation:** Adopt draft Policy in accordance with Town Planning Scheme No.3
- Locality Plan** :



Item 12.1.3 continued

BACKGROUND

1. At Council's meeting of 4th August 1999 a resolution was made to proceed with the advertising for public comment of the Chalet Design Guidelines for Special Use Zone No.8 Cosy Corner Road.
2. Council is requested to now consider adopting the Chalet Design guidelines. A copy of the Chalet Design Guidelines follow this report.
3. The proposed guidelines were open for public comment from 12th August 1999 to 3rd September 1999 during which time no submissions were received.

STATUTORY REQUIREMENTS

4. Council may make a Town Planning Scheme Policy in order to control development in part or all of the scheme Area.
5. Clause 6.9.2 of Scheme 3 states that a policy shall become operative only after the draft policy has been adopted by Council, the draft policy has been advertised for a period of at least 21 days and Council has reviewed the policy in light of any submissions made during the advertising period.
6. Following Council's decision, the Chalet design Guidelines for Special Use Zone No. 8 are again required to be advertised publicly in accordance with clause 6.9.2 (c) of Town Planning Scheme 3 as being an adopted policy.

POLICY IMPLICATIONS

7. The Chalet Design Guidelines for Special Use Zone No.8 are intended to be policies adopted under Town Planning Scheme 3 (TPS 3) to bring a consistent approach to the development of the 15 proposed chalets and associated buildings on the site.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC PLAN IMPLICATIONS

Nil.

Item 12.1.3 continued

COMMENT/DISCUSSION

8. The subject land is included within Special Use Zone No.8. It is proposed to develop the site with 15 strata chalets, joint strata facilities, managers residence, reception facilities and a convenience store. To ensure consistency of design for the development, the special provisions for the zone require the preparation of Chalet Design Guidelines prior to the creation of any Strata lots. The guidelines will introduce provisions to control issues such as building materials, colours, height, landscaping and setbacks from strata lot boundaries.

9. Given that the draft policy has been advertised and no submissions were received, the guidelines can now be adopted as a policy under the provisions of Town Planning Scheme No.3.

RECOMMENDATION

THAT Council in pursuance of Clause 6.9.2 of the City of Albany’s Town Planning Scheme No. 3 resolves to adopt “Chalet Design Guidelines Special Use Zone No.8 Cosy Corner Road, Torbay” as a Town Planning Scheme policy and the policy advertised as adopted in accordance with the Scheme.

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR ARMSTRONG**

THAT Council in pursuance of Clause 6.9.2 of the City of Albany’s Town Planning Scheme No. 3 resolves to adopt “Chalet Design Guidelines Special Use Zone No.8 Cosy Corner Road, Torbay” as a Town Planning Scheme policy and the policy advertised as adopted in accordance with the Scheme.

MOTION CARRIED 14 – 0

**CHALET DESIGN GUIDELINES
SPECIAL USE ZONE NO. 8
COSY CORNER ROAD TORBAY**

1.0 PREAMBLE

Special Use Zone No. 8 comprises Lot 101 and a portion of Lot 102 Cosy Corner Road. Zone controls provide for the strata subdivision and construction of up to 15 short stay holiday accommodation chalets and a manager's dwelling on the site along with a corner store/deli and owners dwelling.

The subject land is located in close proximity to many local tourist attractions and fronts the important tourist route of Cosy Corner Road.

The controls of the Special Use Zone (Special Condition 2.6) require that prior to the creation of strata lots, Chalet Design Guidelines are to be prepared. The purpose of these design guidelines is to comply with this requirement.

2.0 DEVELOPMENT CONCEPT

In summary, it is proposed to develop the land with fifteen strata short-stay chalets, strata facilities, manager's residence and reception facilities and a convenience store with an attached owners residence. The indicative layout is shown on the Development Guide Plan acknowledging that minor modifications may need to be made at the subdivision and development stages. The controls of the zone will ensure that any such changes are at the discretion of Council.

The chalets will be strata titled so as to allow individual ownership. Provisions of the Management Statement and zoning limits stay to three months from any twelve month period and ensures that the chalets are available for holiday accommodation purposes at other times. The managers residence allows chalet management from on-site.

Only the chalet lots themselves are to be in individual ownership. All facilities and other open land is to be held in common so that coordinated management is assured.

The proposed convenience store is to be retained on a separate allotment to provide guaranteed tenure for financial security purposes. The construction standard is to be coordinated with the chalet component for early startup to ensure the service is available as soon as possible.

Strata facilities to be retained in common ownership may include:

- swimming pool/spa bath.
- games room.
- water supply facilities.
- fire protection measurers.
- tennis/basketball court.
- active play areas.
- effluent disposal devices.

It is also proposed that equipment be provided for the use of residents/tourists such as play equipment, games and hardware such as mountain bikes and boogie boards.

Primarily for the benefit of site residents but also for general tourists and locals alike, the convenience store will provide much sought after services in this area.

The need to provide common grouped effluent disposal and other servicing at the time of subdivision breaks the development of the site into the following stages:

- Corner Store/Deli & owners Residence.
- Chalets 1, 2, 3 & 4.
- Chalets 12, 13, 14 & 15 and Games/Activity Room and facilities.
- Chalets 5, 6, 7, 8, 9, 10 & 11.

The order of staging will be directed by demand with the objective being to establish and commission both the store and strata facilities as early in the program as possible.

3.0 DESIGN GUIDELINE OBJECTIVE

To ensure the location and design of all new development, in terms of building height, bulk, roof shapes, materials, colours and details, is compatible with the rural character of the area and coordinated along a common cottage/weekender theme.

4.0 DEFINITIONS

"Residential Planning Codes" means the Residential Planning Codes in Appendix 2 to the State Planning Commission Statement of Planning Policy No. 1.

5.0 GUIDELINES

5.1 Size, Shape & Facilities

- 5.1.1 The maximum size of chalets (gross floor area) shall be 140m² which includes enclosed storage areas and any carports but excludes verandahs (areas less than $\frac{3}{4}$ enclosed).
- 5.1.2 Each chalet shall be provided with at least two carparking bays, one of which being undercover. In line parking may be permitted on a chalet by chalet basis.
- 5.1.3 Each chalet shall be provided with a full width verandah generally orientated to the most attractive vantage; i.e.:
 - East for chalets 5-11.
 - East and south for chalets 1-4 & 12.
 - South and west for chalets 13-15.

- 5.1.4 Height shall be limited to a single story, mezzanine or loft not exceeding 7.5m from natural ground level.
- 5.1.5 All buildings shall incorporate uniform roof pitch (around 30°) and uniform verandah - building attachment and treatment (i.e.; broken pitch or dropped pitch).

5.2 Setbacks

- 5.2.1 Notwithstanding the special conditions contained within Schedule 3 of Town Planning Scheme No. 3, the following setback standards shall apply to all chalets in Special Use Zone No. 8.

From Cosy Corner Road:	Minimum 10metres.
From southern zone boundary:	Minimum 10metres.
Front, side and rear to adjoining strata chalet lot/s:	Minimum 1.5metres.

- 5.2.2 Variations to front, side and/or rear setbacks shall be determined in accord with clause 1.5 of the Residential Planning Codes except that "adjoining owners and occupiers" referred to in clause 1.5.10 shall be individual strata lot owners within the strata company.

5.3 Materials & Colour

- 5.3.1 Rooves shall be clad in factory coated metal sheeting, "taurus blue" in colour.
- 5.3.2 External walls shall be constructed of double brick (earthy brown lightly bagged finish) with Perth yellow sand and cream cement, similar to the existing Torbay View Motel.
- 5.3.3 Any sub-floor enclosures shall be clad with red cedar planks/panels.
- 5.3.4 White, off white, reflective and high gloss colours shall not be permitted as an external colour/finish for any purpose other than architectural detail.
- 5.3.5 Further to clause 4.2.4 in approving the use of white, off white, reflective and/or high gloss colours for architectural detail, Council shall be satisfied that the architectural detail is not the dominant feature on the subject facade.
- 5.3.6 Similar external colours and materials shall be used for the games/activity room.

5.4 Access

- 5.4.1 Access to the chalet sites shall be via reciprocal access over the existing Torbay View Motel access way.

- 5.4.2 No direct access shall be permitted from strata chalet lots to Cosy Corner Road.

5.5 Fencing

- 5.5.1 Site boundary fencing may be permitted where it is of rural construction to the satisfaction of Council.
- 5.5.2 The fencing of individual strata chalet lots shall not be permitted. Where the demarcation of individual strata lots is necessary, it shall be achieved through landscaping and/or planting.

5.6 Services/Aerials

- 5.6.1 All services within the lot, such as power and telecommunication lines shall be placed underground.
- 5.6.2 Radio and TV aerials, other than domestic receivers, shall not be permitted. Individual satellite dishes will not be permitted.

5.7 Landscaping and Planting

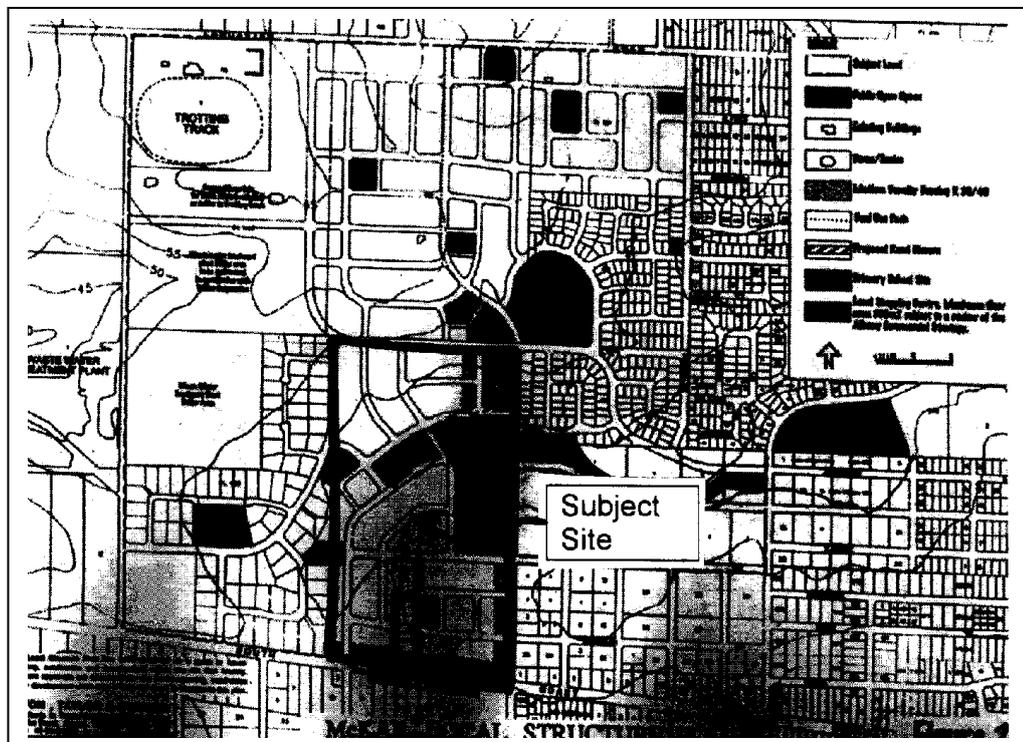
- 5.7.1 Applications for development approval shall be accompanied by detailed landscaping/planting layouts.
- 5.7.2 Where chalet development is proposed adjacent to the Cosy Corner Road reserve, landscaping/planting layouts shall make provision for infill planting of the road reserve to a density and with such species as may be directed by Council.
- 5.7.3 Road reserve planting required pursuant to guideline 4.6.2 above, shall be appropriately maintained for a period of three years from planting.
- 5.7.4 Landscaping/planting layouts shall use a majority of native species, selected and located to define strata sites, to define common property, to frame views, to obscure chalets from Cosy Corner Road and to maximise site amenity.

5.0 CONCLUSION AND IMPLEMENTATION

These design guidelines are to be adopted by Council as a Town Planning Scheme Policy (pursuant to clause 6.9 of Town Planning Scheme No. 3). As a result, the principal mechanism for the implementation of these guidelines is through the development approvals process following the lodgment of applications as required by Special Condition 1.4.

12.1.4 Initiate Rezoning – Lot 1 and Lot 2 of Location 2174 South Coast Highway, McKail

- File/Ward** : A44105A (West Ward)
- Proposal/Issue** : Rezone Lots 1 and 2 of Location 2174 South Coast Highway, McKail to Residential, Local Shopping and Public Purposes (Primary School).
- Subject Land/Locality** : Lot 1 and Lot 2 of Location 2174 South Coast Highway, McKail
- Proponent** : Ayton Taylor Burrell
- Owner** : Homeswest
- Reporting Officer(s)** : Planning Officer (C Pursey)
- Previous Reference** : Cncl 28/04/99 Item 12.1.1
- Summary Recommendation:** Initiate Amendment.
- Locality Plan** :



Item 12.1.4 continued

BACKGROUND

1. Council is requested to amend Town Planning Scheme 3 by rezoning Lots 1 and 2 of Location 2174 South Coast Highway, McKail to “Residential”, “Local Shopping” and “Public Purposes” (Primary School).
2. Council considered a Scheme Amendment Request covering the subject site and the lot to the north, Location 492 Lancaster Road, at its meeting of 28th April 1999. Council resolved then as follows:

“THAT Council, resolves to advise the proponent that it is prepared to receive amending documents for the purpose of initiating an amendment to TPS 3 to rezone Location 492 Lancaster Road, and Lots 1 and 2 South Coast Highway, McKail, consistent with the McKail Local Structure Plan.”

3. Separate documentation for the rezoning of Location 492 Lancaster Road was considered by Council at its meeting of 4th August 1999.
4. Council has now received the Scheme Amendment document for Lots 1 and 2 South Coast Highway and the proponent seeks approval from Council to initiate the rezoning.
5. A copy of the Scheme Amendment documents is included in the Elected Members Report/Information Bulletin.

STATUTORY REQUIREMENTS

6. Although Council previously considered the amendment “in principle”, it is now required to initiate the rezoning.
7. The documents are then forwarded to the Department of Environmental Protection to determine if they should be subject to formal environmental assessment. Then they are advertised for 42 days and public comment is welcomed.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC PLAN IMPLICATIONS

Nil.

Item 12.1.4 continued

COMMENT/DISCUSSION

8. The documents meet the requirements of Council's previous resolution and are considered to be of an acceptable standard.
9. The proposed rezoning will facilitate the development of the area for residential purposes, incorporating a primary school, local shopping and public open space in accordance with the McKail Structure Plan.
10. The public open space area is not shown as a change of zoning in the documents. The McKail Structure Plan acknowledges that the public open space for the development can be achieved by providing the normal 10% public open space required of all large residential subdivisions at the subdivision stage. The location of this will be provided in accordance with the McKail Structure Plan.

RECOMMENDATION

THAT Council in pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended), amends the City of Albany Town Planning Scheme 3 by rezoning portion of Lot 1 of Location 2174, South Coast Highway, McKail from the Residential zone to Public Purposes reserve (Primary School) and portion of Lot 2, Location 2174 from the Rural zone to Residential zone, Local Shopping zone and Public Purposes reserve (primary school).

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR DUFTY
SECONDED COUNCILLOR WALKER**

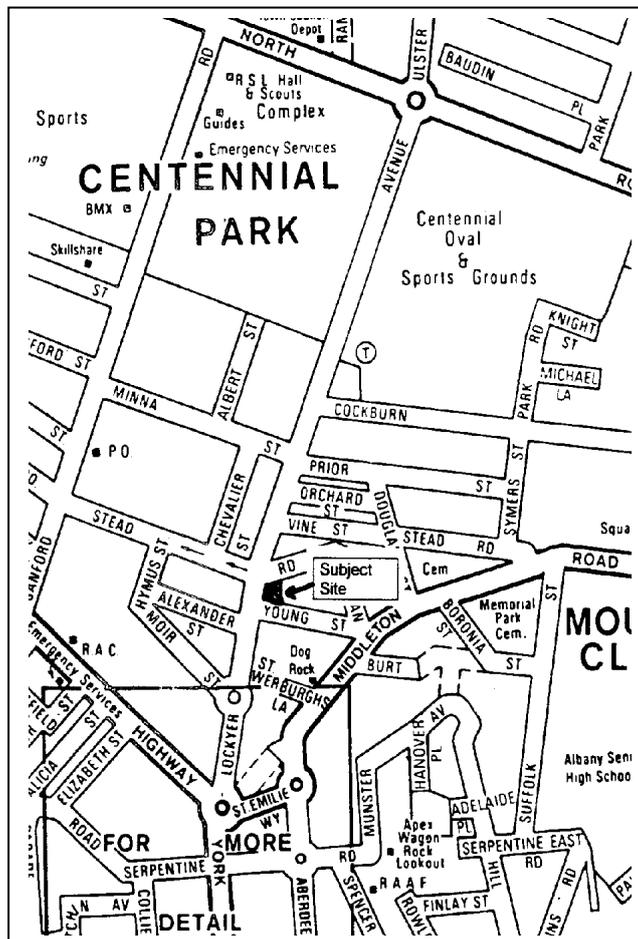
THAT Council in pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended), amends the City of Albany Town Planning Scheme 3 by rezoning portion of Lot 1 of Location 2174, South Coast Highway, McKail from the Residential zone to Public Purposes reserve (Primary School) and portion of Lot 2, Location 2174 from the Rural zone to Residential zone, Local Shopping zone and Public Purposes reserve (primary school).

MOTION CARRIED 14 – 0

12.1.5 Initiate Rezoning - Lot 100 (82-88) Lockyer Avenue, Centennial Park.

- File/Ward** : A92778A (Frederickstown Ward)
- Proposal/Issue** : Rezoning Lot 100 (82-88) Lockyer Avenue from 'Service Station' and 'Other Commercial' to 'Central Area'.
- Subject Land/Locality** : Lot 100 (82-88) Lockyer Avenue, Centennial Park
- Proponent** : Planning Solutions Pty Ltd
- Owners** : George Royston Pty Ltd
- Reporting Officer** : Planning Officer (C Pursey)
- Previous Reference** : Nil
- Summary Recommendation:** Support the Re-zoning Request and Request Appropriate Documentation.

Locality Plan :



Item 12.1.5 continued

BACKGROUND

1. Council's consideration is sought on a proposed amendment to rezone Lot 100 (82-88) Lockyer Avenue, Centennial Park, from a mixed zoning of 'Service Station' and 'Other Commercial' to 'Central Area'. This application would effectively extend the Central Area zoning one block to the north.
2. A report has been received from the proponent, providing justification for the proposed rezoning and seeking Council's support prior to taking the step of formulating scheme amendment documents. The proponent's justification forms the majority of the background and comment for the purposes of this report, it is on the pages following this report.
3. Lot 100 (82-88) Lockyer Avenue has a lot size of 2182m² and is currently zoned both "Service Station" and "Other Commercial". The portion of the lot zoned Service Station currently has a Caltex Service station on it and the site has been used for that purpose for many years. The remainder of the lot has a variety of uses including a Warehouse, Service Industry (Pet Store) and vacant tenancy which has been used for a number of activities.
4. The site is surrounded on three sides by streets, Lockyer Avenue, Young Street and to the north, Stead Road. The site is joined to the east by lots zoned and developed for Residential purposes. The other surrounding zoning consists of 'Industry' to the north, 'Other Commercial' to the west and 'Central Area' to the south.

STATUTORY REQUIREMENTS

Nil.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

5. The Scheme Amendment Request process is designed to give Council the opportunity to consider the strategic implications of a rezoning before deciding whether to proceed with a Scheme Amendment. It is an opportunity for Council to advise a proponent of the unsuitability of their request at the earliest stages of the process.

Item 12.1.5 continued

6. The Central Area zoning provides for a great range of land uses with the most flexible statutory requirements of any zone in Town Planning Scheme 1A. The change of zoning to “Central Area” is a significant change and it could be argued that the current proposal should be considered as part of the review of the Commercial Centres Strategy.
7. Applications of this nature clearly need to be considered in light of the entire Central Area so as to prevent undesirable and ad hoc expansion of the Central Area.

COMMENT/DISCUSSION

8. Rezoning the lot from “Service Station” and “Other Commercial” to “Central Area” would enable the site to be redeveloped for an office and retail project and would facilitate the upgrading of the existing service station to include a shop.
9. A particular objective of Town Planning Scheme 1A, objective 1.7(a), states:

“to promote development in the Central Area within a framework of guidelines to consolidate central area functions, rehabilitate and revitalise existing premises and enhance the environment;”

10. The request to extend the Central Area could therefore be considered to be contrary to the intent of this objective to consolidate central area functions. The Scheme was adopted in 1983, the last review of the Central Area zoning was undertaken in 1986. This review did not consider the expansion of the Central Area over this site.
11. The above objective however also aims to rehabilitate and revitalise existing premises and enhance the environment. The proponent claims that the change of zoning would enable the site to be redeveloped in a manner that would enhance the surrounding area and revitalise a site that has an aging Service Station and a mix of other uses.
12. It could also be argued that the rezoning may create an undesirable precedent for further expansion of the Central Area into the surrounding zones. However, each application should be assessed on it’s own merit, and in support of this application not creating an undesirable precedent, the following arguments can be made:
 - The lot is bounded by Stead Road to the north which forms a logical boundary to the Central Area (it has been advertised as the City’s northern by-pass road);
 - The land to the north of Stead Road, along the remainder of Lockyer Avenue is zoned “Industry”, expanding the Central Area zoning further in this direction could be seen as an invasion of another consolidated zone and would not be supported;
 - The majority of lots surrounding the Central Area are Residential. Expanding the Central Area into residential lots has a large impact upon these areas because residential land use and commercial land use are often incompatible. This proposal however is to change the zoning of a site that is already substantially commercial in nature.

Item 12.1.5 continued

13. In conclusion staff feel the ad hoc expansion of the Central Area zoning should not be entertained without the benefit of the information provided by the review of the Commercial Centres Strategy and an overall Central Area review. This would generally create an undesirable precedent for the inappropriate expansion of the central Area.
14. This application however may not create an undesirable precedent as Stead Road forms a natural boundary to the Central Area. The proposal does not invade established residential areas and has a strong case for being a 'rounding off' of the Central Area. A re-zoning of this site would facilitate the revitalisation of an aging commercial site.

RECOMMENDATION

That the applicant be advised that Council supports the request for the re-zoning of Lot 100 (82-88) Lockyer Avenue from 'Service Station' and 'Other Commercial' to 'Central Area' and requires the proponent to lodge amending documents.

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR WILSON
SECONDED COUNCILLOR WOLFE**

THAT Council not support the rezoning application and invites the proponent to reapply after the review of the Commercial Strategy has been completed.

MOTION CARRIED 11 – 3

Pursuant to Section 11 (da) of the Local Government Administration Regulations 1996, the reason for this decision is as follows:

The ad hoc expansion of the Central Area zoning should not be entertained without the benefit of the information provided by the review of the Commercial Centres Strategy and an overall Central Area review. This would generally create an undesirable precedent for the inappropriate expansion of the central area.

PLANNING SOLUTIONS

(AUST) PTY LTD

URBAN & REGIONAL
PLANNING

**A PROPOSAL TO REZONE
LOT 100 LOCKYER AVENUE, ALBANY
FROM
"OTHER COMMERCIAL" AND "SERVICE STATION"
TO "CENTRAL AREA".**

1.0 INTRODUCTION

The following report has been prepared in support of a proposal to rezone Lot 100 Lockyer Avenue, Albany. It is proposed to rezone Lot 100 from a combination of zones being, "Other Commercial" and "Service Station" to "Central Area".

The proposed rezoning will facilitate the redevelopment of the existing service station, and associated buildings. The new buildings on site is intended to incorporate a service station/ convenience store and a mixed-use development involving a combination of office and residential land uses. The proposed land uses can not, it is considered, be approved, under the current zoning of the site. The proposal is intended to result in the comprehensive redevelopment of the site.

This report will address the matters relevant to the proposed rezoning including;

- Existing Town Planning Scheme Provisions;
- Current Land Uses;
- Proposed Uses;
- Traffic Considerations;
- Proposed Zoning;
- Town Planning Considerations; and,
- Conclusion.

The report that follows will demonstrate that the proposal presented is consistent with the orderly and proper planning of the locality, and is appropriate for the Council of the City of Albany to initiate.

2.0 THE SITE

Lot 100 Lockyer Avenue is located between Stead Road, Young Street and Lockyer Avenue in Albany.

The site is currently developed with a service station and combination of showroom/ warehouse and (incidental) office development.

The subject site has an area of 2182 m². The subject site is shown in Appendix One to this report.

The main frontage to the site is along Lockyer Avenue. Stead Road and Young Street provide secondary access to the site. Crossovers to the site exist over each road boundary.

3.0 CURRENT LAND USES

The current land uses on the site include a service station, (incidental) office, showroom/warehouse and warehouse.

The land uses adjoining the subject site are generally commercial in nature, both along Lockyer Avenue and immediately adjacent to the site along Stead Road and Young Street.

4.0 PROPOSED LAND USES

The subject site is proposed to be redeveloped by the current owner, and is intended to incorporate a combination of land uses including; a service station/ convenience store, a mixed use office and residential development, and fast food outlet.

Conceptual development plans have been prepared and are contained within Appendix 2 to this submission. The service station and convenience store are proposed to be single storey.

The mixed-use development is proposed to incorporate underground car parking and two levels of office and residential development. The mixed-use development will be contained in a separate building from the service station/ convenience store. The mixed-use development is also proposed to contain a restaurant / eating house.

It is proposed that the service station/ convenience store development will utilise the latest corporate image for Caltex Australian Petroleum Pty Ltd. The use of the "Delta" image (i.e. the latest corporate image) is proposed to be the first in regional Western Australia.

On site car parking is proposed to be provided both "at grade" for the service station/ convenience store, and the eating house, as well as at basement level for the mixed-use component of the development. The proposed land uses would however be the subject of a formal (separate) Development Application.

5.0 TRAFFIC CONSIDERATIONS

The proposed development will result in a rationalisation of traffic movements, both on site and on the surrounding road network.

This is an important consideration, given the current traffic volumes along Lockyer Avenue, and those proposed for Stead Road.

The current and projected volumes of traffic on the surrounding roads are as follows:

	<u>CURRENT</u>	<u>2001</u>	<u>2021</u>
▪ Lockyer Avenue	12100	12800	15900
▪ Stead Road	300	900	1000

The existing traffic movements associated with the site will be improved by way of the rationalisation of the number of crossovers to the site. As a result of the reduction of crossing points, there will be a reduction in the potential for vehicle conflicts.

The total reduction of opportunities for conflict provides an improvement in the traffic management and safety conditions in relation to the site in its entirety.

6.0 PROPOSED ZONING

To facilitate the development of the Lot 100 Lockyer Avenue, it is considered that "Central Area" would be the most appropriate zoning for the uses proposed, under the provisions of the City of Albany Town Planning Scheme No.1A.

It is considered that the proposed "Central Area" zoning would provide the most appropriate range of uses given the proposed road network that will ultimately surround the subject site, as well as, its location in the local land use context.

The proposed uses that would be located on the subject site are those uses that are considered to be consistent with petroleum retailing and mixed use office and residential developments in the late 1990's. It is also important to note that the current zoning of the subject land does not permit the uses that are regarded as consistent with service stations and associated retailing to which the community has become accustomed.

7.0 TOWN PLANNING CONSIDERATIONS

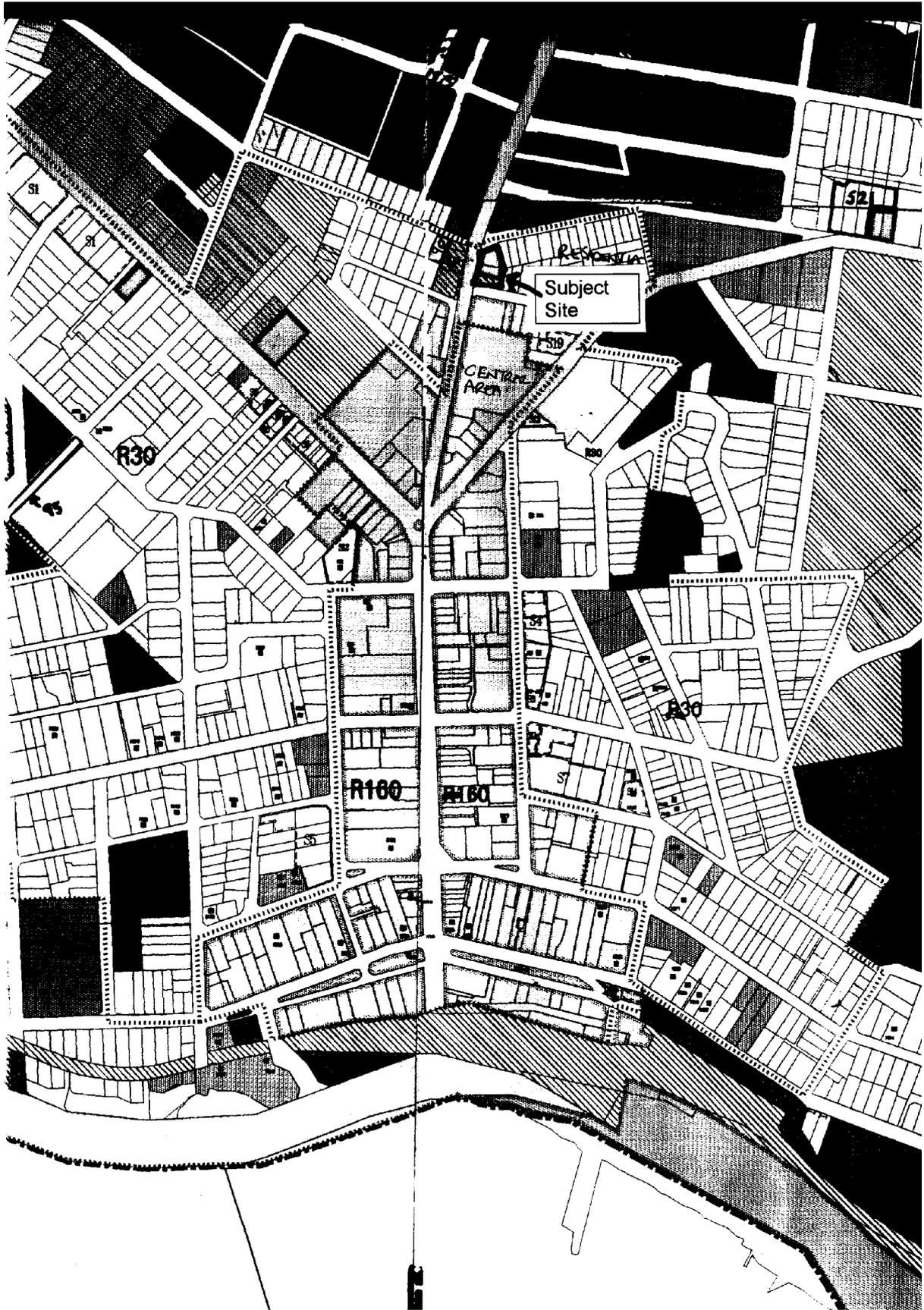
The proposed zoning of "Central Area" is considered the most appropriate zoning under the provisions of the City of Albany Town Planning Scheme No. 1A on the following grounds;

- The land currently provides a range of land use activities that have continued over a number of years without any action by Council, notwithstanding the restrictive zoning that applies.
- The subject site is located immediately adjacent to the existing "Central Area" zone.
- It is considered most appropriate that the existing and proposed development is accommodated within a zoning consistent with those activities, and that the "Central Area" zone, under the provisions of the Town Planning Scheme No.1A is the most appropriate zoning given the development proposed on and around the site.
- The enhancement of Stead Road as a "by pass" between Albany Highway, Lockyer Avenue and Middleton Road provides a natural boundary for further extensions of the "Central Area" zone along Lockyer Avenue.
- The proposed zoning will not provide an increase of any significance in retail floor space on the subject site, given the existence of the service station, showroom and warehouse developments on the site.
- The proposed zoning will facilitate a flexible approach to the development of the site, which will in turn provide the ability for the owners and tenants to respond to changing trends in the market place. An ability not currently available (to the site or its owners).
- The proposed redevelopment of the subject site, which will be facilitated by the proposed rezoning, will improve the traffic management and safety of the area.
- The proposed rezoning will facilitate the redevelopment of the existing service station. Notwithstanding that the rezoning will allow the service station to be redeveloped, the proposal will allow for a convenience store to be developed in a properly planned manner, ultimately allowing for its integration into comprehensive redevelopment of the site.

8.0 CONCLUSION

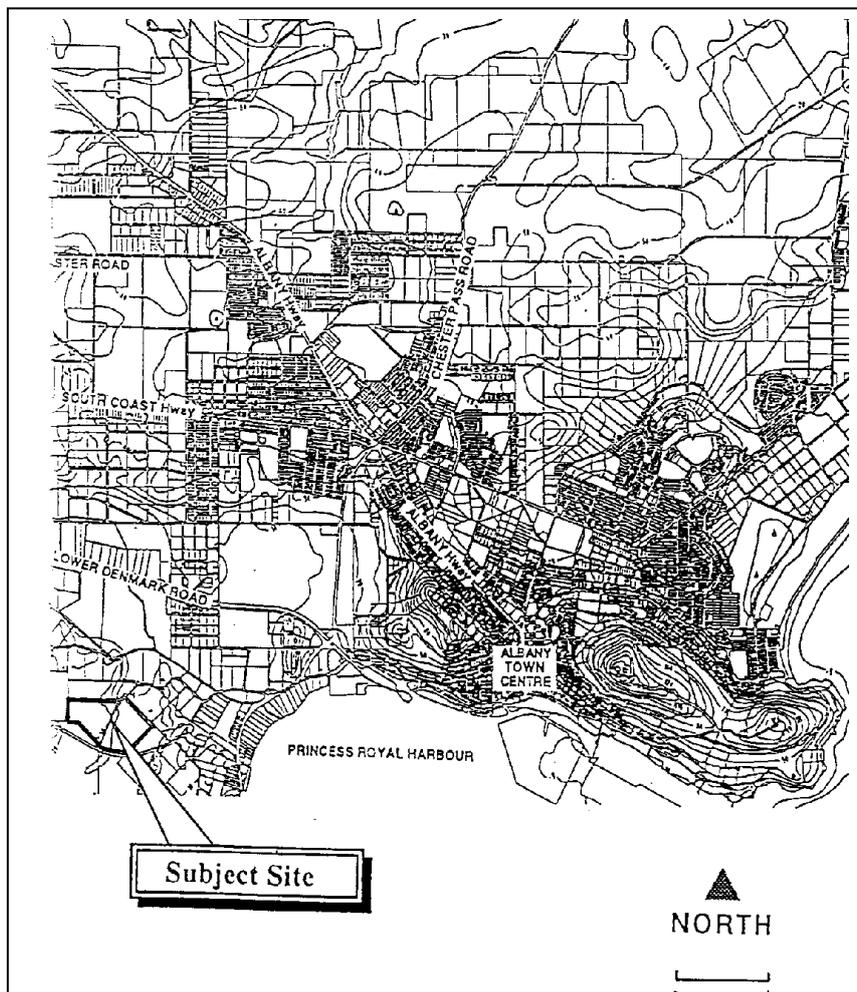
The proposal to rezone Lot 100 Lockyer Avenue is consistent with the orderly and proper planning of the City of Albany.

The request to rezone the subject site will facilitate a proposal to redevelop a strategically positioned portion of land that is presently underdeveloped. The buildings on the site are approaching the end of their commercially viable lives and should be redeveloped. Failure to do so will blight the Townscape of Albany and its commercial district. It is therefore important to the City that this proposal is supported and a rezoning be initiated to develop the site in the manner proposed.



12.1.6 Final Approval for Lots 3 & 32 Manni Road, Robinson

- File/Ward** : AMD195 to Scheme 3 (Vancouver Ward)
- Proposal/Issue** : Request for Final Approval to Rezoning Request
- Subject Land/Locality** : Lots 3 & 32 Manni Road, Robinson
- Proponent** : Dykstra & Associates
- Owners** : RM Driver, JM Bayly, & SL & LC Knight & DLB & ME Williams
- Reporting Officer** : Planning Assistant (P Watt)
- Previous Reference** : Cncl 22/07/98 Item 12.1.4
Cncl 1/6/99 Item 12.1.1
- Summary Recommendation:** Grant Final Approval
- Locality Plan** :



Item 12.1.6 continued

BACKGROUND

1. The granting of final approval for the rezoning from “Rural” to “Special Rural” of Lots 3 & 32 Manni Road, Robinson is requested.
2. On the 1st June 1999, Council resolved to initiate a town planning scheme amendment to change the zoning from “Rural” to “Special Rural”. This was then re-initiated on the 22nd July 1999.
3. The amendment was advertised for 42 days, up till the 19th August 1999, and 7 submissions were received during that period. The amendment seeks to change the lot’s zoning to allow for the subdivision of the Land into 8 lots ranging in area from 3.1ha to 5.5ha (see attached subdivision guide plan).

STATUTORY REQUIREMENTS

4. Section 7 of the Town Planning and Development Act provides the mechanism for a town planning scheme to be amended. Council first resolves to initiate a scheme amendment and then places the amending documents on public display.
5. Any comments received must be considered by Council and a recommendation is then made by Council to the Minister for Planning on the course of action Council wishes to pursue (this is where this application currently sits in the process). Council can seek to progress the amendment without change, it can modify the amending documents to reflect the submissions received or it can recommend that the rezoning not proceed.
6. If Council resolves to decline to proceed with the rezoning or to grant final approval to the amendment, without or without modifications, the documents are then referred to the Minister for Planning. The Minister can accept Council’s recommendation or he can require his own modifications to the documents prior to them being gazetted and coming into force. The Minister can also decline to withdraw from the rezoning if he considers Council’s decision is not consistent with orderly planning.

POLICY IMPLICATIONS

7. The lots have a combined area of 35ha and are included in the Princess Royal Harbour 3 policy area of the City of Albany’s Local Rural Strategy. The policy promotes rezoning to “Special Rural” provided the identified constraints and land management needs can be met.

FINANCIAL IMPLICATIONS

8. Upgrading of Manni Road will be required which may entail a contribution from Council.

Item 12.1.6 continued

STRATEGIC PLAN IMPLICATIONS

Nil.

COMMENT/DISCUSSION

9. Attached is a copy of the Schedule of Submissions on the scheme amendment. That schedule summarises the comments made by individuals and provides a draft comment and recommendation for Council's consideration. The submissions do not provide planning justifications to refuse the amendment, nor do they raise additional requirements which would warrant an amendment to the draft documents.

RECOMMENDATION

THAT

- i) Council grant final approval, without modifications, to Amendment 195 to the City of Albany Town Planning Scheme No. 3 to rezone Lots 3 & 32 Manni Road, Robinson from Rural to Special Rural.
- ii) The Schedule of Submissions be received, the comments on individual submissions be tabled and the recommendations contained therein be either Noted, Upheld and Dismissed as detailed.
- iii) The amending documents be appropriately signed in accordance with Section 7 of the Town Planning and Development Act and then forwarded to the Minister for Planning for execution and gazettal.

Voting Requirement Simple Majority

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The Executive Director Development Services drew Council's attention to a replacement sheet which had been circulated in place of Page 44 of the agenda. The replacement page contains a slight amendment to the comment shown at submission 4B.

Item 12.1.6. continued.

COUNCIL RESOLUTION

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR DUFTY**

THAT

- i) Council grant final approval, without modifications, to Amendment 195 to the City of Albany Town Planning Scheme No. 3 to rezone Lots 3 & 32 Manni Road, Robinson from Rural to Special Rural.**
- ii) The Schedule of Submissions be received, the comments on individual submissions be tabled and the recommendations contained therein be either Noted, Upheld and Dismissed as detailed.**
- iii) The amending documents be appropriately signed in accordance with Section 7 of the Town Planning and Development Act and then forwarded to the Minister for Planning for execution and gazettal.**

MOTION CARRIED 14 – 0

Town Planning & Development Act 1928 (as amended) TPS 3
 Proposed Amendment No. 195
 Schedule of Submissions

Submission No.	Ratepayer/Resident or Agency	Submission	Comment	Recommendation
1.	Dept. of Conservation and Land Management	No objection.	Noted	Noted
2.	Water & Rivers Commission (WRC)	<p>No objection;</p> <p>A) No further subdivision to occur in the lots of less than 4ha. The proposed Special Rural zone is in a Priority 2 Area of the South Coast Water Reserve. WRC policy in this area requires waste disposal system densities of no greater than 1 per 4 ha.</p> <p>B) Waste disposal systems to be greater than 100m from a water supply well.</p>	<p>A) Council policy does not support the provision of on-site effluent disposal systems in densities greater than 1 per 4ha in priority 2 Groundwater areas. This is in line with the WRC's policy. The average lot size in this area is above 4ha.</p> <p>B) The subdivision guide plan notes that dwellings and effluent disposal systems are not permitted within 100m of a water supply well. The requirements of the WRC in relation to protecting water supply are routinely applied to new development applications.</p>	<p>A) Noted</p> <p>B) Noted</p>

MINUTES - ORDINARY COUNCIL MEETING - 14/09/99

** REFER DISCLAIMER **

Submission No.	Ratepayer/Resident or Agency	Submission	Comment	Recommendation
		<p>C) The stabling and agistment of horses to be restricted to that recommended under the WRC's Water Quality Protection Note "Stabling and Agistment of Horses." The stocking rates of other livestock conforms to rates recommended by Agriculture Western Australia (AgWA).</p> <p>D) Land purchasers are made aware at the time of subdivision that land use restrictions and water allocation licensing applies.</p> <p>E) Development upon the proposed Lots should be referred to the WRC as certain activities are not permitted in Public Drinking Water Source Areas.</p>	<p>C) Special Provision 4.0 states that intensive agricultural pursuits are not permitted. Stocking of animals requires the approval of Council and may not exceed AgWA recommended rates.</p> <p>D) Special Provision 11.1 requires that as a condition of subdivision purchasers are made aware of the special provisions contained within the proposed Special Rural Area.</p> <p>E) Land uses permitted under Special Provision 3.0 include a dwelling, home occupation, public utilities, craft studio and other non-defined or incidental activities considered appropriate by Council and consistent with the objectives of the zone. The uses permitted in the area are</p>	<p>C) Noted</p> <p>D) Noted</p> <p>E) Dismiss</p>

MINUTES - ORDINARY COUNCIL MEETING - 14/09/99

** REFER DISCLAIMER **

Submission No.	Ratepayer/Resident or Agency	Submission	Comment	Recommendation
			restricted to those compatible with a priority 2 groundwater area. It is common practice to refer to the WRC development applications which may have impacts water quality.	
3.	Water Corporation	<p>No objection provided;</p> <p>A) Groundwater source protection and abstraction requirements are adhered to.</p>	<p>A) Council policy does not support the provision of on-site effluent disposal systems in densities greater than 1 per 4ha in priority 2 Groundwater areas. This is in line with the WRC's policy. The average lot size in this area is above 4ha.</p>	<p>A) Noted</p>
4.	Bush Fire Service of WA	<p>No objection provided;</p> <p>A) That alternative emergency access and egress for residents and fire services be provided.</p> <p>B) That a water supply for fire fighting purposes to be made available.</p>	<p>A) The subdivision guide plan shows strategic fire breaks where alternative emergency access and egress can be provided.</p> <p>B) A local unit of the fire service is nearby.</p>	<p>A) Dismiss</p> <p>B) Dismiss</p>

MINUTES - ORDINARY COUNCIL MEETING - 14/09/99

** REFER DISCLAIMER **

Submission No.	Ratepayer/Resident or Agency	Submission	Comment	Recommendation
		<p>C) That strategic firebreaks be established and maintained in suitable locations.</p> <p>D) That an agreement is reached between the developer and the Council on a contribution towards the provision or upgrade of fire protection equipment and services in the area.</p> <p>E) That the development complies with fire safety requirements for new developments.</p>	<p>C) Strategic fire breaks have been included on the subdivision guide plan. The scheme text notes that the Western Australian Planning Commission (WAPC) may impose conditions requiring the provision and maintenance of the breaks at the time of subdivision.</p> <p>D) The WAPC has advised that this is inappropriate and that it will not be supported at the subdivisional stage.</p> <p>E) New development applications are routinely assessed for fire safety compliance.</p>	<p>C) Noted</p> <p>D) Dismiss</p> <p>E) Noted</p>

MINUTES - ORDINARY COUNCIL MEETING - 14/09/99

** REFER DISCLAIMER **

Submission No.	Ratepayer/Resident or Agency	Submission	Comment	Recommendation
5	Health Dept. of WA	<p>No objection provided;</p> <p>A) Potable water is supplied to the standards described in the National Health and Medical Research Council's "Guidelines for Drinking Water Quality in Australia."</p> <p>B) Appropriate on-site wastewater treatment units are installed.</p>	<p>A) Special Provision 8.1 requires that each dwelling is provided with a water supply tank of at least 92, 000L where reticulated water is unavailable. Water is to be supplied to the satisfaction of the Council and the Health Dept. of WA.</p> <p>B) Special Provision 9.0 requires the installation of on site effluent disposal systems.</p>	<p>A) Noted</p> <p>B) Noted</p>
6.	Western Power	No objection	Noted	Noted
7	Main Roads WA	No objection	Noted	Noted

- AMENDED ITEM -

12.1.6 Final Approval for Lots 3 & 32 Manni Road, Robinson

Submission No.	Ratepayer/Resident or Agency	Submission	Comment	Recommendation
			restricted to those compatible with a priority 2 groundwater area. It is common practice to refer to the WRC development applications which may have impacts water quality.	
3.	Water Corporation	<p>No objection provided;</p> <p>A) Groundwater source protection and abstraction requirements are adhered to.</p>	<p>B) Council policy does not support the provision of on-site effluent disposal systems in densities greater than 1 per 4ha in priority 2 Groundwater areas. This is in line with the WRC's policy. The average lot size in this area is above 4ha.</p>	A) Noted
4.	Bush Fire Service of WA	<p>No objection provided;</p> <p>F) That alternative emergency access and egress for residents and fire services be provided.</p>	<p>F) The subdivision guide plan shows strategic fire breaks where alternative emergency access and egress can be provided.</p>	F) Noted

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** REFER DISCLAIMER **

Submission No.	Ratepayer/Resident or Agency	Submission	Comment	Recommendation
		G) That a water supply for fire fighting purposes to be made available.	G) It is not practical to establish a substantial permanent water supply for a 4 lot Special Rural development. Note comments at submission 5A on water storage.	G) Dismiss

12.1.7 Rezoning Request – Lot 66 Federal Street, McKail

File/Ward : A15110A (West Ward)

Proposal/Issue : Request for Rezoning from Rural to Special Residential

Subject Land/Locality : Pt Lot 66 (No.17) Federal Street, McKail

Proponent : Ayton Taylor & Burrell

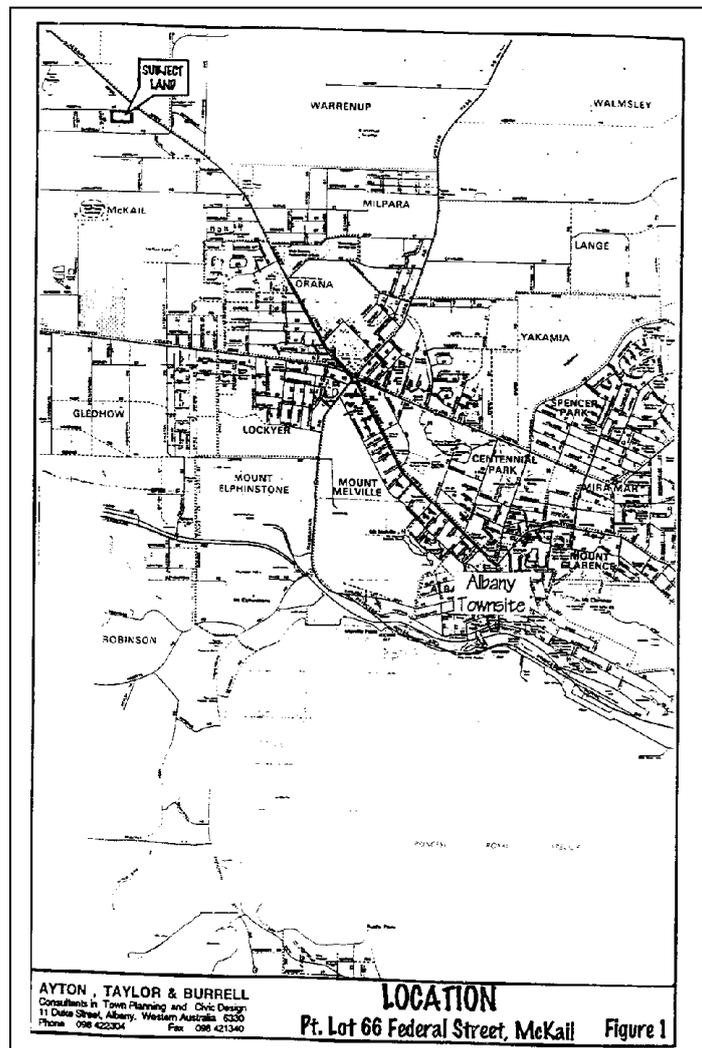
Owners : BR & KT Whyatt

Reporting Officer : Planning Assistant (P Watt)

Previous Reference : Nil

Summary Recommendation: Support the Rezoning Request and Advise Proponent to Lodge Amending Documents

Locality Plan :



Item 12.1.7 continued

BACKGROUND

1. Council's consideration is sought on a proposal to rezone Pt. Lot 66 Federal Street, McKail from "Rural" to "Special Rural". The lot is 2.58ha and adjoins Special Residential Area 9.
2. The proponent's Scheme Amendment Request (SAR) report forms the majority of the background of this report and is located in the Elected Members Report/Information Bulletin.

STATUTORY REQUIREMENTS

3. Following Council's consideration of a SAR and decision to support the request, appropriate documentation is requested from the proponent in order for Council to initiate the amendment. This is the stage which begins the legal process of rezoning.
4. Under the City Of Albany's Town Planning Scheme 3 the objective of "Rural" zoned land is to;

Ensure that high quality agricultural land is retained for primary production. To regulate uses which might conflict with farming interests, and foster uses which are complementary to such interests. To preserve rural land within easy reach of urban areas.

5. The objective of "Special Residential" zoned land is;

To permit the creation of lots between 2000m² and 1 hectare in suitable locations so as to provide for a range of residential opportunities and lot sizes within the City Of Albany. To ensure that development proposals are appropriate to the physical and landscape conditions of the zone subject to applicable standards and controls.

POLICY IMPLICATIONS

6. The land is in the Oyster Harbour 3 Policy Area of the Local Rural Strategy and has been identified as being suitable for rezoning.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC PLAN IMPLICATIONS

7. The subject land is identified in the Residential Expansion Strategy for Albany as suitable for rezoning to "Special Residential".

Item 12.1.7 continued

COMMENT/DISCUSSION

8. The primary objective of “Rural” zoned land is to preserve possible agricultural uses. This objective is clearly incompatible with the small size of the subject land.
9. Due to its proximity to central Albany, the site has been identified in the Local Rural Strategy as being suitable for rezoning. The subject land is adjacent to Special Residential Area 9 which contains lots of 4000 – 5500m². Inclusion within this area would be preferred as 5 lots of a similar size are proposed (4000 – 7300m²) and there are no physical characteristics which would warrant separate controls.
10. The site is low lying with a drainage line in one corner which could impose site use restrictions. Special note would need to be taken of building and effluent disposal areas. Formulation of the amending documents should take these factors into consideration.

RECOMMENDATION

That the applicant be advised that Council would support the request to amend the rezoning of Pt. Lot 66 Federal Street, McKail from “Rural” to “Special Rural”.

Voting Requirement Simple Majority

AMENDED BACKGROUND

1. Council’s consideration is sought on a proposal to rezone Pt. Lot 66 Federal Street, McKail from “Rural” to “Special Residential”. The lot is 2.58ha and adjoins Special Residential Area 9.

AMENDED OFFICER RECOMMENDATION

THAT Council resolves to advise the proponent that it is prepared to receive amending documents for the purposes of rezoning Pt. Lot 66 Federal Street, McKail from the “Rural” zone to the “Special Residential” zone.

Voting Requirement Simple Majority

Item 12.1.7. continued.

COUNCIL RESOLUTION

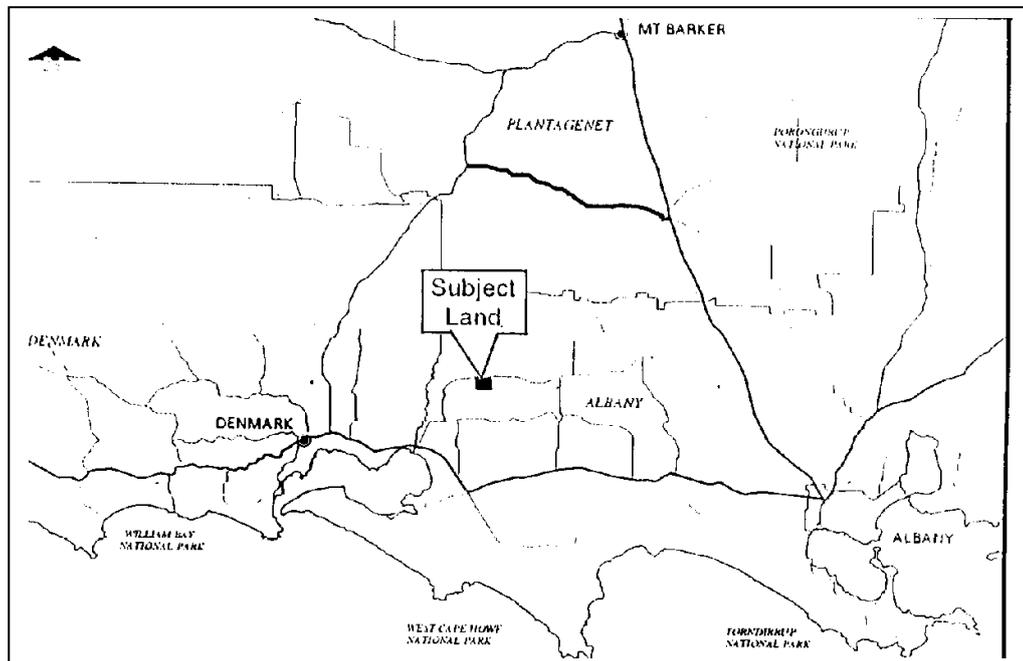
**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WILLIAMS**

THAT Council resolves to advise the proponent that it is prepared to receive amending documents for the purposes of rezoning Pt. Lot 66 Federal Street, McKail from the “Rural” zone to the “Special Residential” zone.

MOTION CARRIED 14 – 0

12.1.8 Proposed Subdivision – Location 6636 Redmond Road West, Redmond

- File / Ward** : A007581 (West Ward)
- Proposal/Issue** : Proposed Subdivision of Rural Lot
- Subject Land/Locality** : Location 6636 Redmond Road West, Redmond
- Proponent** : Ayton Taylor and Burrell
- Owner** : P Buxton
- Reporting Officer(s)** : Executive Director Development Services (R Fenn)
- Previous Reference** : Nil
- Summary Recommendation:** Review Previous Recommendation to WA Planning Commission
- Locality Plan** :



Item 12.1.8 continued

BACKGROUND

1. Mr Buxton owns several lots adjacent to Redmond Road West and has established intensive agricultural pursuits (viticulture, wildflower production) on those lots. He has applied to Council and the West Australian Planning Commission to subdivide Location 6636 of 164 hectares into 4 parcels ranging in area from 39 to 43 hectares.
2. Concern was raised by Council staff over the capacity of the land to be further fragmented without setting a precedent for the further subdivision of other rural landholdings in the locality. The proponent has prepared capacity statements for the land highlighting the suitability of the proposed lots for other intensive rural pursuits. A copy of the supporting information is included in the Elected Members Report / Information Bulletin.

STATUTORY REQUIREMENTS

3. The West Australian Planning Commission is the approving authority for subdivision applications and Council is one of several agencies consulted prior to the Commission taking its decision on the application.

POLICY IMPLICATIONS

4. The City of Albany Local Rural Strategy supports the Rural provisions of Town Planning Scheme No.3. The broad objective of the Rural zone is to ensure “*high quality agricultural land is retained for primary production, to regulate uses which may conflict with farming interests and to foster uses which are complimentary to farming interests*”
5. The Local Rural Strategy has several relevant General Policies relating to the development and subdivision of broad-acre rural land:

GP28 Impact of Land Uses on Agriculture – All non-agricultural land use proposals will be assessed in terms of their potential impact on or conflict with existing and likely future agricultural land uses and management practices.

GP30 Criteria for Support for Subdivision of Rural Land – Council may support the subdivision of rural land where :-

(a)

(b) The subdivision is for farm consolidation purposes and complies with Policy GP31

(c) The purpose of the subdivision is to excise an approved intensive agricultural enterprise and Policy GP32 is complied with

(d)

GP32 Subdivision for Intensive Agricultural Purposes – Council may support the subdivision of rural land for intensive agricultural enterprises on the basis of a comprehensive submission demonstrating that :-

(a) The subject land has lot size, water supply and soil characteristics that would support the enterprise.

Item 12.1.8 continued

- (b) The enterprise could be undertaken without resulting in unacceptable nutrient loss to waterways.*
- (c) The enterprise would not unreasonably impact on adjoining land uses or residents*
- (d) The likely viability of the enterprise has been properly investigated.*

And Council is satisfied that the subdivision will not constitute a de facto rural residential development.

FINANCIAL IMPLICATIONS

6. Redmond Road West is constructed to a gravel standard and the conversion of the adjoining agricultural land uses to tree farms and intensification of the subject land will change road usage patterns. Requests for the upgrading of the road may result.

STRATEGIC PLAN IMPLICATIONS

7. The City's Strategic Plan contains several Council initiatives for the rural sector including strategies to promote rural diversification, protection of existing rural activity and protection of the rural environment.

COMMENT/DISCUSSION

8. The locality plan included in the proponent's submission shows that lot sizes in this locality, other than lots backing onto the Hay River where the land is more fertile, are generally in excess of 100 hectares. The subject land is in a locality characterised by bluegum plantations, forestry, dairying, floriculture, viticulture and broad acre grazing activities and the subject lot is almost surrounded by forestry and plantations.
9. Council staff have recommended against, on behalf of Council, subdivision proposals which are based upon land uses which may or may not occur on a parcel of land in the future. General policy GP30(c) allows for the subdivision of rural land based upon the excision of "existing approved" intensive agricultural land uses. Several subdivision proposals have been submitted based upon the land's potential to be intensified and the landowners have been denied the capacity to subdivide to realise that potential.
10. A viable farming unit can be developed on relatively small acreages using capital intensive operations (mushroom farms, wildflower growing, etc) or it may require large expanses of land (cropping or grazing). An argument can be put that most rural lots can provide a higher return to the owner with some form of capital injection and intensification of activity: The most effective and least risky method of providing the cash injection is to dispose of the less productive portions of the overall land holding.
11. Council faces a dilemma trying to reconcile the strategic direction it has set for rural landholdings. The returns to landowners from traditional rural pursuits are shrinking and farmers are diversifying into a range of activities which are more intensive in nature and they either supplement or replace the traditional farming operations. The present Town Planning policies and scheme provisions are however geared to the principle of maintaining rural lots in as larger acreages as possible for broad acre uses.

Item 12.1.8 continued

12. Mr Buxton has presented to Council a case to challenge the traditional thinking on the way in which rural land is used and held. Staff do not wish to challenge the fact that the land “could” be used for a higher use however there is no process in place to ensure it will be used to its maximum potential. The fragmentation of the subject lot does set a precedent for the further fragmentation of other freehold titles in the locality. The ability of approving bodies to differentiate between viable and non-viable agricultural potential, when the next and subsequent applications for subdivision of lots is lodged, will be subjective and inconsistency in decision making will result. Once subdivided, rural lots are seldom amalgamated back into larger holdings and the value of the land increases as the lot size reduces (a further disincentive to its use for rural activities).
13. Council is being asked to consider its response to the Commission.

RECOMMENDATION

THAT Council advise the West Australian Planning Commission that it is not prepared to support the subdivision proposal to create four lots upon location 6636 Redmond Road West, Redmond for the following reasons:

- a) The proposal is contrary to the objectives of the “Rural” zoning of the land in Town Planning Scheme No. 3.
- b) The proposal does not comply with General Policy 30 of the City of Albany’s Local Rural Strategy.
- c) The proposal would set an undesirable precedent for the further subdivision of surrounding lots to the detriment of the rural activity in the locality.

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR ARMSTRONG
SECONDED COUNCILLOR WALKER**

THAT the West Australian Planning Commission be advised that Council supports the request for the subdivision of Location 6636 Redmond Road West into 4 lots and that staff examine what subdivisional conditions, if any, need to be attached to the approval.

MOTION CARRIED 14 – 0

Item 12.1.8. continued.

Pursuant to Section 11 (da) of the Local Government Administration Regulations 1996, the reason for this decision is as follows:

- a) The applicant has been able to demonstrate that the proposed lots would be used for rural purposes and they comply with the general objectives in Scheme 3 for Rural zoned land.
- b) The landowner has developed viable rural pursuits on his landholdings and demonstrated that the excision of the subject lots will not diminish his viability or that of the proposed lots.
- c) The relationship drawn between policies GP30 and GP32 does not preclude a landowner from establishing viability prior to the subdivision of land and the subdivision may be necessary to assist in the financing of an ongoing project.
- d) The proposed subdivision does not set a precedent as the soil types, land form and availability of groundwater in this locality become important determinants to the capability of land uses. The capability reports for this proposal demonstrate that the subdivision of lots outside this locality will not deliver the same land use capability.

12.1.9 City of Albany Municipal (Heritage) Inventory

File / Ward	:	STR008
Proposal/Issue	:	Report on Status of Municipal Inventory and Consideration of Draft Management Categories.
Subject Land/Locality	:	Entire District
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Executive Director Development Services (R Fenn)
Previous Reference	:	Nil
Summary Recommendation:		Receive Report and Endorse Steering Committee Actions.
Locality Plan	:	Nil

Item 12.1.9 continued

BACKGROUND

1. In the 1998/99 City budget, funding was made available for the preparation of a Municipal Inventory for the entire District in accordance with the provisions of the Heritage Act. A contract was let to O'Brien Planning Consultants (later renamed Heritage Today) to prepare an inventory from the work previously started and/or undertaken by the former Councils. A Heritage Steering Committee was also formed with Council, community and interest group representation to assist both Council and the consultant to achieve the outcomes of the study brief.
2. Considerable time has been invested over the last 12 months by the consultant, the committee and staff in an attempt to reconcile the processes by which Council could integrate heritage, urban design and other landscape issues into the statutory framework of the scheme, Council policies, etc. The consultants commenced their contract with a list of over 400 places worthy of inclusion into a Municipal Inventory and they are promoting approximately 260 places on the Interim Place List. A copy of the interim list has been distributed to Councillors under separate cover and copies are on display at Council Offices and the Public Library / Information Centre.
3. A Heritage Celebration was held in the Senior Citizen's Centre on the 2nd September 1999 and was attended by over 80 people, including owners of heritage sites, concerned members of the community and Council representatives. The 'Celebration' exposed the participants to the dilemma of classifying the importance of sites and it introduced the management categories that may be applied to heritage places.

STATUTORY REQUIREMENTS

4. Section 45 (1) of the Heritage of Western Australia Act states that a Local Authority must prepare a Municipal Inventory and review their Inventory on at least a five yearly basis.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

5. The 1998 / 99 budget for the Municipal Inventory has been expended and an additional sum of \$20,000 has been included in the 1999 / 2000 budget to complete the task.

STRATEGIC PLAN IMPLICATIONS

6. The Strategic Plan provides a Council commitment to record and protect the natural and built heritage assets of the City.

Item 12.1.9 continued

COMMENT/DISCUSSION

7. The Consultants and Steering Committee have made available drafts of the Thematic Framework (also supplied to Councillors under separate cover), the Interim Place List and Draft Management Categories. The Heritage Steering Committee wishes to table these documents with Council and is promoting the following actions for progression of the Municipal Inventory:
 - Place Draft Thematic Framework on display and seek comment
 - Seek Council comment on draft Management Categories
 - Release Interim Place List for comment / addition.
 - Advise landowners of draft Management Categories and the proposed classification of their place within the Draft Municipal Inventory.
 - Council address requests for modification of Management classification and / or inclusion of a particular place on the draft Municipal Inventory.
 - Consultants complete assessment sheets for sites, the thematic framework and management categories.
 - Council provide the objectives and guidelines to staff on the policy framework for the control and / or management of places on the Municipal Inventory.
 - Consultants and staff present final drafts of the Municipal Inventory and the Town Planning controls for the City's heritage assets for Council's consideration.
 - Public consultation on final drafts of scheme provisions, policies and other heritage controls.

8. A separate report will be submitted to Council in the near future outlining the mechanisms used by other Councils to integrate their Municipal Inventories into a legislative framework and a recommendation will be made on a draft methodology to be promoted for the City of Albany. Further work is being undertaken on that task to ensure the interests of the landowner, the Community and Council are protected into the future. Failure to integrate the management of heritage places with the Municipal Inventory will result in the inventory being nothing more than an expensive data base.

9. The City is seeking to establish a unique framework for the protection of its historical assets for present and future generations and a commitment has been given to the affected property owners and the community that extensive consultation on the control mechanisms will occur.

RECOMMENDATION

THAT Council receive the report on progress with the Municipal (Heritage) Inventory, that the methodology suggested by the Heritage Steering Committee be supported and Council endorse the release for public comment of the Draft Interim Places List, the Draft Management Categories and the Draft Thematic Framework for the Municipal Inventory.

Voting Requirement Simple Majority

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Item 12.1.9. continued.

COUNCIL RESOLUTION

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR DUFTY**

THAT Council receive the report on progress with the Municipal (Heritage) Inventory, that the methodology suggested by the Heritage Steering Committee be supported and Council endorse the release for public comment of the Draft Interim Places List, the Draft Management Categories and the Draft Thematic Framework for the Municipal Inventory.

MOTION CARRIED 14 – 0

MANAGEMENT OF PLACES LISTED ON THE CITY ALBANY MUNICIPAL HERITAGE INVENTORY

One of the major functions of the City of Albany Municipal Heritage Inventory will be to provide the Planning Department with sound information relating to places of heritage value in the district. This information will assist the planners to make important decisions about the future management of the places on the Inventory.

As the Inventory is not a statutory document, it will carry no additional implications for owners, apart from the standard town planning regulations, which apply to all properties in the region. The Heritage Inventory Report will be a record of the history of the City of Albany and the places that reflect the story of the district.

At a later stage, and as a separate exercise, it will become necessary for Council to link the Inventory or parts of it, to the Planning Scheme in the form of a Heritage List. This will require additional liaison with owners of the properties involved, and inclusion on such a Heritage List will involve additional implications for owners. It should also include a range of benefits and incentives for owners, and these have yet to be formulated by Council.

A set of management categories has been drawn up, based on those suggested by the Heritage Council in the *Guidelines for the Compilation of Municipal Inventories*. There are seven categories of places, with different management recommendations for each. These categories will not all have the same implications for owners, as places in the highest category will need more careful management and assessment in the future than will those places in the lower categories.

Category A+

Already recognised at the highest level – the WA State Register of Heritage Places. Redevelopment requires consultation with the Heritage Council of Western Australia and the local government authority; provide maximum encouragement to the owner under the City of Albany Planning Scheme to conserve the significance of the place. Incentives to promote heritage conservation should be considered.

Category A

Worthy of the highest level of protection: recommended for entry into the State Register of Heritage Places which gives legal protection; provide maximum encouragement to the owner under the City of Albany Planning Scheme to conserve the significance of the place; development requires consultation with the local authority and the Albany Heritage Advisor; a more detailed Heritage Assessment/Impact Statement to be undertaken before approval given for any development. Incentives to promote conservation should be considered.

Category B

Requires a high level of protection: provide maximum encouragement to the owner under the City of Albany Town Planning Scheme to conserve the significance of the place. A more detailed Heritage Assessment/Impact Statement to be undertaken before approval given for any development. Incentives to promote conservation should be considered.

Category C

Retain and conserve if possible: make every endeavour to conserve the significance of the place through the provisions of the Town Planning Scheme. A Heritage Assessment/Impact Statement will be required before approval given for any development. Photographically record the place prior to development.

Category D

Significant but not essential to an understanding of the history of the district. Photographically record the place prior to any major redevelopment or demolition.

Category E

Historic site without built features. Recognise - for example with a plaque, place name, or reflection in urban or architectural design.

Footnote: The term **Heritage Assessment** referred to in Category B and Category C is defined as: *A brief, independent evaluation by an architect or other professional experienced in heritage conservation. It is not to be confused with a Conservation Plan, which is a more extensive, detailed and costly document.*

The Management Categories are stated in very general terms and will need to be assigned a practical application for each category. The interpretation and application of these Management Categories will rest with the City of Albany Planning Department.

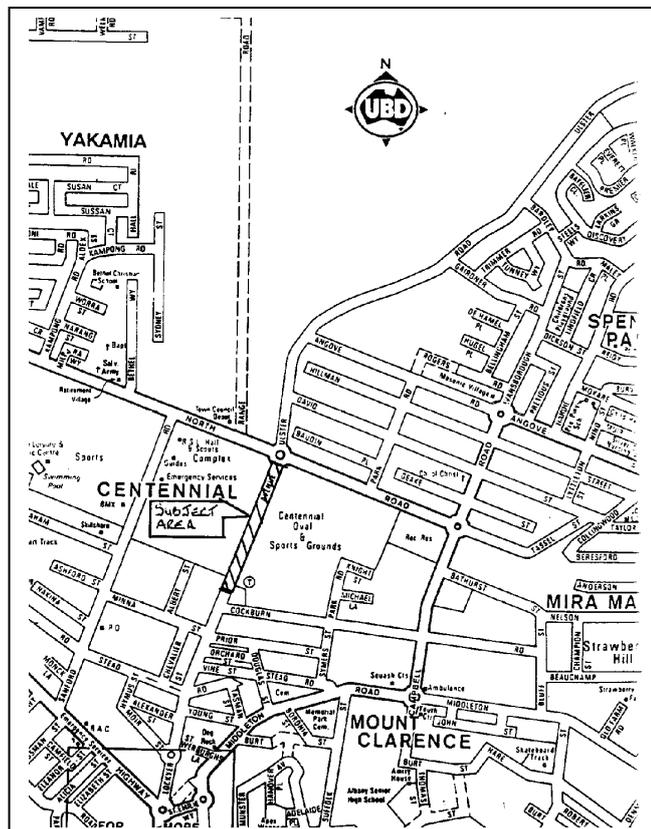
Until the management issues have been finalised, Council may wish to consider introducing an Interim Heritage Policy. In terms of such a policy, Council may, in considering any application that may affect the heritage value or significance of any property within City of Albany, solicit the views of the Heritage Council of WA, the National Trust of Australia (WA) or those of any other relevant bodies. These views could then be taken into account when determining the application. Council may also require a heritage assessment to be carried out by the applicant prior to the approval of any development proposed.

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** REFER DISCLAIMER **

12.2 EDUCATION & COMPLIANCE

12.2.1 Road Closure - Portion of Lockyer Avenue, Centennial Park

- File/Ward** : SER 088 (Frederickstown Ward)
- Proposal/Issue** : Request to temporarily close a portion of Lockyer Avenue.
- Subject Land/Locality** : Road reserve adjacent to Lot SB130 & Reserve 405 (140 &156) Lockyer Avenue, Centennial Park
- Proponent** : Albany Agricultural Society Inc.
- Owner** : City of Albany
- Reporting Officer(s)** : Manager – Education & Compliance (K Barnett)
- Previous Reference** : Nil.
- Summary Recommendation:** Install temporary traffic management devices to Lockyer Avenue adjacent to Centennial Oval.
- Locality Plan** :



Item 12.2.1 continued

BACKGROUND

1. In June 1999, an application was received from the Albany Agricultural Society Inc requesting approval to close the portion of Lockyer Avenue adjacent to Centennial Oval, from 6.00am to 11.30pm on Friday 11th November 1999 and 6.00am to 6.00pm on Saturday 12th November 1999.
2. The plan submitted with the application showed partial barriers erected at the Lockyer Avenue/North Road intersection and between Cockburn Road and the southern entry to Centennial Oval, off Lockyer Avenue.
3. Access to the public parking area on the western side of Lockyer Avenue would require motorists to pass through the North Road barrier. Vehicular access to Centennial Oval would be through the North Road and Cockburn Road barriers.
4. An objection to the road closure was lodged by the City, based on:
 - i) The barrier adjacent to Cockburn Road may create difficulties for motorists requiring access to those Lockyer Avenue businesses in the vicinity of the barrier;
 - ii) Motorists ignoring advisory signs at Cockburn Road and continuing down Lockyer Avenue would be required to detour through private property to continue their journey;
 - iii) The partial barriers at the Lockyer Avenue/North Road intersection would confuse motorists using the roundabout. While signs would indicate the road is closed, motorists would be permitted to enter Lockyer Avenue. Those motorists entering Lockyer Avenue but not attending the show would then be required to turn round and exit through the barrier;
 - iv) The North Road kerb-side lane, adjacent to Centennial Oval, was shown as being dedicated to "Show" traffic only;
 - v) The plan submitted by the Agricultural Society Inc showed an exit from the public parking area onto North Road adjacent to St John's Croquet Club. Vehicular access to North Road is not available in the location indicated, therefore motorists leaving the parking area and Centennial Oval would be required to exit through the Lockyer Avenue/North Road barrier;
 - vi) The North Road/Lockyer Avenue/Ulster Road intersection has become a major traffic route in recent years and any interruption to the normal traffic flow may create a dangerous situation. This situation would be exacerbated by closing the North Road kerb-side lane, adjacent to Centennial Oval, to "Show" traffic only; and

Item 12.2.1 continued

- vii) Under the Road Traffic Act the erection and maintenance of the barriers is the responsibility of local government. To control the traffic flow through both barriers would require the attendance of two rangers.
5. The Albany Agricultural Society Inc has requested that Council review the previous decision and support the closure of Lockyer Avenue.

STATUTORY REQUIREMENTS

6. Under the Road Traffic Act 1974 (as amended) an application to close a road will not be approved by the Commissioner of Police unless, inter alia:
- b) The approval of the local government of the district within which the road is situated has been obtained.*
7. When a road closure is agreed to, it is put into effect by the erection and maintenance, by the City of Albany, of:
- a) barriers, being free standing posts and rails, or other barriers which are substantial and uniform in construction;*
 - b) signs, being substantial and uniform in design, with the words "**Road Closed**" or similar, clearly printed on in black letters upon a reflective background; and*
 - c) such other equipment as the local government considers is reasonably necessary to effect the road closure.*

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

8. Erecting and maintaining the barriers and controlling traffic for both days of the show would involve two rangers at an approximate cost of \$3,000.

STRATEGIC PLAN IMPLICATIONS

Nil.

COMMENT/DISCUSSION

9. In excess of 12,000 vehicles use the North/ Lockyer/ Ulster intersection each day, and a major change to traffic flow, such as installing barriers, could cause severe traffic disruption.

Item 12.2.1 continued

10. Alternatives methods of controlling traffic along Lockyer Avenue have been investigated and include:

- i) The installation of a temporary crosswalk, including an attendant;
- ii) Reducing the speed limit for the duration of the show;
- iii) A temporary reduction in the width of Lockyer Avenue.

11. The most effective method of providing a safer environment for show patrons and minimal disruption to motorists is considered to be a temporary reduction in the speed limit, limiting the available traffic lanes to two and the use of concrete barriers to create a safe refuge in the two middle lanes of Lockyer Avenue.

RECOMMENDATION

THAT Council advises the Albany Agricultural Society Inc that:

- i) It is not prepared to close the portion of Lockyer Avenue adjacent to Centennial Oval on 11th and 12th November 1999; and
- ii) It is prepared to support the implementation of traffic management devices to provide a safer environment for patrons attending the agricultural show, subject to the agreement of the WA Police Service & Main Roads of WA.

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR DUFTY
SECONDED COUNCILLOR BOJCUN**

THAT Council advises the Albany Agricultural Society Inc that:

- i) It is not prepared to close the portion of Lockyer Avenue adjacent to Centennial Oval on 11th and 12th November 1999; and**
- ii) It is prepared to support the implementation of traffic management devices to provide a safer environment for patrons attending the agricultural show, subject to the agreement of the WA Police Service & Main Roads of WA.**

MOTION CARRIED 14 – 0

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14.0 WORKS & SERVICES

- I N D E X -

14.1 WASTE MANAGEMENT

14.1.1 Contract 99015 - Bakers Junction Refuse Site Management Contract

14.1.2 Disposal of Refuse

14.2 DESIGN SERVICES

14.3 OPERATIONS

14.3.1 Main Road WA Funding For Down Road, Chester Pass Road and turning Lanes at Albany Airport

14.3.2 Emu Point Groyne – Petition

14.3.3 Macedon St One-Way Carriageway

14.3.4 Variation To Vehicle Contract

14.3.5 Provision of Caretakers at Council Reserves

14.3.6 Underground Power – Goode Beach

- R E P O R T S -

14.1 WASTE MANAGEMENT

14.1.1 Contract 99015 - Bakers Junction Refuse Site Management Contract

File/Ward	:	SER 136 Kalgan Ward
Proposal/Issue	:	Bakers Junction Refuse Site Management Contract
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Waste Services Co-ordinator (M Zhuang)
Previous Reference	:	Nil
Summary Recommendation:		Award contract
Locality Plan	:	N/A

BACKGROUND

1. The current contract for the Management of Bakers Junction Refuse Site will expire on the 31 August 1999. Tenders were invited for the management of the site on a 3 year basis with 2 one-year options. The length of the contract is appropriate as it is considered that it would take at least 3 years for a Regional Refuse Site to become fully operational with the subsequent construction of strategically located transfer stations.
2. On 2 July 1999, a total of five Tenderers submitted tender forms:
 - i) A D Contractors
 - ii) Bay City Tippers
 - iii) Brian Carter Hire
 - iv) Great Southern Concrete & Sand Suppliers
 - v) KR & N Watkins
3. The following three tenders were non-conforming as they did not provide a Risk Management Plan, a supporting document required for Tender Evaluation:
 - i) A D Contractors
 - ii) Great Southern Concrete & Sand Supplies
 - iii) KR & N Watkins

Item 14.1.1 continued

The above Contractors provided a Risk Management Plan by 8 July 1999 subsequent to a request by Council Officers.

4. A tender evaluation was completed on 15 July 1999 by an Evaluation Panel comprising Council's Senior Environmental Health Officer, Works Co-ordinator and Waste Services Co-ordinator.
5. On 28 July 1999, Council appointed Wood & Grieve Engineers to carry out an independent evaluation on the tender submission. The independent evaluation was completed on 30 July 1999.
6. A shortlist was reached after the two evaluations including:
 - i) Great Southern Concrete & Sand Suppliers
 - ii) Brian Carter Hire
 - iii) K.R & N Watkins
7. To reinforce the quality and capability of the tenderers for this Contract, representatives from both Council and Wood & Grieve Engineers interviewed the three Contractors.

STATUTORY REQUIREMENTS

8. The tendering process for Goods & Services must be in accordance with sections 11(1), 18 and 19 of the Local Government (Functions and General) Regulations 1996 of the Local Government Act 1995.

POLICY IMPLICATIONS

9. The City of Albany currently does not have any adopted policies relating to the management of refuse sites, however, the provision of a contractor at the Bakers Junction site is part of the City of Albany's commitment to meeting DEP regulations and guidelines and the efficient and effective management of waste disposal

FINANCIAL IMPLICATIONS

10. The term of the existing Agreement between the City of Albany and Brian Carter Hire was extended to 30 September 1999. Remuneration is on a "pro rata" basis based on the current Contract Price of \$75,000.00 per year.

Item 14.1.1 continued

11. Tenderers were required to provide a schedule of prices for their services.

Contractor	Description of Services	Tendered	
AD Contractors	1999/00 (1 Sep 99 – 30 Jun 00)	99,440	
	2000/01	99,440	
	2001/02	99,440	
		Total Price	298,320
	2002/03 (optional)	+ CPI	
	2003/04 (optional)	+ CPI	
Bay City Tippers	1999/00 (1 Sep 99 – 30 Jun 00)	120,000	
	2000/01	122,000	
	2001/02	124,000	
		Total Price	366,000
	2002/03 (optional)		
	2003/04 (optional)		
Brian Carter Hire	1999/00 (1 Sep 99 – 30 Jun 00)	76,439	
	2000/01	101,998	
	2001/02	101,998	
		Total Price	280,435
	2002/03 (optional)	101,998	
	2003/04 (optional)	101,998	
Great Southern Concrete & Sand Supplies	1999/00 (1 Sep 99 – 30 Jun 00)	54,000	
	2000/01	72,000	
	2001/02	72,000	
		Total Price	198,000
	2002/03 (optional)	+ CPI	
	2003/04 (optional)	+ CPI	
KR & N Watkins	1999/00 (1 Sep 99 – 30 Jun 00)	64,550	
	2000/01	77,460	
	2001/02	78,000	
		Total Price	220,010
	2002/03 (optional)	80,000	
	2003/04 (optional)	81,000	

12. Due to the one-month extension of current Agreement, the contract payment of \$54,000.00 to Great Southern Concrete and Sand Suppliers for 1999/00 would be deducted on a “pro rata” basis to \$48,600.00.

STRATEGIC IMPLICATIONS

13. The City of Albany Strategic Plan 1998-2000, - Physical and Development Infrastructure states:

Waste Management

Objective 1:

Provide, improve and maintain environmentally responsible Waste Management.

Item 14.1.1 continued

COMMENT/DISCUSSION

14. It is anticipated that it may take at least 3 years to investigate and develop a Regional Refuse Site and subsequent transfer stations. The future of Bakers Junction Refuse Site should be determined prior to the completion of the next contract period.
15. Under Condition of Tendering Clause 1.18, the following guidelines are provided for addressing informal or Non-confirming Tenders:

*“At the discretion of the Principal incomplete or improperly prepared Tender Documents **may** constitute grounds for rejection of Tender. However, before any final rejection of a Tender, the Tenderer shall be advised in writing of the reasons for the ineligibility of his Tender. He shall be given the opportunity to provide clarification of his Tender in any respect before final consideration of all Tenders received, provided that no variations to the price Tendered shall be considered by the Principal unless the Tenderer advises in writing of the reasons for the variations and details of the amended values and that the Principal in sole discretion considers such a variation to be justified.”*

16. Given the intent of this Clause, it was considered reasonable to give those Tenderers referred to previously, the opportunity to provide their Risk Management Plans by 8 July 1999.

A Risk Management Plan was submitted by each of the three Contractors within the extended time frame; there were no variations to the Tendered Prices.

Section 18(2) of the Local Government (Functions and General) Regulations 1996 of the Local Government Act 1995 states:

*“A tender that is submitted at a place, and within the time, specified in the invitation for tenders but that fails to comply with any other requirement specified in the invitation **may** be rejected without considering the merits of the tender.”*

Section 18(4) of the Local Government (Functions and General) Regulations 1996 states:

“Tenders that have not been rejected under Sub regulation (1), 2 or (3) are to be considered by the local government and it is to decide which of them it thinks it would be most advantageous to the local government to accept.”

Item 14.1.1 continued

17. Council has the following three options in considering the tenders:

- i) reject the three non-conforming tenders; or
- ii) accept the non-conforming tenders and decide which is the most beneficial to Council; or
- iii) decline to accept any tender.

Therefore it is considered that Council should consider all the tenders received as the tender regulations and Council's tender documents allow Council to accept non-conforming tenders to enable Council to decide on the most advantageous.

18. The Tenderer's submissions were assessed according to the following weighted attributes as detailed in the tender documents:

Quality of the Organisation tendering 40%

Including

- Experience in the management of Waste Disposal Sites
- Documented Safety Program & demonstrated safe working practices
- Demonstrated organisational ability & timeliness
- Level of staff expertise & professionalism including industrial relations
- Financial capacity
- Availability of necessary plant and equipment

Total price & payment 60%

The use of above criteria is to ensure that as far as possible the successful Contractor has the capability to manage the site to a standard required by the Department of Environmental Protection and Council, at minimum cost to the Principal.

19. The outcomes of evaluation from Council Internal evaluation panel are as follows:

Contractor	Total Cost to the Principal	Quality of Organisation	Total	Rating
AD Contractors	42.0%	34.0%	76.0%	4
Bay City Tippers	36.0%	24.5%	60.5%	5
Brian Carter Hire	48.0%	35.3%	83.3 %	2
Great Southern Concrete & Sand Suppliers	60.0%	30.6%	90.6%	1
K.R & N Watkins	54%	28.0%	82.0%	3

Item 14.1.1 continued

20. The outcome of the independent evaluation from Wood & Grieve are as follows:

Contractor	Total Cost	Quality of Organisation	Total	Rating
AD Contractors	29.7%	33.8%	63.5%	4
Bay City Tippers	9.1%	28.7%	37.8%	5
Brian Carter Hire	35.0%	35.5%	70.6%	3
Great Southern Concrete & Sand Suppliers	60%	32.8%	92.8%	1
K.R & N Watkins	53.3%	28.5%	81.8%	2

21. The result of the interview of three contractors are:

Contractor	Total Score
Brain Carter Hire	84.25%
Great Southern Concrete & Sand Suppliers	83.25%
K.R & N Watkins	68%

22. The above results have demonstrated a great consistency between the Council Officers' conclusion and the independent evaluation by Wood & Grieve Engineers'.
23. In a final report from Wood & Grieve Engineers, it was concluded that both Brian Carter Hire and Great Southern Concrete and Sand Suppliers have shown the quality and ability to successfully carry out the Contract. They recommended that the Contract be awarded to the lowest tender price between these two Contractors.
24. Great Southern Concrete & Sand Suppliers' tender price is the lowest tender received. It is considered that Council should accept the tender from Great Southern Concrete & Sand Suppliers for the Management of Bakers Junction Refuse Site following an extensive evaluation process.

Item 14.1.1 continued

RECOMMENDATION

THAT Council:

- i) awards Contract 99015 – Management of Bakers Junction Refuse Site at the following tendered Schedule of Prices;

Great Southern Concrete & Sand Supplies	1999/00 (1 Sep 99 – 30 Jun 00)		54,000
	2000/01		72,000
	2001/02		72,000
		Total Price	198,000
	2002/03 (optional)		+ CPI
	2003/04 (optional)		+ CPI

and

- ii) contract price of \$54,000 for 1999/00 be adjusted to \$48,600 due to the rescheduling of Contract commencing time.
- iii) authorises the affixing of the Common Seal to appropriate Contract documents for Contract 99015 – Management of Bakers Junction Refuse Site.

Voting Requirement Absolute Majority

.....

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR WILLIAMS**

THAT Council:

- i) **awards Contract 99015 – Management of Bakers Junction Refuse Site at the following tendered Schedule of Prices;**

Great Southern Concrete & Sand Supplies	1999/00 (1 Sep 99 – 30 Jun 00)		54,000
	2000/01		72,000
	2001/02		72,000
		Total Price	198,000
	2002/03 (optional)		+ CPI
	2003/04 (optional)		+ CPI

and

- ii) **contract price of \$54,000 for 1999/00 be adjusted to \$48,600 due to the rescheduling of Contract commencing time.**
- iii) **authorises the affixing of the Common Seal to appropriate Contract documents for Contract 99015 – Management of Bakers Junction Refuse Site.**

MOTION LOST 6 – 8

COUNCIL RESOLUTION

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR BOJCUN**

THAT the matter be deferred.

MOTION CARRIED 9 – 5

Pursuant to Section 11 (da) of the Local Government Administration Regulations 1996, the reason for this decision is as follows:

That Council requires further information prior to making a decision.

14.1.2 Disposal of Refuse

File/Ward	:	SER 133 Frederickstown & Kalgan Ward
Proposal/Issue	:	Compacted Waste Disposal Charge
Subject Land/Locality	:	Hanrahan Road Refuse Site and Bakers Junction Refuse Site
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Waste Services Co-ordinator (M Zhuang)
Previous Reference	:	N/A
Summary Recommendation:		Offer the Shires of Denmark and Plantagenet \$10.00 per cubic metre for the disposal of compacted waste at the City's Refuse Sites
Locality Plan	:	N/A

BACKGROUND

1. On 14 April 1999, Council resolved to offer the Hanrahan Road and Bakers Junction Refuse Sites as alternative landfill sites for the Shires of Denmark and Plantagenet until a regional landfill site is operational.
2. It was also resolved that as an encouragement to a regional approach to the management of waste, the uncompacted domestic waste from the both Shires will be charged at \$6 per cubic metre for the remainder of 1998/99 and 1999/2000. After 30th June 2000, this price will be reviewed in the light of inflationary trends at that time.
3. The Shire of Denmark is seeking to enter into an arrangement to dispose of its compacted refuse at the Hanrahan Road Refuse Site until a regional landfill site becomes operational. Based on available information, the amount of domestic refuse collected by waste collection/compaction vehicle in Shire of Denmark is estimated to be approximately 2,600 cubic metres per annum.
4. The Shire of Denmark's McIntosh Tip has been converted to a transfer station to meet Department of Environmental Protection requirements.

Item 14.1.2 continued

5. The Shire of Plantagenet has no tip space in its refuse site and requires an alternative landfill site until a regional site is available. The amount of compacted waste from the Shire of Plantagenet will be no less than that from Shire of Denmark.
6. A recent survey of the Hanrahan Road and Bakers Junction Sites indicated that they have an expected life expectancy of approximately 6 and 4 years respectively.

STATUTORY REQUIREMENTS

Nil.

POLICY IMPLICATIONS

7. The City of Albany does not have any adopted policies relating to the issue of Regional Waste, however, establishing agreements with our neighbouring Councils is part of the City of Albany's commitment to improve waste management in the region.

FINANCIAL IMPLICATIONS

8. Current tip fees for Hanrahan Road and Bakers Junction for compacted waste are as follows:

Hanrahan Road	\$12.00 per cubic metre
Bakers Junction	\$10.00 per cubic metre
9. Income for 1998/99 for Hanrahan Road is \$182,042 and Bakers Junction \$40,166.
10. It is proposed in the interests of regional waste management and cooperation to accept compact refuse from the Shires of Denmark and Plantagenet at \$10.00 per cubic metre at either Hanrahan Road or Bakers Junction.
11. If the Shire of Denmark and Plantagenet accept Council's Offer, estimated income would be approximately \$55,000 per annum.

STRATEGIC PLAN IMPLICATIONS

12. The City of Albany Strategic Plan 1998-2000 under the section dealing with Physical and Development Infrastructure states:

Waste Management
Objective 1:
Provide, improve and maintain environmentally responsible Waste Management.

Strategy:
Undertake a feasibility study on regional waste management infrastructure needs.

Item 14.1.2 continued

13. Acceptance of the Shires of Denmark and Plantagenet waste (if required) could assist in achieving a responsible approach to the disposal of the regions refuse, until, a regional tip is operational.

COMMENT/DISCUSSION

14. It is considered, that to encourage a regional approach to the management of waste that the cost to dispose of compacted refuse at either Hanrahan road or Bakers Junction should be at \$10.00 per cubic metre for the remainder of 1999/2000.

RECOMMENDATION

THAT Council:

- i) as an encouragement to a regional approach to the management of waste, sets the fee at \$10.00 per cubic metre for compacted waste for the Shires of Denmark and Plantagenet for 1999/2000; and
- ii) reviews the \$10.00 per cubic metre fee for compacted waste with regard to inflationary trends if that period is extended beyond 30th June 2000.

Voting Requirement Simple Majority

.....

COUNCIL RESOLUTION

**MOVED COUNCILLOR EVANS
SECONDED COUNCILLOR BAIN**

THAT Albany City Council:

- i) **sets the fee at \$12.00 per cubic metre for compacted waste for the Shires of Denmark and Plantagenet for disposal at Hanrahan Road or Bakers Junction landfill sites for 1999/2000.**
- ii) **Reviews the \$12.00 per cubic metre fee for compacted waste with regard to inflationary trends if that period is extended beyond 30th June, 2000.**

MOTION CARRIED 10 – 4

Pursuant to Section 11 (da) of the Local Government Administration Regulations 1996, the reason for this decision is as follows:

Taking a more equitable approach to the contribution to waste disposal by neighbouring Shires.

14.2 DESIGN SERVICES

Nil

14.3 OPERATIONS

14.3.1 Main Road WA Funding For Down Road, Chester Pass Road and Turning Lanes at Albany Airport

File/Ward	:	SER 076 (9912891) SER 100 (9912890) All Wards
Proposal/Issue	:	Main Roads WA has made funding available for Down Road, Chester Pass Road and Turning Lanes at Albany Airport
Subject Land/Locality	:	Various
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Executive Director Works & Services (C Meeking)
Previous Reference	:	Nil
Summary Recommendation:		Accept funding from Main Roads WA for 1999/2000 to construct the projects
Locality Plan	:	N/A

BACKGROUND

1. The City of Albany received two letters (refer attached) from Main Roads WA on the 20th August 1999 regarding the upgrading of down road including the construction of a turning lane on Albany Highway, the construction of turning lanes at the Albany Airport and installation of underground drainage in Chester Pass Road.

STATUTORY REQUIREMENTS

2. Under section 3.18 of the Local Government Act 1995, the City of Albany is to satisfy itself that services and facilities it provides are managed efficiently and effectively.

Item 14.3.1 continued

POLICY IMPLICATIONS

3. The City of Albany does not have any adopted policies relating to the issue of:
 - traffic management, however, the investigation and provision of traffic management devices, where necessary, is part of the City of Albany's commitment to road safety;
 - stormwater drainage, however, the investigation and provision of underground stormwater pipes to cater for the future needs and development of the City, is part of the City of Albany's commitment to improving the amenity of residential, industrial and commercial areas.

FINANCIAL IMPLICATIONS

4. Main Roads WA have allocated in their 1999/2000 budget \$300,000 for the upgrading of Down Road in the form of formation widening and gravel sheeting works and a further \$30,000 for the construction of a turning lane in Albany Highway.
5. The City of Albany would be responsible for the design of Down Road and the construction of these works. The survey, investigation, design and supervision costs are adequately provided for in the funding allocation. Main Roads WA will provide a design for the turning lane.
6. The turning lanes at the Albany Airport on the Albany Highway are estimated to cost \$80,000. Main Roads WA have brought this project forward following Council and Roadwise requests. Main Roads WA will prepare the design documentation and the City of Albany would be responsible for the construction of the project.
7. The cost to prepare tender documentation and supervise the works are adequately provided for in the funding.
8. The installation of an underground stormwater system in conjunction with the widening of Mercer Road from two lanes to four lanes is estimated to cost approximately \$94,000. The new system will cater for the future needs of both the road and abutting properties.
9. The cost to install stormwater drainage pipes that only cater for the road catchment is estimated to cost \$69,000.
10. Main Roads WA have requested that the City of Albany provide a 4 man crew to install the stormwater pipes for a period of 5 weeks as Council's contribution for the system to cater for the abutting properties. The labour, plant and equipment costs to Council are estimated at \$24,500.

Item 14.3.1. continued

11. It is proposed that funding for the amount of \$24,500 for the provision of the stormwater system be re-allocated in the second budget quarterly review.

STRATEGIC PLAN IMPLICATIONS

12. The City of Albany Strategic Plan 1998 – 2000 under the section Physical & Development Infrastructure states:

The Transport System

Objective 1:

Ensure transport infrastructure is planned and integrated on a local and regional basis, and with balance and co-ordination between alternative modes of transport.

Strategy

- Provide safe access to all properties and facilities at an appropriate scale and standard for the function of the road, path or cycleway.
- Continue to seek road funding support.

COMMENT/DISCUSSION

13. It is considered appropriate that Council accepts funding from Main Roads WA in 1999/2000 for the amount of \$300,000 to upgrade Down Road. The works will provide suitable interim access for the construction of a proposed woodchip mill and minimise capital expenditure on Down Road until a structure plan has been finalised for the expanded Mirambeena Industrial Site.
14. In addition to these works the \$30,000 allocated by Main Roads WA for the provision of a right hand turn lane in Albany Highway should be accepted to provide refuse for turning vehicles and increase the safety at this intersection.
15. Main Roads have brought forward their program for the construction of turning lanes at the Albany Airport following requests from the City of Albany and Roadwise due to the increasing numbers of passengers using the Airport. It is considered appropriate for the City of Albany to accept the funding.
16. Due to the existing and future development proposed for the land abutting Chester Pass Road it is considered necessary to install a stormwater system that caters for the runoff from both the road and abutting properties.
17. The secondment to Main Roads WA of the former drainage crew for the installation of the system is considered fair and reasonable and will assist the future development of the abutting properties.
18. Main Roads WA in the Albany Region as with all regions in WA have downsized in view of the 10 year contracts for design/consultancy services and construction of capital works that will be awarded in early 2000. It is envisaged that these contractors will be operational in March.

Item 14.3.1 continued

19. To ensure Down Road, Chester Pass Road drainage and the Albany Highway turning lanes are constructed this financial year it is necessary for the City of Albany to assist with construction of these projects.
20. To ensure there is no impact of our current Capital Works and Maintenance Programs tenders will be invited for the construction of these projects.

RECOMMENDATION

THAT Council:

- i) accepts the funding from Main Roads WA for the amount of \$330,000 for the upgrading of Down Road and the construction of a turning lane in Albany Highway;
- ii) accepts funding from Main Roads WA to construct turning lanes in Albany Highway at the Albany Airport for 1999/2000;
- iii) provides Main Roads WA with a four man drainage crew for a period of five weeks as Council's contribution to the installation of a stormwater drainage system in Chester Pass Road to cater for both the road and abutting properties; and
- iv) relocates \$24,500 from the 2nd Budget Quarterly Review for the installation of a stormwater drainage system in Chester Pass Road.

Voting Requirement Absolute Majority

.....

The Executive Director Works & Services advised section iv) of the officer recommendation should be corrected by deleting the word "relocates" and replacing it with the word "reallocates" and adding the words "savings to be identified in" after the word "from" in the first line.

Item 14.3.1. continued.

COUNCIL RESOLUTION

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WALKER**

THAT Council:

- i) accepts the funding from Main Roads WA for the amount of \$330,000 for the upgrading of Down Road and the construction of a turning lane in Albany Highway;**
- ii) accepts funding from Main Roads WA to construct turning lanes in Albany Highway at the Albany Airport for 1999/2000;**
- iii) provides Main Roads WA with a four man drainage crew for a period of five weeks as Council's contribution to the installation of a stormwater drainage system in Chester Pass Road to cater for both the road and abutting properties; and**
- iv) reallocates \$24,500 from savings to be identified in the 2nd Budget Quarterly Review for the installation of a stormwater drainage system in Chester Pass Road.**

MOTION CARRIED 13 – 1

Enquiries: Laura Chedzey on (08) 98 920 530
Our Ref: 901-10-1v2 (CoA comprehensive drainage system.doc)
Your Ref:



MAIN ROADS
Western Australia

Great Southern Region
Chester Pass Road
Albany WA 6330
PO Box 503
ALBANY WA 6330
Telephone: (08) 9892 0555
Facsimile: (08) 9841 8213

Executive Director Works & Services
City of Albany
PO Box 484
ALBANY WA 6331

ATTENTION: COLIN MEEKING

CITY OF ALBANY RECEIVED		
20 AUG 1999		
FILE SER076	CORRO No. 9912891	OFFICER EDWS
REPLY Y/N	ACKNOW SENT / /	CNL/BLTN

Dear Sir

COMPREHENSIVE DRAINAGE SYSTEM - CHESTER PASS ROAD

I refer to your recent meeting with John Marmion and Ron Stevens regarding a comprehensive drainage system along Chester Pass Road.

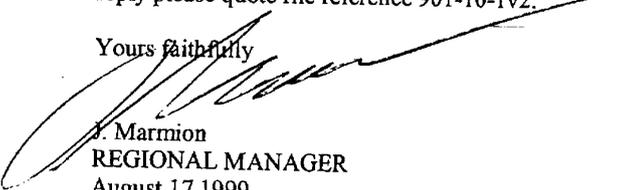
As discussed at this meeting, Main Roads has a construction project planned for this summer to widen Chester Pass Road from two to four lanes, continuing from Mercer Road to Henry Street. Installing a new drainage system forms a significant part of the work. As this new system will have a catchment area consisting of both road and private property, the responsibility for the system should be shared between Main Roads and the City of Albany. Therefore a contribution in kind is requested from the City Council towards installing the new comprehensive drainage system.

We would suggest that an appropriate arrangement would be the provision of an experienced 4-man crew for installation of culverts and pipes over a period of 5 weeks. And that the crew would work under the direction of the Main Roads' foreman in charge of the project. The start date for this component of the project is anticipated to be the end of October 1999, however there may be a delay associated with weather and ground conditions.

Also the need for some discussion with property owner Mr Eddie Walmsley regarding a drainage easement on his property was raised as an important issue. As agreed this meeting has been arranged for August 19 1999.

If you require any further information please contact Ron Stevens on (08) 98 920 521. In reply please quote file reference 901-10-1v2.

Yours faithfully


J. Marmion
REGIONAL MANAGER
August 17 1999



Recipient of Australian Quality Awards 1996 Achievement in Business Excellence

Enquiries: Rob Arnott on (08) 9892 0535
 Our Ref: 851-12 (LettertoCityofAlbany.doc)
 Your Ref:



**MAIN ROADS
 Western Australia**

Great Southern Region
 Chester Pass Road
 Albany WA 6330
 PO Box 503
 ALBANY WA 6330
 Telephone: (08) 9892 0555
 Facsimile: (08) 9841 8213

Mr Colin Meeking
 Executive Director Works and Services
 City of Albany
 P O BOX 484
 ALBANY WA 6331

CITY OF ALBANY RECEIVED		
20 AUG 1999		
FILE	CORRO No.	OFFICER
SER100	9912890	EDWS
REPLY	ACKNOWLEDGMENT	INITIALS
YN	/ /	

Dear Colin

UPGRADING OF DOWN ROAD

I refer to our discussions of August 11 1999 regarding upgrading of Down Road to service the proposed new wood chip mill.

As discussed, funds totalling \$400,000 have been made available in the 1999/2000 Road Program to enable interim upgrading in the form of formation widening and gravel sheeting works. The intention of these works is to provide suitable access to facilitate construction of the mill whilst also minimising capital expenditure on Down Road until such time as a structure plan has been put in place for the expanded Mirambeena Industrial Site.

The above funds include an allowance for planning and preconstruction works for future works to service the industrial site. The construction budget has been estimated as follows:

- | | |
|--|------------------|
| ▪ Construct passing bulge on Albany Highway | \$ 30,000 |
| ▪ Form and gravel sheet Down Road through to Down Road South | \$200,000 |
| ▪ PROVISIONAL SUM to extend Down Road 1 km further west | \$100,000 |
| ▪ TOTAL | \$330,000 |

Should Down Road form the ultimate access to the Industrial Site an 11m formation width with 8m seal would be an appropriate standard for this road link. As discussed, it would be desirable if the current formation and drainage works could be designed to meet this ultimate requirement to avoid future rework.

As Down Road is a local road it is appropriate for the City of Albany to undertake these works. As discussed, it would be advantageous if construction of the passing bulge on Albany Highway at Down Road could be included as part of these works. Upgrading of the nearby junction with the airport could also be undertaken at the same time, with these works funded separately by Main Roads

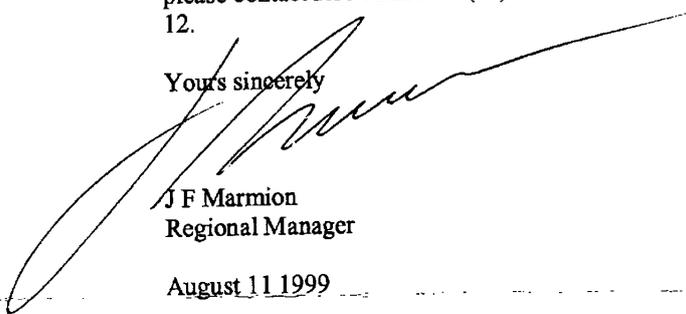
Main Roads will provide design details for the passing bulge and airport junction in due course and keep you informed as to any developments with respect to the exact location of the proposed chip mill and associated road impacts.



Recipient of Australian Quality Awards 1996 Achievement in Business Excellence

Thank you for your assistance with these projects. If you require any further information please contact Rob Arnott on (08) 9892 0535. In reply please quote file reference 851-12.

Yours sincerely



J F Marmion
Regional Manager

August 11 1999

14.3.2 Emu Point Petition

File/Ward : PRO 115 (9912045)
Breaksea Ward

Proposal/Issue : Erosion at Emu Point

Subject Land/Locality : N/A

Proponent : N/A

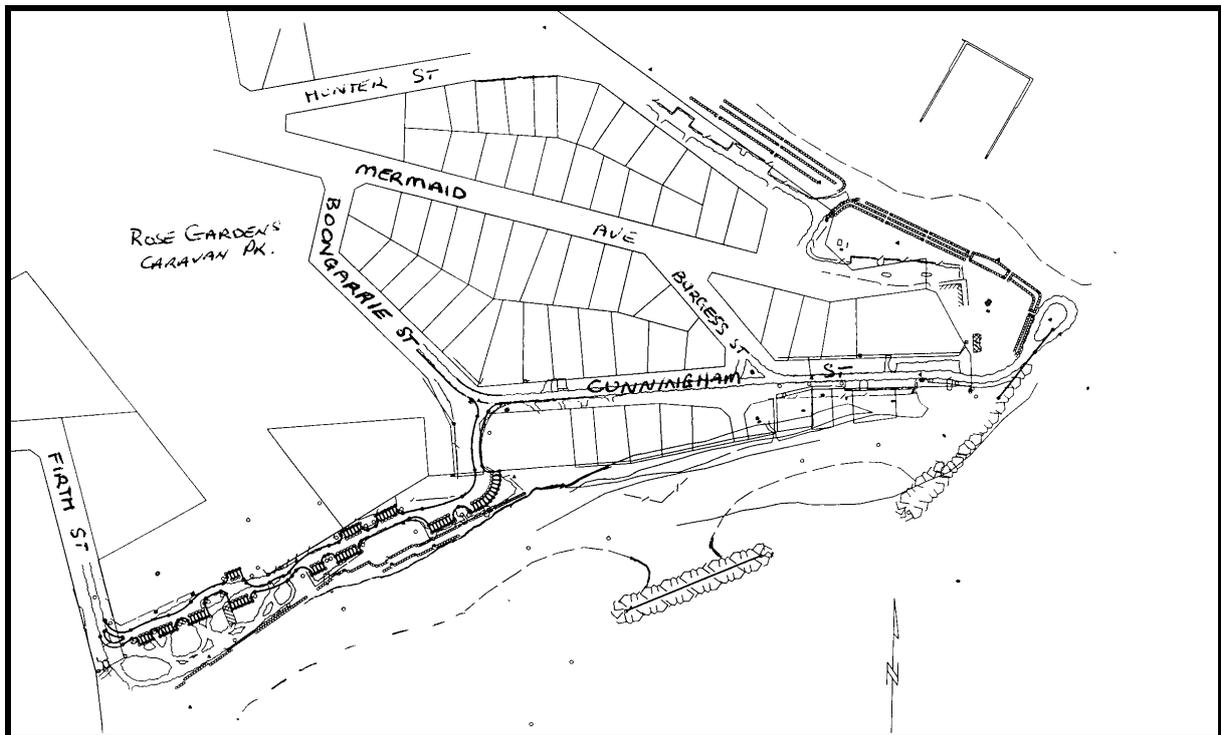
Owner : N/A

Reporting Officer(s) : Executive Director Works & Services
(C Meeking)

Previous Reference : Nil

Summary Recommendation: Council receive and note the petition

Locality Plan :



Item 14.3.2 continued

BACKGROUND

1. A petition has been submitted by Susette & Glenn Davies signed by 273 residents and holiday patrons who wish to point out the extreme urgency of having a resolution to the erosion currently taking place at Emu Point (refer to attached copy of petition).

STATUTORY REQUIREMENTS

2. Under section 3.18 of the Local Government Act 1995, the City of Albany is to satisfy itself that services and facilities it provides are managed efficiently and effectively.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC PLAN IMPLICATIONS

Nil.

COMMENT/DISCUSSION

3. The Executive Director Works & Services, Roy Johnston Regional Manager Department of Transport (DOT) and Peter Borehan Senior Coastal Engineer (DOT) have been investigating the erosion at Emu Point and in particular adjacent to the Boongarrie Street carpark.
4. Initial investigation indicates that the erosion could be caused by a combination of high tides, loss of seagrass and the constructed headland.

High tides

Data from the coastal management branch DOT for tides in April indicate a residual tide (difference between actual and predicted) as high as 350mm.

This is significant as the Middleton Beach has a grade of 1 in 20 to 1 in 25. Therefore, a 350mm residual tide means that the sea encroaches a further 8.75 metres onto the beach.

Item 14.3.2 continued

Loss of Seagrass

Seagrass greatly diffuses the energy of the waves prior to breaking onto the beach. Initial investigations show a decline in the area of seagrass beds adjacent to Emu Point. The DOT will arrange for aerial photographs to be taken to show the existing conditions. These will be compared with previous aerial photos.

Headland

The headland adjacent to Emu Point has successfully protected the existing houses and lighthouse, however, these types of structures create a crescent shaped beach. The creation of a crescent beach has encroached on the area adjacent to the carpark.

Global Warming

When cold water from the Kalgan and King Rivers meet the warm waters of King George Sound energy is created. With global warming the difference in water temperatures may be greater and cause greater disturbance to the oceans patterns.

5. It is considered the following approach will ensure the most beneficial solution is found:
 - i) DOT will survey Middleton Beach from Emu Point to Ellen cove to measure the movement of the sand.
 - ii) DOT will undertake a preliminary assessment on what is causing the erosion and movement of the sand.
 - iii) DOT will develop a range of options. These may range from:
 - Do nothing and allow the erosion.
 - Replace the sand annually (similar to Esperance).
 - Construct a perched reef.
 - Construct a permanent sea wall.
 - Amend the configuration of the existing headland.
 - iv) Council will undertake an independent assessment of DOT options and consult with the community and explain, advantages, disadvantages and costs of the various options.
 - v) Following consideration of the feedback from the community, Council will decide on the most beneficial solution.
 - vi) Apply for funding and implement solution.
6. Due to the large residual tide and large seawall eroding the area adjacent to the carpark on the 10th May a temporary rock seawall was constructed. It was considered necessary to construct the seawall to provide interim protection to the surrounding infrastructure in the area, consisting of carpark, sewer main and caravan park.
7. The seawall was constructed on the 15 – 17th May 1999 at a cost of \$17,000. A submission has been sent to DOT requesting funding for these emergency works.

Item 14.3.2 continued

8. Transport have undertaken a survey of Middleton Beach and the results are being analysed to assess what is causing the erosion. Transport will forward their findings and options to rectify the situation.

RECOMMENDATION

THAT:

- i) Council receives and note the petition forwarded by the residents and holiday patrons in the area regarding the erosion at Emu Point;
- ii) Council will monitor the effectiveness of the temporary sea wall and liaise with Transport and the community to ensure the most beneficial solution is implemented; and
- iii) on behalf of the concerned residents and holiday patrons, Mr & Mrs Davies be advised of Council's resolution on this matter and approach to ensure the most beneficial solution is found.

Voting Requirement Simple Majority

.....

COUNCIL RESOLUTION

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR LUBICH**

THAT:

- i) Council receives and note the petition forwarded by the residents and holiday patrons in the area regarding the erosion at Emu Point;**
- ii) Council will monitor the effectiveness of the temporary sea wall and liaise with Transport and the community to ensure the most beneficial solution is implemented; and**
- iii) on behalf of the concerned residents and holiday patrons, Mr & Mrs Davies be advised of Council's resolution on this matter and approach to ensure the most beneficial solution is found.**

MOTION CARRIED 14 – 0

21 July 1999

Alison Goode
The Mayor
City of Albany
PO Box 484
ALBANY WA 6331

Dear Ms Goode

Enclosed please find petition pertaining to resolving the erosion problem at Emu Point.

During the lead up to the election I asked friends who are permanent residents of the City of Albany who would make a competent and diligent Mayor. In most cases the response was that you were very interested in the care of Albany and its surrounding areas.

Therefore I would like to bring the enclosed to your attention. Hoping that you may be able to influence a positive result.

Also please find enclosed copy of letter dated 2nd June, 1999.

I was pleased to receive a response although somewhat ambiguous.

Yours faithfully

Susette & Glenn Davies

Attention: Alison Goode
Mayor of
City of Albany



PETITION

SAVE EMU POINT

The Residents and holiday patrons of Emu Point wish to point out the extreme urgency of having a resolution to the erosion currently taking place at Emu Point.

Date	Name	Address	Signature
5-6-99	Juan O'HALLORAN	R.14B 213 Kairuaup	Juan O'Halloran
5-6-99	Los O'HALLORAN	" " "	Los O'Halloran
5-6-99	ANTHONY CATERINA LST	10 HUNTER ST EMU POINT/KAIRUAUP	Anthony Caterina
5-6-99	Lisa Garcia	114 Belmont Road, Albany	Lisa Garcia
5-6-99	Andrea Beggs	15 DROME RD	Andrea Beggs
5-6-99	Sue Davies	10 Geraldine Catford and	Sue Davies
"	Glen Davies	" " " " Hunter St Emu Point	Glen Davies
"	B.W. Spence	12 Hunter St. Emu Point	B.W. Spence
"	A.M. Spence	" " " "	A.M. Spence
"	W.D. Young	19 Roe Vale	W.D. Young
5-6-99	JAMIE YOUNG	19 ROE VALE	Jamie Young
6-6-99	M. Iwanke	5 Bedwell St	M. Iwanke
"	Ed - Emu Point	7 Bedwell St	Ed
"	R.W. Dool	6 Bedwell St Albany	R.W. Dool
"	Uma Hauoro	41 Mermaid Quay	Uma Hauoro
"	W. Dool	79 Francis St. Albany	W. Dool
"	W. Dool	55 BEDWELL ST ALBANY	W. Dool
"	W. Dool	47 Wylie Cres Albany	W. Dool
"	W. Dool	37 Swabwell St	W. Dool
06-06-99	Sam Pigott	26 CUNNINGHAM ST,	Sam Pigott
"	BOB REMPTON	EMU POINT	Bob Rempton
06-06-99	Jill Sounness	PO Box 236 NARROGIN	Jill Sounness
"	Bluce Fulton	245 HAMPDEN ST, STH PERTH	Bluce Fulton
6-6-99	K. WILKIE	6 BREEZE CRT, GOSVELLS.	K. Wilkie
6-6-99	IRENE	Box 523 Kairuaup	Irene
20-6-99	Paula Stewart Foster	9. Ardara Co. Alb.	Paula Stewart Foster
21-7-99	Wayne Adams	187 Hunter St Osborne Park	Wayne Adams

The Residents and holiday patrons of Emu Point wish to point out the extreme urgency of having a resolution to the erosion currently taking place at Emu Point.

SAVE EMU POINT

Date	Name	Address	Signature
7/5/99	Geoff Summers	Rose Garden C/Park	GS Summers
6/6/99	Don Sheridan	6 Coulton Rd Blackburn 3130	Don Sheridan
6/6/99	J. CURLEWIS	11 SWANBICK	J. Curlewis
6/6/99	L. YOVENS	41-51 Mermaid Avenue	L. Yovens
7/6/99	B. CUNNINGHAM	41 Mermaid Ave Emu Pt	B. Cunningham
✓	F. CUNNINGHAM	41 Mermaid Ave Emu Pt	F. Cunningham
7/6/99	M. RICHARDSON	ROSE GARDENS CARAVAN PK	M. Richardson
7-6-99	C.A. CRANE	BEDWELL ST	C.A. Crane
7-6-99	C. Roe	2 Miller St Emu Point	C. Roe
7-6-99	Sheryl Smith	88 BENNETT ST LAKE GRACE	Sheryl Smith
7-6-99	Dale Hoffman	88 Mermaid Ave Emu Point	Dale Hoffman
7/6/99	ROBYN THOMPSON	38 McLEOD ST ARAHUA	Robyn Thompson
7/6/99	Benjamin Maxwell	39 Mermaid Ave	Benjamin Maxwell
7-6-99	B. FOWLER	161 HINES ST GARDNER'S WY	B. Fowler
7.6.99	J. Bartram	68 Mermaid Ave Emu Point	J. Bartram
7.6.99	L. Maxwell	39 Mermaid Ave. Emu Pt	L. Maxwell
7.6.99	PA BOY	5 GREENE ST	PA Boy
7.6.99	Jim Morrison	16 Uster Rd	Jim Morrison
7.6.99	Christy Delane	16 Uster Rd	Christy Delane
✓	Vic Williams	ROSE GARDENS CARAVAN PK.	Vic Williams
7-6-99	B. MIAKERN	1/22 BEDWELL ST	B. MIAKERN
7-6-99	ALAN SIVIER	RMB 497 KARANGA	Alan Sivier
7-6-99	Ledie Severin	Anslow Rd Katanning	Ledie Severin
7-6-99	LORNA CRANE	14 Mermaid Ave. E.P.	Lorna Crane
7-6-99	Wayne Summers	Rose Garden Caravan Park	Wayne Summers
7.6.99	Josh Kelol	34 SWANBICK ST	Josh Kelol
7-6-99	Joe De	37 Regent St	Joe De
7-6-99	ROBERT SIMIZON	33 BEDWELL ST Emu Point	Robert Simizon
7-6-99	Paul King	35 Rose Fide Emu Point	Paul King
8-6-99	B. Coughlan	25 BARNUM PK	B. Coughlan

The Residents and holiday patrons of Emu Point wish to point out the extreme urgency of having a resolution to the erosion currently taking place at Emu Point.

SAVE EMU POINT

Date	Name	Address	Signature
8-6-99	M W Gull	25 Bedwell St Emu Point	M W Gull
8-6-99	Eric Innes	46 Bedwell Emu Point	Eric Innes
8-6-99	CRINGHAM	42 ALLWOOD ODE	CRINGHAM
8-6-99	JILL WALKER	28 Bedwell ST E.P.	JILL WALKER
8-6-99	A. FRATER	PO Box 2047 ANZGANG	A. FRATER
8-6-99	H. PUG	177 COLINGWOOD Rd. ALB	H. PUG
9-6-99	P. SQUIRE	22 CUMMINGHAM ST EMU PT.	P. SQUIRE
8-6-99	S S SQUIRE	22 CUMMINGHAM ST EMU PT.	S S SQUIRE
-	Jim Mason	Rly CP Emu Point	Jim Mason
-	M COVENTRY	83 MARINA AVE EMU PT.	M COVENTRY
	Viv Compton	4 Woolford ST EMU PT.	Viv Compton
8-6-99	W. EASTHOPE	46 BEDWELL ST EMU PT.	W. EASTHOPE
8-6-99	D Green	7 Cleburne Rd Wollaton	D Green
"	Brendan Innes	WAIKIKI	Brendan Innes
✓	T & N Pope	27 Marina Ave. Emu Pt.	T & N Pope
✓	J Scott	9 Innes Ave Emu Pt	J Scott
✓	H Martin	15B Marina Ave Emu Pt.	H Martin
"	J Rann	171 Geylside Road Albany	J Rann
✓	CNSHARS	54 BEDWELL ST ALBANY	CNSHARS
"	M. Johnson	Rose Gardens EMU PT.	M. Johnson
"	T. Kelley	8 Boongarra St Emu Pt	T. Kelley
8-6-99	SQ. RICHARDSON	ROSE GARDENS CARNIVAL PK	SQ. RICHARDSON
✓	Charles T. Black	Rose Gardens Caravan Park Emu Pt.	Charles T. Black
8/6/99	M Conell	ROSE GARDENS C PARK	M Conell
8-6-99	KATHLEEN BLACK	Rose Gardens C. Park	K Black
8-6-99	B. Berling	Rose Gardens C. Park.	B. Berling
8-6-99	H.A. Copeman	36 MARINA AVE.	H.A. Copeman
8-6-99	N. Sutherland	3 Seville St Emu Point	N. Sutherland
-	M STONES	837 COLINGWOOD RD	M STONES
-	TB JAMES	21 Swanwick St. E.P.	TB James
-	RO BLIGHT	19 Swanwick St E.P.	RO Blight

The Residents and holiday patrons of Emu Point wish to point out the extreme urgency of having a resolution to the erosion currently taking place at Emu Point.

SAVE EMU POINT

Date	Name	Address	Signature
8.6.99	J Kemp	16 Hunter St Albany	J Kemp
8.6.99	L HARNER	8 MILLER ST, ALBANY.	L Harner
8.6.99	J. SHERIDAN	" "	J Sheridan
8.6.99	R. BROWN	15 Stephen St Albany	R Brown
9/6/99	DON DENNIS	3 BACKBEE ST Emu Point	D Dennis
9/6/99	W. Scallan	Rose Gardens, CARAN PARK	W Scallan
9/6/99	R. B. Blagie	24 Backwell St	R Blagie
9.6.99	N. Gray	72 Rose Gardens	N Gray
9-6-99	S. Campbell	5 SWARBRICK ST	S Campbell
9.6.99	A. Jones	Rose John Caravan Park	A Jones
9.6.99	C. J. Gray	Rose John Caravan Park	C J Gray
9.6.99	A. W. Jones	7636 YATHNA RD OYSTER HARBOUR	A W Jones
9.6.99	A. J. Mow	76 YATHNA RD OYSTER HARBOUR	A J Mow
9.6.99	A. J. Mow	Rose Gardens EMU PT	A J Mow
9.6.99	B. Randall	41 SWARBRICK ST EMU PT	B Randall
9.6.99	A. J. Randall	41 SWARBRICK ST EMU PT	A J Randall
9/6/99	N. JENKINS	509 CHESTER PASS RD ALBANY	N Jenkins
9/6/99	G. DIBBENS	41 MERMAID AVE EMU PT	G Dibbens
10/6/99	Y. DIBBENS	41 MERMAID AVE EMU PT	Y Dibbens
10/6/99	M. Roger	9 Griffiths St. Albany	M Roger
10.6.99	D. J. GARDNER	ROSE GARDENS CARAVAN PARK	D J Gardner
10.6.99	M. ASH	MERMAID AVE EMU PT	M Ash
10.6.99	N. L. SMITH	BOONGARRIE ST EMU PT	N L Smith
10/6/99	N. L. Gray	Rose Garden C/Park	N L Gray
10/6/99	C. TRUENMAN	75 HENRY ST ALBANY.	C Trueman
10/6/99	G. BLACK	ROSE GONS C/PARK	G Black
10/6/99	A. BLACK	" " "	A E Black
10/6/99	L. EDWARDS	69 Premier Circle Albany	L Edwards
10/6/99	V. M. CORMICK	13 Mermaid Ave	V M Cormick
10.6.99	Kathy Mow	51 Swarbrick St.	Kathy Mow
10.6.99	D. EDWARDS	HAVANA VILLAS, EMU POINT	D Edwards

The Residents and holiday patrons of Emu Point wish to point out the extreme urgency of having a resolution to the erosion currently taking place at Emu Point.

SAVE EMU POINT

Date	Name	Address	Signature
11.6.99	Brian Stevenson	6 Dana Cres Lockridge	B. Stevenson
11.6.99	JULIAN FORTNUM	ROSE GARDENS CARAVAN PARK	J. Fortnum
11/6/99	CRIG HENDERSON	52 GERRARD ST ALBANY	C. Henderson
11/6/99	Dave Burgess	127 Urena Ln Fremantle	D. Burgess
11/6/99	S. GRIFFITHS	4 Medical Rd Emu Point	S. Griffiths
11.6.99	D. COOPER	24 WILMINGTON ST GARDENS	D. Cooper
12-6-99.	N. Clark	RMB 9461 TORBAY.	N. Clark
12.6.99	G. Polton	Barrington St, Emu Point	G. Polton
12.6.99	S. Francis	4/10 FIKETA PL KANAWA PARK	S. Francis
✓	Mary Barr.	Rose Gardens Caravan Park Albany	M. Barr
✓	Harry Sergeant	66 HERMANA WY EMU PT WA	H. Sergeant
12.6.99	RUSSELL SMITH	E-ROSE GARDENS C/PARK	R. Smith
12.6.99	Mo. Wickins	Mermaid Ave Emu Point	M. Wickins
✓	DAVID FINNIGAN	HAPPY DAYS CARAVAN PARK	D. Finigan
13.6.98	CL BIRD.	6 BOONBARRIE ST, ALBANY	C. Bird
12-6-99	R. KILPATRICK	15 Swan Brick St Emu Point	R. Kilpatrick
13-6-99	L. Gray	23 Cunningham St	L. Gray
13-6-99	J. Bartlett	46 Bedwell St. Emu Point	J. Bartlett
13-6-99	Rebecca Melville	197 Seville DVE ARMADALE ^{WA} Perth	R. Melville
13.6.99	Delara Bealey	1460 Rose gardens	D. Bealey
13.6.99	Kath Sewell	82 Mermaid Ave Emu Point	K. Sewell
13-6-99	Murray Law	82 P.O. Box 733 Katanning	M. Law
14/6/99	BOONIE ROGERS	9 GRIFFITHS ST ALBANY	B. Rogers
14/6/99	ROBERT GAIMORE	22 Mermaid Ave Emu Point	R. Gaimore
14/6/99	B. Frost	173 Golf Links Rd.	B. Frost
14/6/99	J. Dawson	42 Bradwell Wy Emu Pt	J. Dawson
14/6-99	PL ROGERS	1 Hunter St.	P. Rogers
14-6-99	SYLVA DOCKERT	FREMANTLE	S. Dockert
14/6/99	Don Tremellan	Nunankah Victoria	D. Tremellan
15/6/99	Indie Pabel Staud	Grawanpark.	I. Staud
15/6/99	E. Cochrane	Grawanpark	E. Cochrane

The Residents and holiday patrons of Emu Point wish to point out the extreme urgency of having a resolution to the erosion currently taking place at Emu Point.

SAVE EMU POINT

Date	Name	Address	Signature
14/6	R. BOLLARD	Road 4/4th Caravan Park	R. Ballard
15-6-99	J. Gallimore	22 Mermaid Ave, Emu Pt	J. Gallimore
15-6-99	P. J. Hunt	Rose Gardens / Park	P. J. Hunt
15-6-99	B. Taylor	Rose Gardens / Park	B. Taylor
15-6-99	L. YATES	14 Lushman Ct Albany	L. Yates
16-6-99	B. Marucci	Lorway	B. Marucci
16-06-99	Nanna Cott	17 Cunningham St. Emu Pt.	Nanna Cott
16-6-99	GARY BIRD	6 BOONACREST EMU POINT	G. Bird
16-6-99	R. ELLIOTT	ROSE GARDENS 9/8 EMU PT.	R. Elliott
17-6-99	L. Stanbury	29 Mermaid Ave Emu Point	L. Stanbury
17-6-99	S. Fletcher	EMU POINT	S. Fletcher
18-6-99	F. Smith	Emu Point	F. Smith
"	K. Drummond	1 Roe Pole Emu Point	K. Drummond
19-6-99	ALAN DRUMMOND	ROSE GARDENS EMU POINT	A. Drummond
19-6-99	DANNY NAGLE	30 BRIDLE DR MAIDA VALE W.A	D. Nagle
19-6-99	Kevin Irvine	14 Mermaid Ave.	K. Irvine
19-6-99	G. BARRAN	352 EMU PT RD Emu Point	G. Barran
19-6-99	H. RUSSELL	HAWAIA VILLAGE EMU POINT	H. Russell
19-6-99	J.K. RIZBY	BRIDGETOWN. W.A.	J.K. Rizby
20-6-99	H. Drummond	7 Roe Pole Emu Point	H. Drummond
20-6-99	P. Giddens	19 S.C. H/W Albany	P. Giddens
20-6-99	A. VAUJER	96 Rose Garden Caravan Park	A. Vaujer
20-6-99	B. ENGLEDEN	26 Mermaid Ave Emu Point	B. Engleden
20-6-99	J. Small	299 Emu Pt Drive Albany	J. Small
20-6-99	Judy Robins	47 Wylie CRG ALBANY	J. Robins
20-6-99	GAIL RYAN	44/153 MIDWATER RD ALBANY	G. Ryan
21/6/99	Jeanette	263 Albany Hwy Albany	J. Jeanette
21-6-99	P. Cunningham	3 Ash Court East	P. Cunningham
21-6-99	S. SQUIRE	20 Cunningham St Emu Point	S. Squire
21-6-99	Lison Abbott	P.O. Box 611, Denmark	L. Abbott
22-6-99	Sally Callaghan	27 Excess St	S. Callaghan

PETITION

SAVE EMU POINT

The Residents and holiday patrons of Emu Point wish to point out the extreme urgency of having a resolution to the erosion currently taking place at Emu Point.

Date	Name	Address	Signature
23/6/99	K & S Killick	56 Wicca ST GOS	[Signature]
23/6/99	J MITCHELL	22 Davies Rd Dalkeith	[Signature]
25/6/99	T Masters	15 Hillway Wedlands	[Signature]
24/6/99	S. PERAK	SPRINGSIDE RD ALBANY	[Signature]
24/6/99	W. McKe...	Warrigalwood Emu Point	[Signature]
26/6/99	J BRYAN	Emu Point	[Signature]
25/6/99	B. CUST	RMB 9218 TORBAY N.A.	[Signature]
25/6/99	K. W...	2770 Cunningham R GOS	[Signature]
26/6/99	B. Scott	Rose Garden emu Pt	B. Scott
	V. West	Rose Garden C - Pt	[Signature]
26/6/99	R. HARKINS	2 MITLAND AVE LITTLE GROVE	[Signature]
26/6/99	D. ATTWELL	20A LESCHENAU ST LOCKYER	[Signature]
26/6/99	J. Bush	18 Cunningham St Emu Pt	[Signature]
27-6-99	Matt Hancock	160 Emu Beach CVA Park	[Signature]
27-6-99	R & V Houston	21 Kirby Wy Samson	[Signature]
27-6-99	Tony HARRISON	RMB 9326 TORBAY	[Signature]
27-6-99	DAVID FLYER	ROSLIFF RD MANAWAY	[Signature]
28/6/99	Daniel Lie	28 Winward Ave	[Signature]
28/6/99	Belinda Edwards	69 PREMIER Circle Albany	[Signature]
28/6/99	BARB THOMAS	8 STONECREEK CL MORNIE	[Signature]
"	A. RUMMING	19 FERROLANA COURT STRATTON	[Signature]
"	S. DEH	16 WINDY ST STRATTON	[Signature]
"	ERILYON COETT	25 SWYTHRECK ST	[Signature]
29/6/99	JEFF STULTZ	15 CUNNINGHAM ST	[Signature]
30/6/99	TONY REAP	17 GAMBLES CROSS	[Signature]
1-7-99	A. McMILLAN	5 BRYANT COURT	[Signature]
	207 Hancock	31 B. FRANKEL STR	[Signature]
2/7/99	GLENN KETMER	64 HILMAN ST ALB.	[Signature]
2/7/99	B. MARTIN	16 MERRAID AVE ALB.	[Signature]
3/7/99	R. Pugh	26 Cunningham St Alb	[Signature]
2/7/99	I. R...	1-18 Hillway Rd GOS	[Signature]

PETITION

SAVE EMU POINT

The Residents and holiday patrons of Emu Point wish to point out the extreme urgency of having a resolution to the erosion currently taking place at Emu Point.

Date	Name	Address	Signature
5/7/99	L WADDELL	Box 104 Newdegate	L Wadde
3/7/99	M. MASTERSO	15 HOPE PL WAIKIKI	M. Mast
4-7-99	S. Somers	105 Rosewood Ave Woodlands	S. Somers
4-7-99	R. Murray	Box 852, Katanning	R. Murray
4-7-99	J. CURLEW	17 SWARRECK ALBANY	J. Curlew
4-7-99	S. TURNER	U K	S. Turner
5-7-99	S. Lawler	9 Lachlan way Berridge WA	S. Lawler
5-7-99	H. Naughton	25 Prosser Way Mudgee	H. Naughton
5-7-99	K. Moran	C-1 PO DUMBLEYUNG	K. Moran
5-7-99	R. Moran	C1 PO Dumbleyung	R. Moran
6-7-99	G. DOWNIE	14 HARLOCK ST MURDOCH	G. Downie
6/7/99	L LAURIE	36 Woodlands St Woodlands	L. Laurie
-	B. De Bunde	unit 20 Leaneville	B. D.
-	S. Atkins	lot 284 Kingst Brookton	Scott. A.
6-7-99	G. Higgins	11 Swarbrick St	G. Higgins
6-7-99	Eric Norman	168 HARE ST, Albany	E. Norman
6-7-99	Ken ALESS	352 GOLF LINKS AVE.	K. Aless
8-7-99	Tony Bush	18 Cusquingam ST	T. Bush
7-7-99	Justin Anthony	6 Dolphin rd S/Bay	J. Anthony
7-7-99	M. Anthony	6 COLPHIN RD SAFER BAY	M. Anthony
7-7-99	S. Rodds	22 Simms St Albany	S. Rodds
8-1-99	A. Smith	53 Bedwell ST, Emu Point	A. Smith
7-7-99	FRANK DOWELL	143 Emu Beach Holiday Park Emu Pt.	F. Dowell
7-7-99	Josh Johnson	12 CREAGAN ST KELLERTERRIN	J. Johnson
8-7-99	Grant Richardson	P.O. BOX 463 Northam WA	G. Richardson
9-7-99	DEREK OAKLEY	3/57 THIRD AVE KELMSCOTT	D. Oakley
9-7-99	Carl Swarbrick	RMB 9667 Albany Hwy	C. Swarbrick
4-7-99	Griffiths	181 Rose Garden	G. Griffiths
9-7-99	PAUL	Unit 17 Hm St Emu Pt	P. Paul
9-7-99	EA BARTON	45 CARBINE ST ALBANY	E. Barton
9-7-99	G. MURPHY	200 Emu Beach S. Pt	G. Murphy

PETITION

SAVE EMU POINT

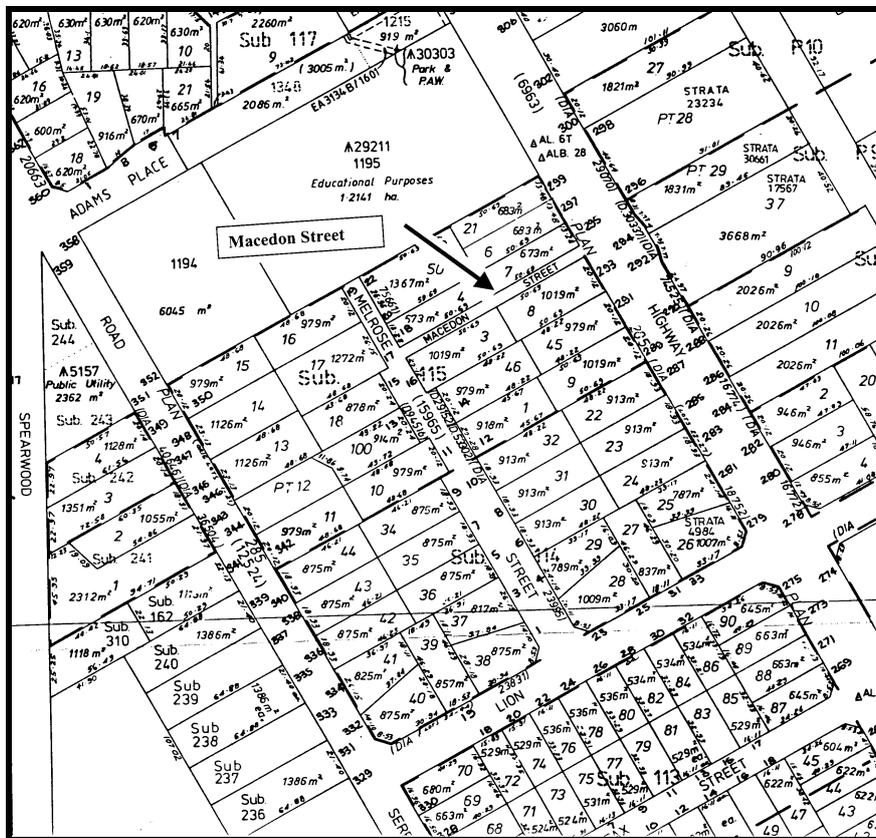
The Residents and holiday patrons of Emu Point wish to point out the extreme urgency of having a resolution to the erosion currently taking place at Emu Point.

Date	Name	Address	Signature
10/7/99	Wendy Adams	22 Cunningham ST E.P.	Wendy Adams
10-7-99	TASSICREA RYB	4A MCKENZIE ST ALBANY	Tassicrea Ryb
11/7/99	BARRY NEWMAN	14 SANDERSON ST PINGRUP	Barry Newman
11/7/99	Sharon de Ruiter	27 Cordoba way Albany	Sharon de Ruiter
11/7/99	David Haulbrock	95 Swarbrick St Emu Point	David Haulbrock
11-7-99	Julie Bennett	4/37 7th Avenue St. Emu Point	Julie Bennett
12-7-99	John Goodchild	1574 West Rd Albany	John Goodchild
✓	T. CROVIN	25 MEANANGER Cres	T. Crovin
12-7-99	LEOFF BETTON	LOT 63 SHELL BAY RD. LOUSSETT	Leoff Betton
13-7-99	DON STEWART	12 Boongarra St Emu Pt	Don Stewart
13-7-99	R. Stewart	" " " Emu Pt	R. Stewart
13-7-	A. Cunningham	38 Hale & Nth Beach	A. Cunningham
13-7-99	B. Humphrey	32 Borenia St Mangrup	B. Humphrey
14-7-99	G. COMPTON	29 DREW ST ALBANY	G. Compton
14-7-99	J.M. MURRAY	6 DONAVON RISE MURDOCH	J.M. Murray
14-7-99	D. Cunningham	24 Pennant St Nth Perth	D. Cunningham
14-7-99	D. O. MURRAY	6 DONAVON RISE MURDOCH	D. O. Murray
15-7-99	JOHN FULLER	8 BOSWORTH ST HAMPSHIRE	John Fuller
16-7-99	Glenn Elliott	EMU POINT CIVIC PARK	Glenn Elliott
16-7-99	Troy Palmer	Emu Point	Troy Palmer
15/7/99	Pauline Barry	Emu Point	Pauline Barry
15/7/99	Chantelle Bassett	Havana Villas	Chantelle Bassett
15/7/99	JEFF EDWARDS	Havana Villas	Jeff Edwards
17/7/99	VICKI GODWIN	38 SCALBY ST DOUBLEVINE	Vicki Godwin
16/7/99	Ron Wase	33 AGWOOD FDE ALBANY	Ron Wase
17/7/99	Tom Plum	6 Small St. Beachboro 6063	Tom Plum
17/7/99	Sandra Shackley	Shackling Rd Woodmanville	Sandra Shackley
17/7/99	Graham Auer	6 BARRATT COURT ANSON GARD	Graham Auer
17-7-99	Ereg Stevens	22 Bedwell St, Emu PE	Ereg Stevens
18/7/99	GIAN ROBINSON	EMU BEACH CIVIC PARK	Gian Robinson
18-7-99	R.D. ...	19 Swarbrick St Emu Point	R.D. ...

14.3.3 Macedon Street – Designation As One-Way Carriageway

- File/Ward** : SER 100
Frederickstown Ward
- Proposal/Issue** : Designate Macedon Street as a one-way carriageway.
- Subject Land/Locality** : N/A
- Proponent** : N/A
- Owner** : N/A
- Reporting Officer(s)** : Design Officer Drainage and Roads (J Zelones)
- Previous Reference** : Nil
- Summary Recommendation:** Designate Macedon Street as a one-way carriageway, with traffic flow only allowed to enter from Albany Highway.

Locality Plan :



Item 14.3.3 continued

BACKGROUND

1. On the 8th January 1999, Council received a letter from Mr. David Pedler regarding safety issues on Macedon Street. Mr. Pedler suggested three scenarios that he considered would improve safety in this street. Two of these options were to create cul-de-sacs at either end of the street, while the other suggested a one way carriageway up Macedon Street from Albany Highway. Macedon Street is currently a two-way street servicing five houses. It is 100 metres in length, reasonably steep and has a seal width of 3.8 metres. It was considered by Design Services staff that the closing of either end of Macedon Street would create unnecessary access difficulties for garbage trucks and emergency vehicles.

STATUTORY REQUIREMENTS

2. Council may create a one way street in accordance with the Road Traffic Code Regulation 307 which states:
“Where, for the more effective control of traffic, it appears to the Commissioner of Main Roads to be necessary or expedient to close a road or portion of a road or to set apart a road or portion of a road for traffic travelling in one direction or for traffic of a particular class, the Commissioner may, with the authority of the Minister and after giving such notice as the Minister may direct, do any of those things by means of traffic signs”.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC PLAN IMPLICATIONS

3. In the City of Albany’s 1998-2000 Strategic Plan under the section Physical and Development Infrastructure, Objective one outlines the requirement of safe access to properties. Objective one states:
Ensure transport infrastructure is planned and integrated on a local and regional basis, and with balance and co-ordination between alternative modes or transport.
Strategy:
 - a) Provide safe access to all properties and facilities at an appropriate scale and standard for the function of the road, path or cycleway.Changing Macedon Street into a one-way carriageway is in line with this strategy.

Item 14.3.3 continued

COMMENT/DISCUSSION

4. Currently vehicles entering Albany Highway from Macedon Street are permitted to turn left only. Lion Street, which is only 180 metres south of Macedon Street, allows traffic to turn left or right onto Albany Highway.
5. Upon receiving Mr. Pedler's letter an investigation into adopting a one-way carriageway on Macedon Street proceeded. Letters were sent to the five residences adjacent to Macedon Street asking for their opinions as to whether or not they were in favour of a one-way carriageway and if they were in favour, which direction should the traffic flow. On receiving the replies, the residents indicated that they were in favour of a one-way carriageway with the traffic flow going from Albany Highway to Melrose Street.
6. A second set of letters was sent to the emergency services, these being the: Albany police traffic office, WA fire and rescue, WA state emergency service and St. John Ambulance. Replies from these sources were also for the decision of a one-way carriageway.
7. This information was forwarded to Main Roads for approval, where they raised no objections to a one-way carriageway on Macedon Street flowing from Albany Highway to Melrose Street. Main Roads advised that approval should now be sought from the Commissioner of Police and then formally gazetted.
8. Approval was received from the Commissioner of Police on the 29th June 1999.
9. Letters were also sent to the residents of Melrose Street to see if they had any objections to Macedon Street being changed to a one way carriageway. Five of the 17 owners replied to the letter, all of which objected to the change.
10. The general response was that if Macedon Street was to be a one way carriageway, that it should be one way with traffic flow from Melrose Street to Albany Highway.
11. It is considered this would not be the most beneficial and would not provide the safest option for this street. The main issues to be addressed are:
 - road width for two way vehicles;
 - minimise traffic volumes; and
 - ensure the street's environment encourages minimal speeds.
12. Local government guidelines indicate that Macedon Street, for the current seal width, be used as an access place for the main purpose of providing access to adjacent properties. However, Macedon Street is currently being used as a through road by others and the guidelines recommend that the minimum seal width required for this situation to be 5.5 metres.

Item 14.3.3 continued

13. As the adjacent residents are all in favour of Macedon Street being a one way carriageway from Albany Highway to Melrose Street it is considered that the one way system be installed in this direction. Access onto Albany Highway is readily available to the residents of Melrose Street via Lion Street.

RECOMMENDATION

THAT Council:

- i) designates Macedon Street as a one-way carriageway and traffic travel in the direction from Albany Highway to Melrose Street only; and
- ii) formally gazettes Macedon Street as a one-way carriageway.

Voting Requirement Absolute Majority

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Councillor Cecil declared an interest and left the chambers at 9:00pm.
The nature of Councillor Cecil's interest is that her spouse has contracted to purchase property in Melrose Street which is in the vicinity of Macedon Street.

COUNCIL RESOLUTION

**MOVED COUNCILLOR DUFTY
SECONDED COUNCILLOR BAIN**

THAT Council:

- i) designates Macedon Street as a one-way carriageway and traffic travel in the direction from Albany Highway to Melrose Street only; and**
- ii) formally gazettes Macedon Street as a one-way carriageway.**

MOTION CARRIED 13 – 0

Councillor Cecil returned to the chambers at 9:02pm.

14.3.4 Variation to Vehicle Contract

File/Ward	:	FLE 003 All Wards
Proposal/Issue	:	Variation to Vehicle Contracts
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Technical Administration Officer (R W Henley)
Previous Reference	:	OCM 14/10/98 Item 14.3.6
Summary Recommendation:		Approve recommendation
Locality Plan	:	N/A

BACKGROUND

1. The former Town of Albany entered into contracts in May 1997 with various car dealers in Albany to changeover its vehicular fleet in the range 5 months/10000kms, up to 12 months/20000km. The supplier determining the optimum periods for replacement to suit their operations and to minimise costs for both Supplier and Council.
2. There was and still is a continuing dramatic downturn in the used car market to the extent that Dealers were calling for re-negotiation, or release from their contracts. In June 1998, Barnesby Ford sought to amend its contractual arrangements to comply with Ford Australia requirements that "All contract priced tax paid vehicles are required to be kept for a minimum of 9 months or 20,000kms..."
3. Contract 22A/97 (Fairlane with a net changeover price of \$1,736.00) formerly used by the former Town's Chief Executive Officer was subsequently negotiated for a credit or cash back of \$2,200.00, as a result of downgrading the vehicle to Fairmont standard for use by the Executive Director Works & Services.

Item 14.3.4 continued

4. At their Ordinary Council Meeting on 14 October 1998 Item 14.3.6, Council resolved:
 - i) “THAT in relation to the Contract 22/97 with Barnesby Ford, that Council:
 - a) Seek a revised pricing for changing over 22A/97 (now a Ford Fairmont) from Barnesby Ford.
 - b) Accept the change-over pricing for 22B/97 at \$1,736.
 - c) Withdraw 22C/97 from the contract and that further quotation be called for the replacement of this vehicle at 40,000 kms and a further report is presented to Council.

STATUTORY REQUIREMENTS

Nil.

POLICY IMPLICATIONS

5. The City of Albany currently does not have any adopted policies relating to the issue of asset management. However, the development of a 5-year passenger and utility vehicle replacement program is part of the City of Albany commitment to the effective and efficient management of Council’s assets.

FINANCIAL IMPLICATIONS

6. Barnesby Ford has provided changeover cost information so that a variation could be re-negotiated by Council; this was received 25 August 1999 as follows;

“Please be advised that Contract 22A is now Fairmont to Fairmont (in lieu of (Fairlane) at a cost to Council of \$2031 per changeover. It must be noted that this is a maximum changeover price and if the used car marketing system improves and allows a better changeover price then this will be extended to the City of Albany.”

7. Funds have been allocated in the 1999/2000 budget for the changeover of this vehicle.

STRATEGIC PLAN IMPLICATIONS

Nil.

Item 14.3.4 continued

COMMENT/DISCUSSION

8. Recent enquiry with WA Auto Auctions indicated that at auction a Ford Fairmont would expect to sell for between \$27,000.00 and \$28,500.00. Taking into consideration the difference in purchase price \$32,120.00 and expected resale value, it is considered that the advised changeover cost to a maximum of \$2,031.00 for the supply of a Ford Fairmont be accepted.
9. It should be borne in mind that should this vehicle be withdrawn from contract, various costs associated with officer time in the preparation and evaluation of vehicle quotations for periodic vehicle replacement to determine "best value" would be incurred. Costs of ordering, changeover, maintenance and the like would also need to be considered.

RECOMMENDATION

THAT Council approves the variation to vehicle Contract 22A/97 with Barnesby Ford and accept the amended net changeover cost to a maximum of \$2,031.00.

Voting Requirement Simple Majority

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The Executive Director Works & Services left the chambers at 9:03pm.

COUNCIL RESOLUTION

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR BOJCUN**

THAT Council approves the variation to vehicle Contract 22A/97 with Barnesby Ford and accept the amended net changeover cost to a maximum of \$2,031.00.

MOTION CARRIED 11 – 3

The Executive Director Works & Services returned to the chambers at 9:06pm.

14.3.5 Provision of Caretakers at Council Reserves.

File/Ward	:	SER 125 All Wards
Proposal/Issue	:	Provision of a caretaker at Cape Riche.
Subject Land/Locality	:	Reserve 1010 at Cape Riche Hassell Ward
Proponent	:	Reserve 1010 Committee
Owner	:	N/A
Reporting Officer(s)	:	Operations Manager (C Mibus)
Previous Reference	:	N/A
Summary Recommendation:		Nil pending discussion
Locality Plan	:	N/A

BACKGROUND

1. Council has four reserves at which camping is allowed: Cosy Corner, Cosy Corner East, Torbay Inlet and Cape Riche Reserve 1010. The latter being the only reserve in which Council has used a caretaker to supervise camping activities.
2. There are a number of informal areas in which camping activities are experienced but not encouraged or allowed: Lowlands, Mutton Bird, Two Peoples Bay, Betty's Beach and Norman's Beach.
3. In conjunction with the Cape Riche Reserve 1010 Committee, Council has in the past let a contract to provide caretaker services at Cape Riche Reserve 1010, for varying periods from mid September through to end of April each year.
4. Council is currently reviewing the contract following a number of concerns with the previous contract documentation and its non-compliance with other pieces of legislation.
5. This needs to be resolved now as a matter of urgency given that the period for commencing the new contract (if called) is only a matter of weeks away.

STATUTORY REQUIREMENTS

Nil.

Item 14.3.5 continued

POLICY IMPLICATIONS

6. Council needs to be mindful that the method of operation it considers the most appropriate to manage the Cape Riche reserve may set a precedent in the operation of other similar reserves.

FINANCIAL IMPLICATIONS

7. The budget has provision for a self-supporting loan for the amount of \$20,000 which depending on the decision by Council may be acted upon by the 1010 Committee.

STRATEGIC PLAN IMPLICATIONS

8. The Corporate Plan provides the following in Services for the People under:

Sport and Recreation

Objective 1: Facilitate the health and well being of the community by ensuring the provision and promotion of leisure, sport and recreation facilities, services and programmes.

Strategy:

- a) Integrate recreational facilities and needs into the City's planning and development processes, including plans for parks and reserves.
- b) Maximise utilisation of existing facilities.
- c) Encourage voluntary participation in maintenance of facilities.

Built and Natural Environment

Objective 1.: Manage and enhance an outstanding series of parks and reserves.

Strategy:

- a) Pursue other funding resources to secure parks and reserves.
- b) Plan and implement a maintenance and development strategy.
- c) Encourage community input into the planning, development and management of recreation and reserve assets.

COMMENT/DISCUSSION

9. There are four options available to Council, to manage its Reserve. These are:
 - i) Conduct all Reserves on a similar basis as Cosy Corner and Cosy Corner East ie, a non-supervised camping ground with no fees and provide basic rubbish collection.
 - ii) Provide financial support to Committees (Incorporated Body) to manage the Reserves as they see fit.
 - iii) Council employs a person for full time seasonal employment.
 - iv) Council calls quotations for a contractor to provide caretaker service.

Item 14.3.5 continued

10. The **first option** whilst the simplest for Council, brings about a number of other issues which are being experienced at other non-supervised camping and non-camping areas. These include:
- Removal of vegetation for firewood
 - Waste and Litter from users of the reserve and fish cleaning activities
 - Camping in non-designated areas
 - Unruly behaviour (towards other campers)
 - Inadequate pet control
 - Fire control of campfires
- Council Rangers provide limited control in these areas.
11. The **second option** has good aspects but Council needs to address the following:
- Does the committee have appropriate Management Plans and expertise to fully assess the development of this area? Strategic Planning are currently undertaking a Coastal Strategy which will formulate a framework for the management of Council's coastal reserves.
 - Does Council want to have a controlling interest in the management of the reserve to ensure implementation of coastal strategy plans?
- Further investigation needs to be undertaken, to ensure that Council is adequately protected in addressing its duty of care to the general public, the committee and any person they may contract to provide caretaker services at Reserves.
12. The **third option** which involves employing a person in the capacity as full time seasonal employment will increase Council's costs because of:
- Providing a minimal requirement for specialist training to cover Council's duty of care in such things as First Aid, How to deal with aggressive campers/customers, Handling of ranger duties
 - Meeting award conditions in relation to overtime, weekend penalty rates, meal breaks, relief, and
 - The 'work safe' issues raised in paragraphs below, in relation to accommodation and communication (paragraph 17).
13. At Cape Riche Reserve 1010 Council has used **option 4** in the past, to provide caretaker services using a contractor. This has worked well with the local Wellstead community providing voluntary input in the selection of the contractor and provision of facilities at the reserve. The contractor also carried out the cleaning of the toilets at Wellstead.

Item 14.3.5 continued

14. However a number of concerns have been raised by staff with the previous contract for the following reasons:
 - The contract didn't clearly define a true Council/Contractor relationship
 - The contractor was not registered as a business
 - The council was responsible for providing the contractor with adequate cover under Council's Employees Indemnity and public liability insurance policies
 - The contractor liaised and responded to requests and directions of both the 1010 Committee and Council, and
 - O.H & S issues are not specifically spelled out in the contract documentation.
15. The advantage of using a contractor is that it reduces the demand on council's resources and depending on how the contract is written, can reduce council's liability.
16. There are other advantages in providing a caretaker (employee/contractor) at reserves, mainly in policing some of the issues raised in paragraph 10 above. Without a caretaker Rangers will be required on a part-time periodical basis to control the behaviour of the reserves patrons without imparting on their other duties.
17. Work Safe is currently investigating accommodation at work sites in remote areas. The Council or any contract will need to address the Occupational Health and Safety/Duty of Care issues that flow on from this namely:
 - That the accommodation is adequate, safe, hygienic, has clean water, and toilet and wash facilities.
 - Communications should be provided for Emergencies, and backup for additional support. As the contractor is on their own and because of the remoteness, a procedure should be in place for the contractor/employee to 'check in' every 2 hours (minimum) via a phone or two-way radio to the principle/council. Who provides the equipment?
 - As noted earlier council has provided for a \$20,000 self-supporting loan in the budget to provide for the accommodation aspect.
18. The committee is adamant that someone should provide caretaker duties at Cape Riche Reserve 1010. Additional information on the committee and funding collected over the years is appended at the end of the report.
19. If the work safe and legal issue's can be resolved by Council Officer's then option 4, ie., calling for quotations for a contractor to provide caretaker service, is the favoured option.

This system has run extremely well since its inception and Cape Riche has been a role model for similar styled camp areas because of the successful way it has managed a fragile environment. It has also nurtured a strong community ownership of the area. There has also been a direct saving to council to manage the area due to its remoteness.

Item 14.3.5 continued

20. If a contractor continues to be successful at Reserve 1010, then a contractor may be used at other Reserves like Cosy Corner, Cosy Corner East and Torbay Inlet in the future.

RECOMMENDATION

THAT for the management of camping at nominated* reserves, Council:

- i) conducts all Reserves on a similar basis as Cosy Corner and Cosy Corner East ie, a non-supervised camping ground with no fees and provide basic rubbish collection only; OR
- ii) provides financial support to a nominated* incorporated body; OR
- iii) employs a person for full time seasonal employment; OR
- iv) invites quotations for a contractor to provide caretaker services.

Voting Requirement Simple Majority

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* to be determined at Council meeting depending resolution.

COUNCIL RESOLUTION

**MOVED COUNCILLOR WEST
SECONDED COUNCILLOR WALKER**

THAT:

- i) for the management of camping at Cape Riche Reserve 1010, Council invites quotations for a contractor to provide caretaker services from September to April on an annual basis.**
- ii) For those reserves which are subject to camping or recreational activities, the management of the reserves be subject to a needs assessment and further report to Council.**

MOTION CARRIED 14 – 0

1010 COMMITTEE

The committee formed eight years ago with representatives from Wellstead Progress, L.C.D.C., Swimming Classes and Professional Fisherman and have achieved

- (1) A marked improvement of the degraded areas caused by campers in associated fragile sites eg erection of pine poles & barriers (provided by Shire)
- (2) The appointment of a caretaker to monitor and direct people using the area for camping, swimming, boating etc. To enforce the basic bylaws that are applicable for everyone's well being.
- (3) Improvements (additions) to Ablution Block small change/shower rooms built by committee members and campers beginning in 1997 season with the Shire paying for materials.
- (4) The erection of 2 Bowerlike covers over 2 Barbecues situated close to the main beach.

This area is very popular with day trippers. Shire provided 2nd state of the art barbecue at the beginning of 98 season. Total of 3 barbecues on reserve.

- (5) Improved general access to Boat launching area and 3 stepped walk ways onto Shed beach which protect fragile adjoining sandhill areas.
- (6) Bi annual spraying program of Bridal creeper in Reserve. A feral cat trapping program when required.
- (7) Regulating the fresh water supply and carting in water when low probably twice a year depending on rain fall. Caretaker supervises which helps preserve supplies.

1010 FINANCIAL

Caretaker 1010 reserve financial record

FEES	COLLECTED	WAGES PAID	BALANCE
1992-93	\$4982	\$4446	\$536
1993-94	\$5421	\$4446	\$975
1994-95	\$7411	\$4730	\$2681
1995-96	\$6801	\$5630	\$1171
1996-97	\$8282	\$7769	\$512
1997-98	\$8540	\$8640	-\$100
1998-99	\$8475	\$8524	-\$49
TOTALS	\$49,912.00	\$44,225.00	+\$5687.00

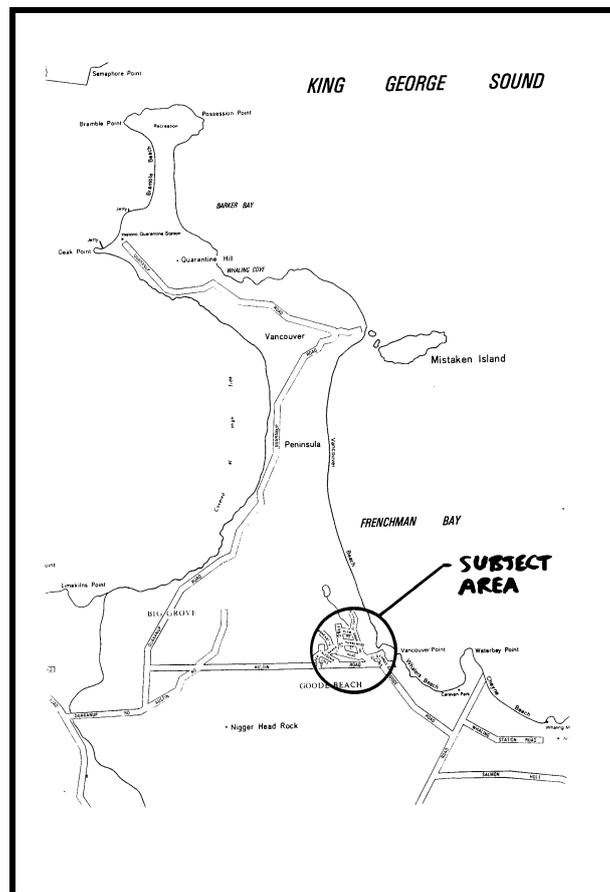
The caretaker appointment over the past 7 years has proven to be more than self supporting. His daily wage a modest \$34.00 per day in the first 3 years to \$45.00 per day in the 98\99 season.

These figures compared to the 1997 season when the council employee who serviced Reserve 1010 was paid \$24.68 per HOUR cant be compared.

During the 5.5 month winter period when no caretaker is on site the council employee services 1010 once a week at a cost of \$98.72. During this period fees are not collected and there is no camping control administered.

14.3.6 Underground Power – Goode Beach

File/Ward	:	MAN 075 Vancouver Ward
Proposal/Issue	:	Provision of Underground Power at Goode Beach.
Subject Land/Locality	:	N/A
Proponent	:	Frenchman Bay Association (Incorporated)
Owner	:	N/A
Reporting Officer(s)	:	Engineering Project Officer (J Barnes)
Previous Reference	:	OCM 22/06/99 Item 14.3.2
Summary Recommendation:		That Council does not support the proposal
Locality Plan	:	



Item 14.3.6 continued

BACKGROUND

1. Council at its meeting on 22nd June 1999 resolved:

“THAT:

- i) Council officers undertake a survey of property owners in the Goode Beach residential area to gauge support for the provision of underground power based on a 50% contribution by the residents at a preliminary estimated total cost of \$5,000 - \$6,000 per property;
- ii) subject to the results of the resident survey and further investigation and costing, Council proceeds with a funding application to the Office of Energy for their consideration; and
- iii) the Frenchman Bay Association be advised of Council’s resolution on this matter”.

STATUTORY REQUIREMENTS

2. Under Section 6.38(i) of the Local Government Act Council may impose on owners or occupiers of land within a defined part of the district a service charge to meet the cost of providing a prescribed service. Clause 54 of the Local Government Act Financial Regulations identifies underground electricity as a prescribed service for which the service charge maybe imposed.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC PLAN IMPLICATIONS

3. The City of Albany Strategic Plan 1998 – 2000 under the section Physical & Development Infrastructure states:

Public Utilities

Objective 1:

Promote the development and extension of public utilities.

Strategy:

- a) Promote the development of sustainable energy and water supplies.

Item 14.3.6 continued

COMMENT/DISCUSSION

4. Survey forms were posted to 143 property owners in the Goode Beach area to gauge support for an underground power project for the area.
5. The results of the survey are as follows:

Forms posted out	143	
Forms returned	117	81.8%
Of the 117 forms returned:		
• Supporting the Underground Power proposal	70	59.8%
• Opposed to Underground Power	46	39.3%
• Did not comment	1	0.9%
• Willing to contribute to cost	61	52.1%
• Unwilling to contribute to cost	56	47.9%
• Support the provision of street lighting	15	
• Do not support the provision of street lighting	95	
• Did not comment	7	
Of the 61 property owners willing to contribute to the cost:		
• Choosing full payment option	36	59.0%
• Choosing payment by installments	22	36.1%
• Did not comment	3	4.9%

6. The survey results show a very high response rate, being 81.8%.
7. Although support does exist for underground power for Goode Beach (59.8% of the respondents) the number of property owners willing to contribute to the cost of the project is just over half the respondents at 52.1%.
8. Although the views of the 26 property owners who did not respond to the survey are not known, the survey results indicate that of the overall Goode Beach community, 47.9% of property owners are unwilling to contribute to the cost of the project.
9. It is considered that for Council to proceed to the next phase of the project and seek funding from the Office of Energy that the number of property owners willing to contribute to the cost of the project would need to be significantly higher than the 52.1% demonstrated. If the project proceeded Council would need to impose a service charge in the order of \$2,500 - \$3,000 per property to approximately 50% of property owners who are opposed to such a charge.
10. Therefore it is considered that Council should not support the project and advise the Frenchman Bay Association and the residents accordingly.

Item 14.3.6 continued

RECOMMENDATION

THAT Council:

- i) does not support the Underground Power proposal for Goode Beach as the property owner survey indicated that only 52.1% of the residents were willing to contribute towards the cost of the project;
- ii) advises the Frenchman Bay Association of the results of the resident survey and of Council's resolution and thanks the Association for their interest in the project; and
- iii) advises the residents of Goode Beach of the results of the survey and of Council's resolution.

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR CECIL**

THAT Council:

- i) does not support the Underground Power proposal for Goode Beach as the property owner survey indicated that only 52.1% of the residents were willing to contribute towards the cost of the project;**
- ii) advises the Frenchman Bay Association of the results of the resident survey and of Council's resolution and thanks the Association for their interest in the project; and**
- iii) advises the residents of Goode Beach of the results of the survey and of Council's resolution.**

MOTION CARRIED 14 – 0

13.0 CORPORATE & COMMUNITY SERVICES

- I N D E X -

13.1 FINANCE

13.1.1 List of Accounts for Payment – City of Albany

13.2 ADMINISTRATION

13.2.1 Purchase of Mouchemore Cottage - Lot 1297 (1) Parade Street, Albany

13.2.2 Appointment of Representative – Great Southern Regional Cattle Saleyards Joint Venture Committee

13.2.3 Albany Town Jetty Electrical Distribution Board

13.2.4 Contract – Special Needs Subsidy Scheme

13.2.5 Great Southern Regional College – Scholarship and Bursary proposal

13.2.6 Change of Reserve Purpose

13.2.7 Lease renewal option – C Meiklejohn

13.2.8 Approval to lift charge on land – Vancouver Street

13.2.9 Sale of Council Land – Lot 63 Katoomba Street, Orana

13.3 LIBRARY SERVICES

13.4 DAY CARE CENTRE

13.5 TOWN HALL

13.6 ALBANY LEISURE & AQUATIC CENTRE

- R E P O R T S -

13.1 FINANCE

13.1.1 List of Accounts for Payment – City of Albany

File	:	FIN022
Proposal/Issue	:	N/A
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Manager of Finance (S Goodman)
Previous Reference	:	N/A
Summary Recommendation	:	Approve accounts for payment

COMMENT/DISCUSSION

1. The list of accounts for payment for the City of Albany is attached and contains the following:-

Municipal Fund Vouchers 7103 to 7495	totalling	730,281.70
Municipal Fund Direct Debits Payroll	totalling	306,198.31
Loan Repayments	totalling	1,417.56
Other Direct Debits	totalling	353.00
Total Municipal Fund		<u>1,038,250.57</u>
Trust Fund Vouchers 43 to 45	totalling	26,750.00
Trust Fund Direct Debits	totalling	Nil
Total Trust Fund		<u>26,750.00</u>
TOTAL		<u>1,065,000.57</u>

RECOMMENDATION

THAT the following City of Albany accounts be passed for payment: -

Municipal Fund	totalling	\$1,038,250.57
Trust Fund	totalling	<u>\$ 26,750.00</u>
Total		<u>\$1,065,000.57</u>

Voting Requirement Simple Majority

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Item 13.1.1. continued.

COUNCIL RESOLUTION

**MOVED COUNCILLOR ARMSTRONG
SECONDED COUNCILLOR BOJCUN**

THAT the following City of Albany accounts be passed for payment subject to further clarification of voucher 7335: -

Municipal Fund	totalling	\$1,038,250.57
Trust Fund	totalling	<u>\$ 26,750.00</u>
Total		<u>\$1,065,000.57</u>

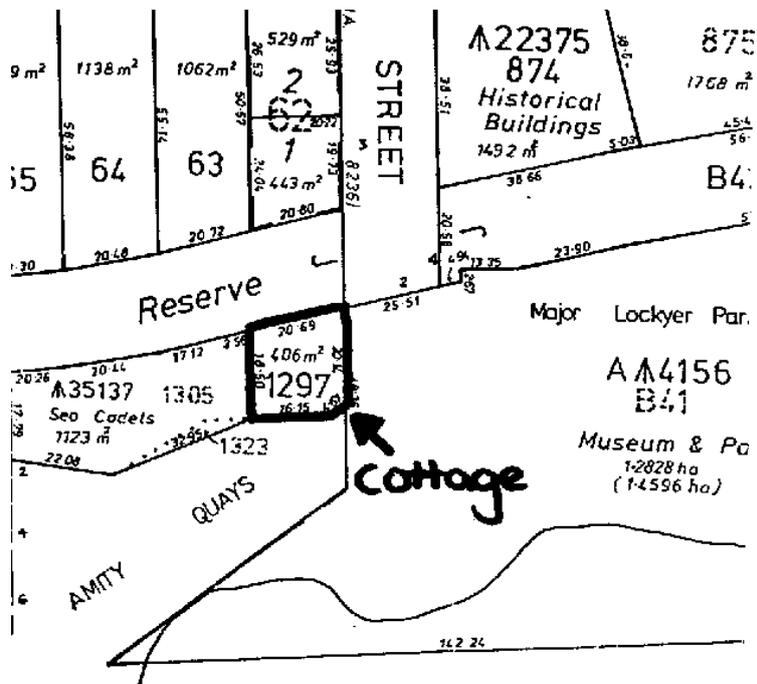
MOTION CARRIED 14 – 0

13.2 ADMINISTRATION

13.2.1 Purchase of Mouchemore Cottage - Lot 1297 (1) Parade Street, Albany

File	:	A108688
Proposal/Issue	:	Purchase of Lot 1297 (1) Parade Street, Albany from Mr Bryce Mouchemore
Subject Land/Locality	:	Lot 1297 (1) Parade Street, Albany
Proponent	:	N/A
Owner	:	Bryce Mouchemore
Reporting Officer(s)	:	Administration Officer (A Loveridge)
Previous Reference	:	N/A
Summary Recommendation:	:	That Council agree to purchase Lot 1297 (1) Parade Street, Albany by entering into a Contract of Sale of Land by Offer and Acceptance and a Deed of Trust with the Lotteries Commission.

Locality Plan :



Item 13.2.1. continued.

BACKGROUND

1. Mouchemore Cottage is located in Parade Street, and is the only remaining example of a fisherman's home built around 1850 in Western Australia. It has been continually used by fishermen since it was built, with the current family, the Mouchemore family having occupied the home for more than a century.

STATUTORY REQUIREMENTS

Nil.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

2. The Lotteries Commission has granted the City of Albany \$125,000.00 to purchase the cottage and a nearby net shed from the Mouchemores. A Contract of Offer and Acceptance is to be prepared subject to this funding.

STRATEGIC PLAN IMPLICATIONS

Nil.

COMMENT/DISCUSSION

3. Mouchemore Cottage is one of Albany's oldest homes, and is to be transformed into a fishing museum to recognise the contribution of fishing families to the region. It should give people a better understanding of the history of the South Coast since settlement. A Contract of Offer and Acceptance will need to be prepared and signed by Mr Bryce Mouchemore and the City of Albany for the sale of land, subject to a funding grant from the Lotteries Commission. A Deed of Trust will also need to be entered into between the City of Albany and the Lotteries Commission before the grant is handed over.

Item 13.2.1 continued.

RECOMMENDATION

THAT

- i) Council agree to enter into a Contract of Offer and Acceptance with Mr Bryce Mouchemore of 10 Manton Street, Richmond Victoria to purchase Lot 1297 (1) Parade Street, Albany;
- ii) Council agree to enter into a Deed of Trust with the Lotteries Commission in relation to the grant; and
- iii) The Common Seal of the City of Albany be affixed to all the appropriate documentation.

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR LUBICH**

THAT

- i) Council agree to enter into a Contract of Offer and Acceptance with Mr Bryce Mouchemore of 10 Manton Street, Richmond Victoria to purchase Lot 1297 (1) Parade Street, Albany;**
- ii) Council agree to enter into a Deed of Trust with the Lotteries Commission in relation to the grant; and**
- iii) The Common Seal of the City of Albany be affixed to all the appropriate documentation.**

MOTION CARRIED 14 – 0

13.2.2 Appointment of Representative – Great Southern Regional Cattle Saleyards Joint Venture Committee

File	:	MAN
Proposal/Issue	:	Appointment of Representative – Great Southern Regional Cattle Saleyards Joint Venture Committee
Subject land	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer	:	Manager Administration (R Boardley)
Previous Reference	:	OCM 01/06/99 – Item 13.2.6
Summary Recommendation	:	Council appoint a new representative to the Great Southern Regional Cattle Saleyards Joint Venture Committee.
Locality Plan	:	N/A

BACKGROUND

1. At the Ordinary Council Meeting held on 1st June 1999 the following representatives and deputies were appointed to represent Council on the Great Southern Regional Cattle Saleyards Joint Venture Committee:-

Representatives

Cllr Walker
Cllr Wolfe
Cllr Mountford

Deputies

Cllr West (for Cllr Walker)
Mayor Goode (for Cllr Wolfe)
Cllr Bain (for Cllr Mountford)

2. Councillor Mountford has now tendered her resignation from the Committee.

STATUTORY REQUIREMENTS

3. Section 5.8 of the Local Government Act 1995 deals with the establishment of committees and states as follows:-

“5.8 A local government may establish committees of 3 or more representatives to assist the council and to exercise the powers and discharge the duties of the local government that can be delegated to committees.*

**Absolute majority required.”*

Item 13.2.2 continued.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

4. Governance – Objective 1.
Provide good governance for the City of Albany.
Strategy:
 - a) Comply with the provisions of the Local Government Act 1995 and all other relevant legislation.
 - b) Establish effective two way communication between Council, residents and other stakeholders.

COMMENT/DISCUSSION

5. Following the resignation of Councillor Mountford, it is necessary for Council to appoint a new representative to the Great Southern Regional Cattle Saleyards Joint Venture Committee.
6. During the construction phase of the saleyards complex, meetings of the committee are being held at 3.00pm on the fourth Wednesday of each month. The next meeting is therefore to be held at the Shire of Plantagenet on 22nd September 1999.
7. Following completion of the saleyards complex, meetings will then be held at least every 6 months as provided for in the Joint Venture Agreement.

RECOMMENDATION

THAT Council appoint Councillor West to replace Councillor Mountford as a representative to the Great Southern Regional Cattle Saleyards Joint Venture Committee.

Voting Requirement Absolute Majority

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Item 13.2.2. continued.

COUNCIL RESOLUTION

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WALKER**

THAT Council appoint Councillor West to replace Councillor Mountford as a representative to the Great Southern Regional Cattle Saleyards Joint Venture Committee, with Councillor Dufty deputising for Councillor Walker.

MOTION CARRIED 14 – 0

13.2.3 Albany Town Jetty Electrical Distribution Board

File	:	PRO003 – Frederickstown Ward
Proposal / Issue	:	Albany Town Jetty Electrical Distribution Board
Subject land	:	Albany Town Jetty, Princess Royal Harbour
Proponent	:	N/A
Owner	:	N/A
Reporting Officer	:	Manager Administration (R Boardley)
Previous Reference	:	Nil
Summary Recommendation	:	Authorise additional expenditure to replace the electrical distribution board at the town jetty, such expenditure to be financed from funds identified in the next quarterly budget review.
Locality Plan	:	N/A

BACKGROUND

1. For some time problems have been experienced with the electricity supply at the town jetty and investigations by electrical contractor, P & W Eloy Electrical Services, have revealed that the present electrical distribution board does not comply with the relevant Australian Standards and Western Power requirements and therefore requires replacement.

STATUTORY REQUIREMENTS

2. Clause 35 of the Local Government (Financial Management) Regulations states in part as follows:-

Item 13.2.3 continued.

“Form of quarterly financial report – s. 6.4 (2)

35. (1) *A quarterly or triannual financial report is to be in a form that sets out-*
- a) the annual budget estimates; and*
 - b) the operating revenue, operating income, and all other income and expenses.*
- from 1 July to the end of the relevant period, and-*
- c) identifies any significant variations between the year to date income and expenditure totals and the relevant annual budget provisions for those totals from 1 July to the end of the period;*
 - d) identifies any significant areas where the activities of the local government are not in accordance with the estimates set forth in the annual budget for that year;*
 - e) in relation to a matter the subject of an identification made under paragraph (c) or (d), provides financial projections to the next 30 June advising the likely effect of the identification of that matter on the end of year results when compared to the projected results set forth in the annual budget for that matter in that year.”*

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

- 3. An amount of \$6,000.00 has been provided in the 1999/2000 budget for this purpose.
- 4. An additional amount of \$6,000.00 is required to complete the replacement of the electrical distribution board, as detailed below.

STRATEGIC IMPLICATIONS

- 5. Council’s Strategic Plan includes the following objectives:-
 - a) Local Government Operations
 - i) Quality Service
Objective 1:
Provide excellence in service delivery to internal and external customers.
Strategy:
 - a) *Systematically plan and continuously improve Council services and processes.*

Item 13.2.3 continued.

- b) Economic Development
 - i) Industry and Commerce
 - Objective 2:
Help create an investment climate and social infrastructure which attracts new business and encourages exciting business to expand.
 - Strategy:
 - c) *Ensure competitive incentives are available for economic development.*
 - d) *Promote an industry attraction campaign internationally and nationally.*
 - e) *Create a vibrant and attractive city centre.*
 - ii) Tourism and Special Events
 - Objective 1:
Foster the growth of tourism and special events in the Albany region.
 - Strategy:
 - d) *Provide public amenities and enhance existing visitor attractions vested in the City.*

6. The upgrading of the electrical distribution board at the town jetty does not exactly fit into the above objectives and strategies, however, it does have some impact on them. It could also be argued that it has implications for some of the Sport and Recreation objectives and strategies contained in the Strategic Plan.

COMMENT/DISCUSSION

7. One of the main problems being experienced at the jetty is that the circuit breakers keep tripping out due to the fact that the wiring on the fishing boats is not compatible with the shore power.
8. In order to overcome this problem it is now proposed to delete the circuit breakers from the new electrical board and to protect the electrical system at the jetty with an isolation transformer.
9. The same problem has apparently been experienced at the Albany Port with the tug boats etc and was solved by the installation of an isolation transformer.
10. Costs associated with replacement of the electrical distribution board are as follows:-
- | | |
|--|---------------------------|
| • Supply of new board (without circuit breakers) | \$ 5,490.00 |
| • Installation of new board | \$ 600.00 |
| • Supply and installation of isolation transformer | <u>\$ 6,862.00</u> |
| Total | <u>\$11,952.00</u> |
11. It is imperative that this work is proceeded with immediately to overcome the problems being experienced with the circuit breakers continually tripping out and to also upgrade the electrical distribution board to the required standards.

Item 13.2.3 continued.

12. If the work is not proceeded with, Council could be held to be liable in the event of an accident.
13. Council staff are required to visit the jetty several times each week to reset the circuit breakers and this is impacting on other duties.
14. Fishermen using the jetty have expressed concern regarding the standard and reliability of the power supply and believe that they are entitled to a reliable power supply in view of the berthage fees paid.
15. It is therefore important to improve the power supply thereby encouraging an increase in usage of the jetty which in turn will contribute to the local economy.
16. It is proposed that the additional expenditure be authorised at the time and be financed from funds identified in the next quarterly budget review.

RECOMMENDATION

THAT;

- i) Council authorise additional expenditure of \$6,000.00 for the replacement of the electrical distribution board at the town jetty, to ensure compliance with Australian Standards and Western Power requirements; and
- ii) the additional expenditure be financed from funds identified in the next quarterly budget review.

Voting Requirement Absolute Majority

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**SUPPLEMENTARY REPORT & AMENDED
OFFICER RECOMMENDATION**

COMMENT/DISCUSSION

17. Since the preparation of the agenda report, an inspection of the town jetty electrical distribution system has been undertaken by an Electrical Inspector from Western Power Corporation.
18. Advice has now been received that Council has the option of protecting the electrical outlets by the use of either circuit breakers (RCD's) or an isolation transformer, with RCD's being the suggested option.
19. This will mean a significant reduction in the costs as outlined in point 10 of the agenda report, however, we are unable to quote a final cost at this time as we have been unable to obtain a final estimate prior to the meeting.
20. It is now proposed to locate RCD's adjacent to the outlet points and to provide suitable protection for these. This will mean that in future Council staff will not be required to visit the jetty to reset the power as the fishermen will be able to do this themselves by resetting the RCD's on the outlet posts.

Item 13.2.3. continued.

21. It is also proposed to replace some of the 20 amp outlets with 32 amp outlets and to provide 4 additional 32 amp outlets to overcome the present shortage of such outlets.
22. As the final cost is not known at this time, it is suggested that the Chief Executive Officer be granted authority to proceed with the proposed work up to a total cost of \$12,000.00

AMENDED RECOMMENDATION

THAT:

- i) Council authorise additional expenditure of up to \$6,000.00 for the replacement of the electrical distribution board at the town jetty, to ensure compliance with Australian Standards and Western Power requirements;
- ii) Authority be delegated to the Chief Executive Officer to proceed with the proposed work up to a total cost of \$12,000.00; and
- iii) The additional expenditure be financed from funds identified in the next quarterly budget review.

Voting Requirement Absolute Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR EVANS
SECONDED COUNCILLOR ARMSTRONG**

THAT:

- i) Council authorise additional expenditure of up to \$6,000.00 for the replacement of the electrical distribution board at the town jetty, to ensure compliance with Australian Standards and Western Power requirements;**
- ii) Authority be delegated to the Chief Executive Officer to proceed with the proposed work up to a total cost of \$12,000.00; and**
- iii) The additional expenditure be financed from funds identified in the next quarterly budget review.**

MOTION CARRIED 14 – 0

13.2.4 Contract – Special Needs Subsidy Scheme

File	:	
Proposal / Issue	:	Special Needs Subsidy Scheme
Subject land	:	N/A
Proponent	:	Albany Regional Day Care Centre
Owner	:	City of Albany
Reporting Officer	:	Executive Director Corporate & Community Services (P Madigan)
Previous Reference	:	Nil.
Summary Recommendation	:	That Council accept the grant and the Common Seal be attached to the necessary documents.
Locality Plan	:	N/A

BACKGROUND

1. The Albany Regional Day Care Centre has been advised that the Department of Family and Community Services has approved a Special Needs Subsidy Scheme (SNSS) Grant for two disadvantaged children using the centre.
2. The Special Needs Subsidy Scheme complements the Supplementary Services Program. The Scheme is for children with ongoing high support needs, particularly children with a disability, who, without SNSS support, child care services may not be able to care for.
3. The type of support offered under the Special Needs Subsidy Scheme depends on the needs of the child, their family and the child care service.
4. The Scheme helps to include children with ongoing high support needs by providing:-
 - professional advice and assistance through the Supplementary Services (SUPS) Program;
 - additional staffing to enable the inclusion of the child (if necessary);
 - access to training for child care workers;
 - tapes, videos, books, information sheets and advice on developmental needs or particular cultures through the SUPS Program; and
 - essential specialised equipment and resources.

Item 13.2.4 continued.

STATUTORY REQUIREMENTS

5. To accept the grant, it is necessary to execute the contract documents and attach the Common Seal of Council.
6. A resolution of Council is required to attach the Common Seal.
7. There is no Council policy at this stage in relation to the usage of the Common Seal.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

8. Council’s Strategic Plan has as an objective to support the establishment of a broad range of family and youth services.

COMMENT/DISCUSSION

9. This program supports the above objective and provides child care services care for children with ongoing high support needs, particularly children with disabilities.

RECOMMENDATION

THAT Council accept the Special Needs Subsidy Scheme (SNSS) grant, and authorise the attachment of the Common Seal to all necessary documentation.

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR BOJCUN**

THAT Council accept the Special Needs Subsidy Scheme (SNSS) grant, and authorise the attachment of the Common Seal to all necessary documentation.

MOTION CARRIED 14 – 0

13.2.5 Great Southern Regional College – Scholarship and Bursary proposal

File	:	GOV030
Proposal / Issue	:	Great Southern Regional College – Scholarship and Bursary proposal
Subject land	:	N/A
Proponent	:	Great Southern Regional College
Owner	:	N/A
Reporting Officer	:	Executive Director Corporate & Community Services (P Madigan)
Previous Reference	:	Nil.
Summary Recommendation	:	
Locality Plan	:	N/A

BACKGROUND

1. For the past two years, the Great Southern Regional College has awarded two scholarships to the value of \$1000 to successful applicants. In 1998, the emphasis was towards Applied Business & Hospitality Studies and Primary Industries & Applied Science, while 1999 saw Social Sciences and Manufacturing & Allied Trades study selected as target areas.
2. Each year, the portfolios selected have designated courses as options for the applicant.
3. For 2000 the Great Southern Regional College proposes:
 - A total of four awards be offered.
 - All areas of study be included as options for the applicant, and
 - The purpose and function of the awards be divided into two categories:-
 - a) Scholarship: 2 Awards rewarding Academic Excellence
 - b) Bursary: 2 Awards providing Financial Assistance (enabling participation in a course of study by those that would otherwise be unable to apply)
 - Both categories to be assessed under appropriate criteria.
 - Key community & industry organisations be invited to be involved with the project.
4. The City of Albany has been invited to participate in the scheme.

Item 13.2.5 continued.

STATUTORY REQUIREMENTS

Nil.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

5. No provision has been included in Council's budget for this purpose, and should Council agree to the request it would be necessary to re-allocate the funds through the September Quarterly Review.
6. Council has currently provided for the following awards during 1999/2000:-

GSRC

Tafe Benno Lange Award	\$150.00
Amity Scholarship	\$350.00

UWA

Three Scholarships for former ASHS, NASHS & St Josephs students to assist with HECS fees	\$3,000.00
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STRATEGIC PLAN IMPLICATIONS

7. Council's Strategic Plan contains the following strategies in relation to education:
 - a) Encourage the further development of TAFE facilities;
 - b) Support expansion of course options provided by education and training providers;
 - c) Encourage the Education Department to adequately plan for primary, pre primary and secondary education facilities in the City; and
 - d) Facilitate the establishment of university education in Albany.

COMMENT/DISCUSSION

8. The Great Southern Regional College has reiterated that the City of Albany has already demonstrated a willingness to encourage local students with the establishment of a scholarship in conjunction with the Albany Campus of the University of Western Australia. It has also indicated that the number of Year 12 students who chose to study at TAFE over other training or education institutions increased last year to 56%.

Item 13.2.5 continued.

9. The GSRC believes the benefits to all parties involved will be achieved in two main areas:
- Demonstration to the greater community of their commitment to the purpose of their organisation; and
 - Platform for continued promotion throughout the following 12 months.

RECOMMENDATION

THAT while commending the Great Southern Regional College on its initiative, given its current level of involvement in education prizes and scholarships, Council decline the invitation to participate in the scheme.

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR BOJCUN
SECONDED COUNCILLOR WILSON**

THAT Council agrees to fund a scholarship and a Bursary up to the total value of \$2,000, with such funds being the subject of a reallocation during the September quarterly budget review.

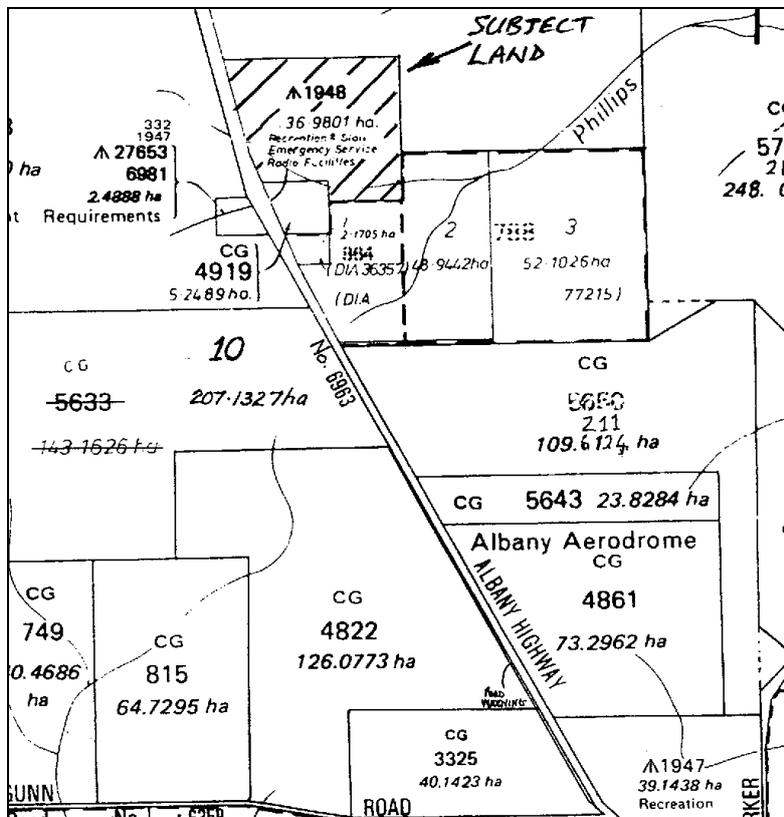
MOTION CARRIED 12 – 2

Pursuant to Section 11 (da) of the Local Government Administration Regulations 1996, the reason for this decision is as follows:

Council should support the facilitation of further education studies for young people in the City of Albany wishing to undertake study at Great Southern Regional College of TAFE. Not all students wish to attend university. This is consistent with the intent of Council’s Strategic Plan in relation to education.

13.2.6 Change of Reserve Purpose

File	:	SER039 – Kalgan Ward
Proposal / Issue	:	Change of Reserve Purpose
Subject land	:	Reserve 1948, Albany Highway, North of Albany Airport.
Proponent	:	N/A
Owner	:	Crown Land
Reporting Officer	:	Senior Administration Officer (S Pepper)
Previous Reference	:	OCM 23/07/97 – Item 14.3
Summary Recommendation	:	Approve Application to change Management Order purpose.
Locality Plan	:	N/A



Item 13.2.6.

BACKGROUND

1. Reserve 1948 has a management order to the City of Albany for the purpose of “Recreation and State Emergency Service Radio Facility”. As indicated by its purpose, Reserve 1948 is the present site for the State Emergency Services Local radio network transmitter aerial. The remainder and vast majority of the Reserve has been used by the Albany Apex Club for cattle grazing.
2. Research of Shire and Albany Apex Club records indicates an informal agreement was in place in the early 1960s’, which allowed the Apex Club to graze horses and cattle on the reserve during the holding of the annual Manypeaks Rodeo. This arrangement was varied in the early 1980’s to allow the Club to graze cattle, which are subsequently sold, with the proceeds helping to finance their many community projects.
3. The Apex Club would like to formalise this arrangement by seeking a lease for the Reserve.

STATUTORY REQUIREMENTS

4. Under section 46 of the Land Administration Act 1997, Ministerial approval is required to change the purpose and power to lease conditions of any Crown Reserve.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

Nil.

STRATEGIC IMPLICATIONS

5. **Sport and Recreation**

Objective 1.

Facilitate the health and well being of the community by ensuring the provision and promotion of leisure, sport and recreation facilities, services and programmes.

Strategy:

- d) *integrate recreational facilities and needs into the City’s planning and development processes, including plans for parks and reserves.*
- e) *maximise utilisation of existing facilities.*

Item 13.2.6 continued.

COMMENT/DISCUSSION

6. An environmental assessment of the reserve re cattle grazing, has been carried out, which identifies concerns about weed infestation affecting the natural vegetation. The pasture is not of a high standard, with cattle grazing through the natural vegetation.
7. It could be recommended that a management plan be promoted for pasture/natural vegetation co-existing, during the lease negotiations with the Apex Club.
8. As the Albany Apex Club have been using this reserve since the early 1960's and have expended significant funds on the fencing and general maintenance of the reserve, it is considered reasonable to support their request to seek a formal agreement to be negotiated. The Apex Club activities and the SES transmitter facility (which complies with the current purpose) have co-existed for many years without incident.

RECOMMENDATION

THAT Council agree to seek ministerial approval to have the purpose of the Reserve No 1948 varied from 'Recreation and State Emergency Services Radio Facility' to 'Public Purposes and State Emergency Services Radio Facility' with power to lease up to 21 years.

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR WEST
SECONDED COUNCILLOR WOLFE**

THAT Council agree to seek ministerial approval to have the purpose of the Reserve No 1948 varied from 'Recreation and State Emergency Services Radio Facility' to 'Public Purposes and State Emergency Services Radio Facility' with power to lease up to 21 years.

MOTION CARRIED 14 – 0

13.2.7 Lease renewal option – C Meiklejohn

File	:	PRO067 – Frederickstown Ward
Proposal/Issue	:	New Lease
Subject land	:	Portion of Reserve 27068
Proponent	:	N/A
Owner	:	Crown Land
Reporting Officer	:	Senior Administration Officer (S Pepper)
Previous Reference	:	OCM 25/11/98 – Item 13.2.1
Summary Recommendation	:	Approve new lease.
Locality Plan	:	

BACKGROUND

1. A request had been previously received and approved by Council in December of 1998, from Mr Colin Meiklejohn to take up the 5 year option on his lease for his Coin Operated Binoculars on portion of Reserve 27068 Marine Drive. The area in question covers a one metre square lot.
2. Staff had the necessary agreements prepared by Council's solicitors, signed by the applicant and referred to the Department of Land Administration for processing.
3. During is period, DOLA introduced new legislation – the Land Administration Act 1997, on 30th March 1998 which required all dealings in relation to Crown Land to be registered with DOLA.
4. This lease was originally incorrectly processed, as the reserve No 27068 did not provide for the power to lease, but was amended in August 1997 to allow for this action. The Minister for Lands approved the subsequent lease variation.
5. The renewal of lease for Mr Meiklejohn, should have been straightforward, but with the introduction of the new Land Act, there was no retrospective clauses to address anomalies of earlier ministerial approved leases which do not comply with the new registration process. DOLA has advised, it will not register the renewal of lease, and suggests a new agreement should be prepared. The cost of this action is approximately \$500.00 in legal fees.

Item 13.2.7 continued.

STATUTORY REQUIREMENTS

6. Under Section 18 of the Land Administration Act 1997 (“LAA”), written approval by the Minister is required for any dealings with interest in Crown Land prior to execution of the documents.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

7. The cost of preparing a new lease for the application has been estimated at \$500.00.

STRATEGIC IMPLICATIONS

8. This request complies with Council’s Strategic Plan for 1998-2000, which states in part as follows:-

“Public Places

Objective 1. Ensure public places are individual and complementary to their setting.

Strategy:

- d) Encourage integral, individual strategic public place plans that emphasise the unique identity of Middleton Beach and Emu Point.*
- e) Encourage integral, individual, strategic public place plans that emphasise the unique identities of public places in the City.”*

COMMENT/DISCUSSION

9. With the introduction of the new Land Administration Act 1997, staff are finding there are various leases, such as Mr Meiklejohn’s that do not comply with these new legislative requirements. There is concern that Council is going to be asked to carry the costs of numerous lease changes to comply with this legislation. There is no fault with the applicants’ leases, which were approved by the then Minister and as such, costs should not be borne by them.

Item 13.2.7 continued.

RECOMMENDATION

THAT Council:

- i) agree to a new lease for Mr Meiklejohn, subject to Ministerial approval for a term of 5 years as a replacement option from 13th December 1998;
- ii) agree terms and conditions of the previous agreement being extended to the proposed new lease;
- iii) be responsible for the fees associated with the preparation of this new lease;
- iv) agree with the rental remaining at \$500.00 per annum for the first year, to be assessed annually by movements in CPI;
- v) agree the Common Seal of the City of Albany be affixed to the lease documents;
- vi) refer the issue of replacement leases over Crown Land, brought about the introduction of the new Land Administration Act 1997, to WAMA for further investigation with DOLA;

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR WILSON
SECONDED COUNCILLOR WALKER**

THAT Council:

- i) agrees to a new lease for Mr Meiklejohn, subject to Ministerial approval for a term of 5 years as a replacement option from 13th December 1998;**
- ii) agrees terms and conditions of the previous agreement being extended to the proposed new lease;**
- iii) be responsible for the fees associated with the preparation of this new lease;**
- iv) agrees with the rental remaining at \$500.00 per annum for the first year, to be assessed annually by movements in CPI;**
- v) agrees the Common Seal of the City of Albany be affixed to the lease documents;**
- vi) refers the issue of replacement leases over Crown Land, brought about the introduction of the new Land Administration Act 1997, to WAMA for further investigation with DOLA.**

MOTION CARRIED 14 – 0

13.2.8 Approval to lift charge on land – Vancouver Street

File	:	A1002198
Proposal / Issue	:	Approval to lift charge on land – Vancouver Street
Subject land	:	90 Vancouver Street, Albany
Proponent	:	N/A
Owner	:	PA & FD Totino
Reporting Officer	:	Senior Administration Officer (S Pepper)
Previous Reference	:	OCM Feb 1992
Summary Recommendation	:	Application of Common Seal to lift charge on land.
Locality Plan	:	N/A

BACKGROUND

1. A request has been received from Solicitors – Moss Bradley, acting on behalf of PA & FD Totino, to lift the charge registered on their title which covered as assisted sewerage loan with Council.
2. In 1992, the then Town of Albany provided funds through loans to assist landowners in the connection of sewerage, to their properties. Under Section 372 of the Health Act 1911, monies could be loaned with set interest rates, and quarterly instalments and the local authority would protect its investment by registering a charge of the title.

STATUTORY REQUIREMENTS

3. Under Section 372 of the Health Act 1911, a local authority can provide funds to its ratepayers through an assisted sewerage scheme, whereby moneys are loaned to cover the costs of sewerage connection.

FINANCIAL IMPLICATIONS

Nil.

Item 13.2.8 continued.

STRATEGIC IMPLICATIONS

4. Public Utilities

Objective 1.

Promote the development and extension of public utilities.

Strategy:

- a) *promote the extension of the sewerage reticulation system to developed areas.*

COMMENT/DISCUSSION

- 5. Mr and Mrs Totino are selling their property on 14th September 1999 and wish to clear the land and charge registered on their property – 90 Vancouver Street. To finalise this action, under the Health Act, the loan must be paid in full (paid as at 03/09/99) and the Common Seal applied to documentation to lift the charge.

RECOMMENDATION

THAT Council endorse the actions of the Senior Administration Officer in affixing the Common Seal of Council to the appropriate documentation to remove the charges registered on 90 Vancouver Street, for an assisted sewerage loan, in the names of PA & FD Totino.

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR BAIN
SECONDED COUNCILLOR WOLFE**

THAT Council endorse the actions of the Senior Administration Officer in affixing the Common Seal of Council to the appropriate documentation to remove the charges registered on 90 Vancouver Street, for an assisted sewerage loan, in the names of PA & FD Totino.

MOTION CARRIED 14 – 0

13.2.9 Sale of Council Land – Lot 63 Katoomba Street, Orana

File & Ward	:	A112764 – Vancouver Ward
Proposal/Issue	:	Proposal to Purchase Adjoining Lot 63
Subject Land	:	Lot 63 Katoomba Street, Orana
Proponent	:	Mr Michel Renault
Owner	:	City of Albany
Reporting Officer	:	Senior Administration Officer (S Pepper) Administration Officer (L Freegard)
Previous Reference	:	OCM 10/06/98 – Item 6.4.1
Summary Recommendation	:	Support Request to purchase Lot 63 Katoomba Street
Locality Plan	:	

BACKGROUND

1. Council received a request from Mr Renault, in April of 1998, to purchase Lot 63 on the corner of Melos and Katoomba Street, Orana which adjoins his property being Lot 62 Katoomba Street.
2. As a result of the rationalisation of the road network in Orana, Council has an elongated parcel of land, only 231m² in area and several metres wide, that on its own has no development potential. Council owns this land (Lot 63 [24] Katoomba Street) on a freehold basis.
3. The former Town of Albany resolved that it had no strategic interest in retaining Lot 63. Additionally it identified there would be financial benefits flowing from the sale of the land:
 - ongoing costs of maintaining the land are avoided
 - a lump sum can be received from the sale
 - Council will be able to levy rates on the land.
4. Council resolved that, in accordance with the provision of Section 3.58 of the Local Government Act, it would enter into negotiations for the sale of the land (Lot 63 Katoomba Street) to the adjoining landowner.
5. In 1998, an independent valuation of \$7,000 was supplied, based upon the open sale of the lot. However, in the valuer's assessment, it was also stated that "*if the owner of Lot 62 had no significant need for lot 63 then the value of the property would be significantly diminished to \$2,000 to \$3,000.*"

Item 13.2.9 continued.

6. An offer was put to the applicant and he advised in writing that he was prepared to pay only \$2,000 for the land. Follow up action to report the offer to Council was not undertaken and Mr. Renault did not pursue the purchase with Council staff during the period of amalgamation.
7. Mr Renault has recently reactivated the negotiations but there has been a period greater than six months (the statutory period for a valid market assessment) since the valuation was made. A second valuation was recently obtained which provided an increased valuation of \$10,000. Once again, the report highlighted the point that, should the owner of Lot 62 have no significant need for Lot 63, the value would diminish to approximately \$5,000.

STATUTORY REQUIREMENTS

8. Under Section 3.58 of the Local Government Act 1995 – Disposing of Property provides that Council may lease property by private treaty, however, it must first give statewide public notice of its intention to do so and therein invite submissions from interested persons. The proposal must include the names of all parties, consideration to be received and the market value appraisal must be carried out not more than six months before the intention to lease/sell. Should any submissions be received, Council must then give consideration to these submissions before resolving whether or not to lease/sell. Section 3.58 further requires that the reason for Council’s decision also need to be recorded in the minutes of the meeting at which a decision to lease/sell or otherwise is made.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

9. Sale of Council asset that is no longer required.

STRATEGIC IMPLICATIONS

10. Under Council’s Strategic Plan of 1998 – 2000 which in part states:

“Asset Management

Objective 1: Responsibly manage Council’s physical assets.

Strategy:

- a) *Regularly reassess Council’s physical assets in the light of Council’s objectives.*
- b) *Ensure that options and opportunities for the best use and/or return of Council’s assets are developed”.*

Item 13.2.9 continued.

COMMENT/DISCUSSION

11. Mr. Renault requests that Council honour his original offer to purchase the Council land for \$2,000. The valuer's report however, indicates that the value of the land in the current market is between \$5,000 and \$10,000, depending upon the adjoining landowner's need for the land. Council is obliged under the Act to dispose of land at valuation, with the valuation report being no more than six months old, and it must follow the advertising requirements of the Act if the sale is to be via a private treaty.
12. In 1998 Mr. Renault applied for the approval of the West Australian Planning Commission to subdivide an amalgamated land parcel comprising his lot (62) and the land owned by Council (lot 63). The subdivision creates 2 lots, the existing house on lot 62 retaining a Katoomba Street address but having a wider frontage and a new title fronting Melos Street containing the rear yard of the existing residence. Conditional approval for that subdivision was granted by the Commission and Mr. Renault has proceeded to install sewer and other services to the proposed lot(s) in anticipation of gaining final clearances for the subdivision diagram. An application has been lodged with the City for their clearance on the subdivision, notwithstanding that Mr. Renault currently has no tenure to Council's land.
13. Mr. Renault does not reside at his Katoomba Street property and the actions taken to subdivide the land do not reflect actions consistent with "*the owner of Lot 62 having no significant need for lot 63*". The Act would allow the lot to be sold to Mr. Renault for \$5,000 if Council considers the "need" does not exist, otherwise Council would be obliged to impose the valuation price upon the transfer.
14. The land continues to be of no value to Council and it is of a size and shape which would make it of no value to a third party.

RECOMMENDATION

That Council:

- i) In accordance with Section 3.58 of the Local Government Act 1995 Council agree to the sale of Lot 63 Katoomba Street to the adjoining landowner Mr Renault, for the independent market valuation price of \$10,000.
- ii) Advertise its intentions to dispose of Lot 63 Katoomba Street in accordance with Section 3.58 of the Local Government Act after the adjoining landowner has confirmed his agreement to purchase of the lot.

Voting Requirement Simple Majority

Item 13.2.9. continued.

COUNCIL RESOLUTION

**MOVED COUNCILLOR LUBICH
SECONDED COUNCILLOR WALKER**

That Council:

- i) In accordance with Section 3.58 of the Local Government Act 1995 Council agree to the sale of Lot 63 Katoomba Street to the adjoining landowner Mr Renault, for the independent market valuation price of \$10,000.**
- ii) Advertise its intentions to dispose of Lot 63 Katoomba Street in accordance with Section 3.58 of the Local Government Act after the adjoining landowner has confirmed his agreement to purchase of the lot.**

MOTION CARRIED 14 – 0

13.3 LIBRARY SERVICES

Nil.

13.4 DAY CARE CENTRE

Nil.

13.5 TOWN HALL

Nil.

13.6 ALBANY LEISURE & AQUATIC CENTRE

Nil.

15.0 STRATEGIC PLANNING

- I N D E X -

15.1 COMMUNITY PLANNING

15.2 MARKETING & CORPORATE PLANNING

15.3 PROJECT DEVELOPMENT

15.3.1 Draft Trails Master Plan – Request to Receive and Release for Public Comment

15.3.2 Greenways Plan- Request to Appoint Consultants

15.4 STRATEGIC PLANNING

15.4.1 Land Assets and Reserve Vesting Review

- R E P O R T S -

15.1 COMMUNITY PLANNING

Nil.

15.2 MARKETING & CORPORATE PLANNING

Nil.

15.3 PROJECT DEVELOPMENT

15.3.1 Draft Trails Master Plan – Request to Receive and Release for Public Comment

File/Ward	:	FIN045 All Wards
Proposal/Issue	:	That Council receives and considers Draft Trails Master Plan
Subject Land/Locality	:	Study area is City of Albany municipality to the west of a line generally following Nanarup Beach through Dempster Road, north to the City of Albany boundary.
Proponent	:	N/A
Owner	:	N/A
Reporting Officer	:	Project Officer - Environmental Planning (M Price)
Previous Reference	:	OCM 27/01/99 Item 15.1.2
Summary Recommendation	:	That Council receives and considers Draft Trails Master Plan and releases for Public Comment.
Locality Plan	:	N/A

BACKGROUND

1. In February 1999, Mike Maher and Associates were granted Contract C98030 to prepare a Trails Masterplan for the City of Albany (reference: OCM 27/1/99 Item 15.1.2).
2. Preparation of the Plan has involved information exchange sessions with Council staff (31 May 1999), State government agencies (June 1999) and the wider community (14 July 1999). The community workshop was particularly rewarding with 57 people, representing both groups and individuals attending. Advertising was carried out (Weekender 8 July 1999) to inform people of the workshop. In addition, media releases were prepared (Albany Advertiser 6 July 1999, Albany Weekender 8 July 1999) and radio articles and community announcements (8-14 July 1999). Several submissions were received as a result of the workshop. This input was incorporated into the draft document, where appropriate.

Item 15.3.1 continued

3. The consultants spent considerable time and effort in reviewing existing and potential trails, as outlined in the draft report (Attachment 1). In the Draft Trails Masterplan, recommended trails projects are presented, with consideration for level of importance and costs. Funding opportunities are also laid out. The consultants outline a 5 year and 15 year plan for Councils consideration.

STATUTORY REQUIREMENTS

Nil.

POLICY IMPLICATIONS

4. The final Trails Masterplan will provide guidance for development of new trails and upgrading of existing facilities. As costings are included, Council can have input into prioritisation of the projects so that future grant applications and budgetary considerations are likely to be supported.
5. The finished plan will guide Council officers in the preparation of works schedules and allow for consideration of trails in planning of other facilities and developments.

FINANCIAL IMPLICATIONS

6. The financial implications for Council are potentially large and will require a commitment to the Masterplan if its objectives are to be achieved. For example, the first five years of trails work as outlined in the draft are outlined in Table 1. The costings provided include planning, project management, labour and materials (including signage). The costs listed below could be considerably less if labour is sourced through programs such as Greencorp, Work for the Dole, prison labour or Australian Trust for Conservation Volunteers.

Table 1: Estimate of Costs and Sources of Funding for 5 Years of Trail Development

Note: These costings are rough estimates only and will need be costed more fully when the trail planning is done.

Year	Trail Section	Total Cost	Council Funds	Possible External Funds
1	Albany Harbours Dual Use Path- Seawolf Road To Woolstores- Upgrade To Dual Use trail	\$26000	\$13000	Trailswest \$13000

Item 15.3.1 continued

Year	Trail Section	Total Cost	Council Funds	Possible External Funds
1	Mt Clarence Heritage Trail- Upgrade	\$55000	\$27500	Western Australian Tourism Commission \$27500
1	Mt Adelaide Nature Trail- Upgrade	\$14000	\$7000	Western Australian Tourism Commission \$7000
1 (In fact this has been funded for 1999/2000)	Kalgan River Trail – Upgrade and extend	\$17000	\$8500	Trailswest \$8500
1	Trails Promotion	\$10000	\$10000	\$0
1-2	Robinson Estate/Stidwell Bridle Trail	\$51500	\$25750	Trailswest \$25750
2	Mt Clarence & Mt Adelaide Circuit Trail	\$146500	\$73250	Western Australian Tourism Commission \$73250
2	Mt Martin Trails- Upgrade	\$45000	\$22500	Coastcare \$22500
2	Mt Melville Trails	\$43500	\$21750	Trailswest \$21750
3	Albany Harbours Dual Use Path- Pilots Station to York St	\$180000	\$90000	Bikewest \$90000
3	Albany Harbours Dual Use Path- Middleton Beach to Ellen Cove	\$67500	\$33750	Bikewest \$33750
4	Albany Harbours Dual Use Path- York St to Woolstores	\$199000	\$100000	Development Commission \$99000
4	Bibbulmun Track Extensions	\$60000	\$30000	Coastcare \$30000
5	Albany Harbours Dual Use Path- Bay View Drive to Chipana Drive	\$260000	\$130000	Western Australian Tourism Commission/ Bikewest \$130000

Item 15.3.1 continued

STRATEGIC PLAN IMPLICATIONS

7. Albany is well placed to provide world class trails for both local people and visitors. As discussed in the Draft plan, our scenic and reserve resources are outstanding. It has been shown in other regions, that providing facilities such as multiple use trails encourages people to use non-motorised transport and visitors are likely to stay longer which boosts the areas economy.
8. The Draft Trails Masterplan provides an outline that allows Council to seek public input and define its own priorities at an early stage. The final document will guide Council officers in trails planning, budget deliberations and the application for external funding.
9. The proposal is consistent with The City of Albany Strategic Plan 1998 - 2000; in particular under Economic Development:

“Role as a Regional Centre” Objective 1 to "Foster the promotion of Albany as a Regional Centre", "Tourism and Special Events" Objective 1d "Provide public amenities and enhance existing visitor attractions vested in the City"

within Built and Natural Environment:

“Public Places” Objective 2 "Promote the extended usage of public places and development of Community Facilities"; and

“Parks and Reserves” Objective 1 "Manage and enhance an outstanding series of Parks and Reserves"

Physical & Development Infrastructure:

“The Transport System” Objectives 1 "Ensure transport infrastructure is planned and integrated on a local and regional basis, and with balance and coordination between alternative modes of transport" and 2 "Promote viable alternative transport modes where the social, economic and environmental benefits are preferable to conventional motor vehicle transport".

Services for the People:

“Sport and Recreation” Objective 1 "Facilitate the Health and well being of the Community by ensuring the provision and promotion of leisure, sport and recreation facilities, services and programmes"

and Local Government Operations:

“Asset Management” and “Governance” Objectives 1.

Item 15.3.1 continued

COMMENT/DISCUSSION

10. The Draft Trails Masterplan is currently being circulated among Council officers for their input.
11. It is proposed that the Draft Trails Masterplan be released for public comment for a period of 6 weeks, commencing on the x of September.
12. The Draft will be sent to Community Groups who attended the Community Workshop, plus other agencies and groups who are likely to have an interest. Additional copies will placed in the Library, York St and Mercer Road offices for the community to access.

RECOMMENDATION

THAT Council:

1. accepts the Draft Trails Masterplan for review; and
2. authorises release of the Draft Trails Masterplan for 6 weeks public comment

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR BOJCUN
SECONDED COUNCILLOR BAIN**

THAT Council:

- 1. accepts the Draft Trails Masterplan for review; and**
- 2. authorises release of the Draft Trails Masterplan for 6 weeks public comment**

MOTION CARRIED 14 – 0

15.3.2 Greenways Plan- Request to Appoint Consultants

File/Ward	:	STR 004 All Wards
Proposal/Issue	:	Greenways Plan- Appointment of consultants
Subject Land/Locality	:	City of Albany municipality
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Project Officer (Environmental Planner) (M Price)
Previous Reference	:	OCM (Shire of Albany) 30/04/97 Item 13.3.8
Summary Recommendation	:	Appoint preferred consultant
Locality Plan	:	N/A

BACKGROUND

1. In 1997 the Shire of Albany applied for grant funding from the Natural Heritage Trust to prepare a Remnant Vegetation Inventory (RVI). The application was successful (September 1997) although grant money was not made available until some time later (12th February, 1998).
2. The RVI is a 3 phase project that is now in the second of three years. Phase 1 involved compiling the database of remnant vegetation in the Albany Hinterland. Phase 2 will involve planning for Greenways, developing a weed strategy and preparing dieback guidelines for Council works. Phase 3 will be for implementation in the long term.
3. Tenders were called for the preparation of the Albany Greenways Plan during the week of 5th July, 1999, with tenders closing on 4th August, 1999. The consultant's brief is Attachment 1.
4. Tenders were received from the following companies:
 - Alan Tingay and Associates
 - Ecoscape (Aust) Pty Ltd
 - Ecosystem Management Services
 - Environs Consulting Pty Ltd
 - Michael Tooby and Associates

Item 15.3.2 continued

5. The assessment panel was made up of two Council officers and an officer from Water and Rivers Commission. The submissions were scored against the selection criteria (see consultants brief) which included consideration of experience, methodology, cost and timeframe. The consultants were ranked as follows:
 - i) Alan Tingay and Associates
 - ii) Environs Consulting Pty Ltd
 - iii) Michael Tooby and Associates
 - iv) Ecoscape (Aust) Pty Ltd
 - v) Ecosystem Management Service

6. A more detailed breakdown of scoring by selection criteria is available on request.

POLICY IMPLICATIONS

7. The Greenways Plan will be specifically designed to be incorporated in the Local Planning Strategy and the City's new Town Planning Scheme Review, and as such will guide the provision of linear green links, areas of Public Open Space, Greening of major roads and creeks in the long term (20 years). This project is complementary to the Trails Master Plan and Streetscapes project currently being undertaken by the City of Albany.

FINANCIAL IMPLICATIONS

8. In its 1999/2000 budget, NHT and Council funds were carried over from the 1998/1999 budget to cover the Greenways Plan preparation. The funds allocated to the Greenways Plan total \$20,000.

STRATEGIC PLAN IMPLICATIONS

9. The Greenways Plan will involve substantial community input with several information exchange sessions planned. It is important that the community realises that Council wants to provide for open space and greenlinks, but it must also be made clear that the City of Albany has limited resources to acquire privately owned land. However, by planning for the long term, the City will be able to be proactive and look at the 'big' picture rather than react to individual development proposals.

10. The proposal is consistent with The City of Albany Strategic Plan 1998 - 2000; in particular under Economic Development:

"Tourism and Special Events" Objective 1- Strategy d) "Provide public amenities and enhance existing visitor attractions vested in the City"

Item 15.3.2 continued

within Built and Natural Environment:

“Public Places” Objective 2 *"Promote the extended usage of public places and development of Community Facilities"*: and

“Parks and Reserves” Objective 1 *"Manage and enhance an outstanding series of Parks and Reserves"*

“Planning” Objectives 1 *"Create a City Plan to control and promote land-use development that enhances Albany's unique identity and vitality" - Strategy a) "seek to establish green corridors in all existing and future plans" and 2"Undertake strategic land use planning to identify desirable patterns of development and servicing requirements"*,

Services for the People:

“Sport and Recreation” Objective 1 *"Facilitate the Health and well being of the Community by ensuring the provision and promotion of leisure, sport and recreation facilities, services and programmes"*

and Local Government Operations:

“Asset Management” and “Governance” Objectives 1.

COMMENT/DISCUSSION

11. The preferred consultant, Alan Tingay and Associates scored highly as they have had considerable experience in the preparation of Greenway Plans. To date they have prepared plans for the Ministry for Planning for the Perth metropolitan area, City of Cockburn, City of Melville and City of Fremantle. Other projects have included components of Greenways planning.
12. The methodology that the consultants propose includes consultation of a wide range of stakeholders, including Council staff, State government agencies and community groups. Initiatives such as presentations at major supermarkets will ensure that a wide range of people will have a chance to know about the project, and have input into it.
13. The personnel who will be involved in the project are well qualified to complete the Greenways plan. Discussions with other local government agencies who have had Greenways plans completed by Alan Tingay and Associates have said that they were very happy with the results and felt that the consultants demonstrated a high level of communication and professionalism.
14. Alan Tingay and Associates quoted the lowest price to complete the project (\$19,530) which is within the budget of \$20000.

Item 15.3.2 continued

15. The Greenways Plan will be overseen by an existing Steering Group, who is currently guiding the completion of the Remnant Vegetation Inventory. The group is made up of a Councillor (Cr. Des Wolf) and representatives from Water and Rivers Commission, Department of Conservation and Land Management, The Wildflower Society, Ministry for Planning and Council's Environmental Planner.

RECOMMENDATION

THAT Council:

1. awards contract 99031- Albany's Greenway Plan, Consultancy Services to Alan Tingay and Associates; and
2. authorises the affixing of the Common Seal to appropriate contract documents for Contract 99031.

Voting Requirement Absolute Majority

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**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR EVERS**

THAT Council:

- 1. awards contract 99031- Albany's Greenway Plan, Consultancy Services to Alan Tingay and Associates; and**
- 2. authorises the affixing of the Common Seal to appropriate contract documents for Contract 99031.**

MOTION CARRIED 14 – 0

CITY OF ALBANY



CONSULTANT'S BRIEF FOR ALBANY GREENWAYS PLAN

**CITY OF ALBANY
WITH ASSISTANCE FROM
NATURAL HERITAGE TRUST GRANT FUNDING**

The City of Albany is interested in hearing from consultants available to create a Greenways Plan for the Albany municipal area.

BACKGROUND

The City of Albany is about to complete a remnant vegetation inventory for the Albany Hinterland. The inventory will provide information on location, condition and types of vegetation that has previously not been available. The inventory is based on catchment boundaries and stored as digital information on a Geographic Information System. Council wishes to use the information to facilitate planning within its municipal boundaries, including the creation of a Greenway Plan.

AIMS

- **To identify areas within the City of Albany that have the potential to serve as Greenway links**
- **To develop a policy for the City of Albany with respect to Greenways**
- **To prioritise potential and existing Greenway links (for planning and operational works)**
- **To use this information in the City of Albany Town Planning Scheme Review and for strategic and statutory planning**

OBJECTIVES

The objectives of this project are to provide guiding information, mostly in map form to:

- enhance urban and rural amenity (visual and noise reduction) through the conservation and enhancement of vegetation corridors;
- create sinks for greenhouse gases;
- facilitate reductions in water run off and enhancement of water quality,
- allow the City of Albany to maintain, enhance and create wildlife habitat and corridors.

Priority for Greenway links will be given to areas of public and private lands that contain native vegetation. However, consideration will also be given to areas that could be revegetated or that contain exotic species.

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TERMS OF REFERENCE

The Albany Greenways Plan will:

- Identify existing and potential vegetation links within the City of Albany. The main focus will be on townsites, areas earmarked for development in the future and macro corridors in rural areas.
- Develop criteria for the establishment of Greenways. The resulting information will be used by the City for planning and implementation purposes. In addition, it is proposed that other agencies, community groups and individuals in the area will use the information.
- Make recommendations for the Albany Local Authority Town Planning Scheme Review. Greenways will be determined on the basis of:
 - vegetation complexes,
 - condition,
 - presence of declared rare flora and fauna,
 - connectivity,
 - size and
 - tenure.
- Identify management priorities and funding opportunities
- Ensure community consultation.
- Identify areas of conservation, habitat, recreational, cultural and heritage significance;
- Prioritise the Greenways in a hierarchy and provide explanation for the rankings;
- Provide analysis of the environmental benefits to be gained from revegetating degraded land;

FUNDING

Funding for the Albany Greenways Plan has been made available through the Natural Heritage Trust and the City of Albany. The City of Albany will administer the funding.

STUDY AREA

The study area for the Greenways Plan is the Albany municipal area.

MANAGEMENT STRUCTURE

The Albany Greenways Plan will be coordinated by the City of Albany in consultation with a working group that will include representatives from:

- Ministry for Planning
- Department of Conservation and Land Management
- Wildflower Society
- Agriculture WA
- Catchment groups
- Water and Rivers Commission and
- The community.

CITY OF ALBANY

PROJECT TIMETABLE

STAGE	APPROXIMATE DATE
CALL FOR CONSULTANCY REGISTRATION	July 1999
SELECTION OF CONSULTANT	August 1999
INITIAL RESEARCH	September 1999
PREPARATION OF A SHORT DISCUSSION PAPER	September 1999
DATA COLLECTION/ANALYSIS AND RESEARCH AS PER TERMS OF REFERENCE	October 1999
DRAFT REPORT SUBMITTED TO THE CITY OF ALBANY AND WORKING GROUP	November 1999
FINAL REPORT AND DATA SET SUBMITTED TO THE CITY OF ALBANY AND WORKING GROUP	December 1999

METHODOLOGY

The Albany Greenways Plan will be based on digital information collected by the City of Albany in the Albany Remnant Vegetation Inventory. This data comprises polygons with attributes that have been collected in 1998/99. Maps will be provided to the successful consultancy with the following information:

- Remnant vegetation polygons
- Orthophoto imagery
- Cadastral information
- Vegetation complexes, condition, topography
- Land tenure and zoning

It is recommended that the consulting team be made up of personnel with planning, GIS and botanical experience. The City of Albany may be able to facilitate linkages of team members through the consultancy registration process.

SELECTION CRITERIA

Consultants will be evaluated against the following criteria:

- familiarity with natural resource management, town planning, and public consultation
- proven record in Greenways planning;
- appropriateness of proposed methodology and experience in their application;
- costing, budgeting and timetable;

CITY OF ALBANY

- ability to deliver within nominated timeframe.

Proposals from consultants should include:

- A detailed project plan;
- Scope and methodology;
- Names and brief curriculum vitae of personnel who would be involved in the project;
- Personnel charge-out rates for each project component;
- Predicted project milestones;
- Proposed reporting arrangements;
- Details of previous relevant experience
- Budget and costing.

DOCUMENTATION

The draft and final report will include:

- an executive summary,
- table of contents,
- list of figures,
- diagrams and tables,
- main body text in an easy to reference format
- a comprehensive reference section (including anecdotal information).

The consultant will produce 10 draft documents and 20 bound final documents (plus an additional unbound copy to allow easy copying) including diagrams, tables and figures. A copy of the final document will be provided on CD. The final report shall be easily reproducible on a photocopier. The maps should be available in a digital format compatible with GIS system Arc Info/Arc View. The Albany Local Authority will be the sole owner of intellectual property of any documents, maps or data that result from this study.

Consultancy details must be received by 2.00pm Wednesday 4th August 1999.

CONTACT OFFICER

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Environmental Planner
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15.4 STRATEGIC PLANNING

15.4.1 Land Assets and Reserve Vesting Review

File/Ward	:	PRO138, FIN019, PRO104 All Wards
Proposal/Issue	:	Land Assets and Reserve Vesting Review
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	City of Albany/Crown
Reporting Officer(s)	:	Project Officer – Project Management (P Berkelaar)
Previous Reference	:	Nil
Summary Recommendation:		That Council forms an Asset Review Management Group and seeks advice on property investment and development.
Locality Plan	:	N/A

BACKGROUND

1. The City of Albany was formed on 1st July, 1998, from an amalgamation of the former Shire of Albany and Town of Albany. Both the former Local Authorities owned and maintained a main administration building and works depot. Since the formation of the City of Albany, the rationalisation of Works and Services depot has been well progressed, with the upgrade of the Mercer Road Depot nearing completion. Conversely, the City has maintained two administration buildings, which house the Strategic Planning unit and the Works and Services Unit at Mercer Road Office block, and the Corporate Services Unit and the Development Services Unit at the York Street building.
2. On formation of the City on 1st July, 1998, the Commissioners took up the issue of the two administration offices and the tabled Report to the Council of the City of Albany on the Provisions of Building Facilities (Civic Centre), in April 1999, formulated by a Staff Team. This report provided in-depth information aimed at assisting the City of Albany in its deliberations to solve the current two administration offices issue.

Item 15.4.1 continued

3. Previous to this the former Local Authorities also looked into Land Asset rationalisation, for both Strategic and Financial purposes. The former Town of Albany had a report prepared on “Land Values, Town of Albany Land Holdings 1995”, by Albany Valuation Services, which was also involved in land valuations for the former Shire of Albany in 1996/97 to help fulfil the requirements of the AS27 Accounting Standards.
4. In anticipation of progressing the Administration Office issue or “Civic Centre”, the current Budget 1999/2000 includes an item in the Strategic Planning section for this project as COA 169720 S.P. – Land & Building Assessment, \$14,000.00. As a guide the original report by Albany Valuation Services in 1994/95 for “Land Values, Town of Albany Land Holdings”, required some \$6,000.00 and included property investment and development advice.

STATUTORY REQUIREMENTS

5. Immediate outcomes of this item have no statutory requirement beyond the current Accounting Standards of AS27.

POLICY IMPLICATIONS

Nil.

FINANCIAL IMPLICATIONS

6. The outcomes of this item will have no financial implications beyond the current budget expenditure item S.P. Land and Buildings Assessment.

STRATEGIC PLAN IMPLICATIONS

7. The current Strategic Plan 1999-2000 has the objective to “provide civic facilities to meet the future needs of Council and the community, with the strategy to identify and meet the accommodation and administration needs of Council. The report of April 1999 and this item goes a long way towards achieving the desired outcome.
8. The rationalisation of the City of Albany’s assets will have its implications and will need serious consideration of the long term and short term benefits and/or risks involved.

Item 15.4.1 continued

COMMENT/DISCUSSION

9. In light of the possible magnitude of benefits/risks involved in rationalising the City of Albany’s Land and Building Assets, it would be pertinent to form a responsible management group to guide and undertake strategic research into the subject. It is suggested the group includes two elected members of Council, the Chief Executive Officer, Executive Director Corporate and Community Services, Executive Director Strategic Planning, Project Officer Project Management and an officer from Development Services. Further, a professional review should be requested from Albany Valuation Services to update the “Schedule of Land Values” and provide advice in property investment and development to the management group.

RECOMMENDATION

THAT Council:

1. nominates the elected members, Councillor Evers and Councillor Dufty for the Asset Review Management Group; and
2. engages the services of Albany Valuation Services to update the Schedule of Land Values and to provide advice in property investment and development.

Voting Requirement Simple Majority

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COUNCIL RESOLUTION

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR BOJCUN**

THAT Council:

- 1. nominates the elected members, Councillor Evers and Councillor Dufty for the Asset Review Management Group; and**
- 2. engages the services of Albany Valuation Services to update the Schedule of Land Values and to provide advice in property investment and development.**

MOTION CARRIED 14 – 0