



A G E N D A

ORDINARY MEETING OF COUNCIL

**on
Tuesday, 19th February 2002
7.30pm
City of Albany - Mercer Road Office**

City of Albany

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Signed _____

Date: 14th February 2002

Andrew Hammond
Chief Executive Officer



NOTICE OF AN ORDINARY COUNCIL MEETING

Her Worship The Mayor and Councillors

The next Ordinary Meeting of the City of Albany will be held on Tuesday, 19th February, 2002 in the Council Chambers, Mercer Road, Albany commencing at 7.30 pm.

(Signed)

Andrew Hammond
CHIEF EXECUTIVE OFFICER

14th February 2002

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1.0 DECLARATION OF OPENING

2.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

3.0 OPENING PRAYER

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

4.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

5.0 PUBLIC QUESTION TIME

Council’s Standing Orders Local Laws provide that each Ordinary Meeting of the Council shall make available a total allowance of 30 minutes, which may be extended at the discretion of Council, for residents in attendance in the public gallery to address clear and concise questions to Her Worship the Mayor on matters relating to the operation and concerns of the municipality.

Such questions should be submitted to the Chief Executive Officer, **in writing, no later than 10.00am** on the last working day preceding the meeting (the Chief Executive Officer shall make copies of such questions available to Members) but questions may be submitted without notice.

Each person asking questions or making comments at the Open Forum will be **LIMITED** to a time period of **4 MINUTES** to allow all those wishing to comment an opportunity to do so.

6.0 CONFIRMATION OF MINUTES OF PREVIOUS MINUTES

6.1 Ordinary & Special Council Meeting Minutes (as previously distributed).

6.1.1 DRAFT MOTION:

THAT the following minutes:

- Ordinary Council meeting held on 15th January 2002 as previously distributed be confirmed as a true and accurate record of proceedings.

7.0 APPLICATIONS FOR LEAVE OF ABSENCE

8.0 DECLARATIONS OF FINANCIAL INTEREST

[Members of Council are asked to use the forms prepared for the purpose, aiding the proceedings of the meeting by notifying the disclosure by 3.00pm on that day.]

9.0 MATTERS FOR WHICH MEETING MAY BE CLOSED

10.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

11.0 REPORTS – DEVELOPMENT SERVICES

[Reports from this portfolio are included in the Agenda and photocopied on green –
See Pages 6 - 140]

12.0 REPORTS – CORPORATE & COMMUNITY SERVICES

[Reports from this portfolio are included in the Agenda and photocopied on yellow –
See Pages 141-154]

13.0 REPORTS – WORKS & SERVICES

[Reports from this portfolio are included in the Agenda and photocopied on pink –
See Pages 155-188]

14.0 REPORTS – GENERAL MANAGEMENT SERVICES

[Reports from this portfolio are included in the Agenda and photocopied on buff –
See Pages 189-199]

15.0 ELECTED MEMBERS' MONTHLY REPORT/INFORMATION BULLETIN

16.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

17.0 MAYORS REPORT

18.0 URGENT BUSINESS APPROVED BY MAYOR OR BY DECISION OF THE MEETING

19.0 CLOSED DOORS

20.0 NEXT ORDINARY MEETING DATE

Tuesday 19th March 2002, 7.30pm

21.0 CLOSURE OF MEETING

Development Services

REPORTS

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- R E P O R T S -

11.1 DEVELOPMENT

11.1.1 Draft Policy – Extractive Industry: A Guideline for Developers

File/Ward	:	All Wards
Proposal/Issue	:	Preparation of Policy to further clarify application procedures for extractive industry applications
Subject Land/Locality	:	N/A
Proponent	:	City of Albany
Owner	:	City of Albany
Reporting Officer(s)	:	Planning Officer (G Bride)
Disclosure of Interest	:	Nil
Previous Reference	:	Nil
Summary Recommendation	:	Request that policy is advertised in accordance with Clause 6.9 of Town Planning Scheme No. 3.
Locality Plan	:	N/A

BACKGROUND

1. On 28th August 2000 the City of Albany Extractive Industries Local Law was published in the Government Gazette. This Local Law replaced the existing Shire and Town of Albany Local Laws relating to extractive industries, which were both over 15 years old, and considered outdated. The purpose of the Local Law is to provide guidance for those developers who wish to extract various materials, predominantly gravel, sand and limestone, from below the surface of the land. It sets out what information should be submitted, and how Council should process such applications.
2. Throughout the advertising of the Local Law, comments were received from small-time developers who questioned the validity of Council's requirements (which included drainage plans, acoustic testing and surveyors certification) given the amount of material extracted. They wanted Council to recognise the difference between a minor extraction and a quarry, which may be in operation for several years. Council's Works and Services Department were also anticipating administrative delays with the Local Law, particularly when it came time to extract gravel to create or maintain local roads.

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Item 11.1.1 continued

3. The proposed policy seeks to classify extractive industry applications into three (3) distinct classes, whereby Council's application requirements would differ according to class.
4. In order to determine what level of information is required for an extractive industry application, a three class rating system has been proposed ranging from Class 1 (small scale) to Class 3 (commercial). A Class 3 extractive industry would require more information than a Class 1, as the potential impacts of the development are likely to be more profound. The criteria for each of the three classes is detailed in the attached policy.

STATUTORY REQUIREMENTS

5. Clause 6.9 within Town Planning Scheme No. 3 states:

6.9.2 Town Planning Scheme Policy shall become operative only after the following procedures have been completed:

- (a) The Council having prepared and having resolved to adopt a Draft Town Planning Scheme Policy, shall advertise a summary of the Draft Policy once a week for two consecutive weeks in a newspaper circulating in the area giving details of where the Draft Policy may be inspected and where, in what form, and during what period (being not less than 21 days) representations may be made to the Council.*
- (b) The Council shall review its Draft Town Planning Scheme Policy in the light of any representations made and shall then decide to finally adopt the Draft Policy with or without amendment, or not proceed with the Draft Policy.*
- (c) Following Final Adoption of a Town Planning Scheme Policy, details thereof shall be advertised publicly and a copy kept with the Scheme Documents for inspection during normal office hours.*

POLICY IMPLICATIONS

6. The proposed policy will guide developers when seeking to attain Council approval for extractive industries.

FINANCIAL IMPLICATIONS

7. Council is required to advertise the policy in the local newspaper for two consecutive weeks at its own cost.

STRATEGIC IMPLICATIONS

8. No strategic implications are applicable to this item.

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Item 11.1.1 continued.

COMMENT/DISCUSSION

9. The proposed policy has been attached to the end of this report for Council's consideration. Also attached in an appendix to the policy is an application form for Class 1 applications, which has been promoted to ensure small scale applications are more easily processed by staff.
10. Local players involved with the extraction of raw materials have been notified that this report will be going to Council, and have been encouraged to submit comments during the advertising process. Comments from these groups will allow Council to refine any areas, particularly the merits of the classification criteria, prior to presenting the policy for adoption.

RECOMMENDATION

THAT Council adopts the 'Draft Extractive Industry Policy: A Guideline for Developers' and agrees to advertise the policy for public comment in accordance with Clause 6.9 of Town Planning Scheme No. 3.

Voting Requirement Simple Majority

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**Draft Extractive Industry Policy
Applying for an Extractive Industry Licence:
A Guideline for Developers**

Preamble

On 28th August 2000 the City of Albany Extractive Industries Local Law was published in the Government Gazette. This Local Law replaced the existing Shire and Town of Albany Local Laws relating to extractive industries, which were both over 15 years old, and considered outdated.

The purpose of the Local Law is to provide guidance for those developers who wish to extract various materials, predominantly gravel, sand and limestone, from below the surface of the land. It sets out what information should be submitted, and how Council should process such applications.

Throughout the advertising of the Local Law, comments were received from small-time developers who questioned the validity of Council's requirements (which included drainage plans, acoustic testing and surveyors certification) given the amount of material extracted. They wanted Council to recognise the difference between a minor extraction and a quarry, which may be in operation for several years. Council's Works and Services Department were also anticipating administrative delays with the Local Law, particularly when it came time to extract gravel to create or maintain local roads.

This Policy seeks to classify extractive industry applications into three (3) distinct classes, whereby Council's application requirements would differ according to class.

Extractive Industry Classification

In order to determine what level of information is required for an extractive industry application, a three class rating system has been developed ranging from Class 1 (small scale) to Class 3 (commercial). As stipulated in Table 1 below, a Class 3 extractive industry would require more information than a Class 1, as the potential impacts of the development are likely to be more profound. The criteria for each of the three classes are detailed below, along with common examples pertinent to each Class.

Class 1 – An application can be given a Class 1 rating where the following applies:

- The size of the extraction site is less than or equal to 7500m² or 0.75 hectares;
- The pit will not be in operation for any more than 6 months of any one year;
- The pit is to be closed and rehabilitated within five (5) years of approval being granted;

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- No more than two (2) heavy vehicles are involved in the extraction of the material at any one time;
- The pit is no less than 50m from any watercourse or wetland;
- The pit is no less than 100m from any habitable dwelling; and
- The pit will not involve the significant clearing of remnant vegetation (less than 50% of the extraction site requires clearing).

Examples of a Class 1 Extractive Industry would include:

- The short term extraction of gravel or sand for localised construction purposes such as the maintenance of rural roads, and the construction of dwellings and driveways.

Class 2 – An application can be given a Class 2 rating where the following applies:

- The size of the extraction site is between 0.75 hectares and three (3) hectares;
- The pit will not be in operation for anymore than nine (9) months of any one year;
- The pit is to be closed and rehabilitated within ten (10) years of approval being granted;
- No more than four (4) heavy vehicles are to be involved in the extraction of material at any one time.
and/or;
- The pit is within 50 metres of a watercourse or wetland;
- The pit is less than 100 metres from any habitable dwelling;
- The pit involves significant clearing of remnant vegetation (more than 50% of the extraction site requires clearing).
- The pit is to be highly visible from any major road (including roads such as Albany Highway, South Coast Highway, Chester Pass Road, Nanarup Road, Lower King Road, Lower Denmark Road and Hassell Highway).

Example of a Class 2 Extractive Industry would include:

- The regular extraction of sand, gravel or limestone to supply the local market, predominantly for the local building industry. Many of the medium to large building companies have exclusive use of such extraction pits (either owned or leased), in order to construct driveways, and provide clean fill to housing sites across the Albany Region.

Class 3 – An application is given a Class 3 rating where the following applies:

- The size of the extraction site is over three (3) hectares;
- The pit is to be open for anywhere up to twelve (12) months of any one year;
- The pit is to be closed and rehabilitated within twenty (20) years; and
- Numerous heavy vehicle movements are anticipated.

Example of a Class 3 Extractive Industry would include:

- The full time extraction of sand, gravel or limestone for the purposes of supplying the local, state and international markets. A classic example would be

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a large lime quarry, which is likely to excavate to a depth in excess of 10-15 metres, and be open for several years depending on the level of resource.

Information applicable to each Class

The following Table (Table 1) dictates what information is required for each extractive industry class. Before applying this table, the application should be classed as a Class 1, 2 or 3 application as outlined above.

TABLE 1
Information required when applying for an Extractive Industry Licence
(Class 1 – 3)

Key – 'X' = not required, '✓' = required, & 'D' = discretionary

Information Type	Class 1	Class 2	Class 3
(A) Three (3) copies of site plan to a scale between 1:500 and 1:2000 showing:			
(i) The existing and proposed land contours based on the Australian Height Datum and plotted at 1m contour intervals.	D (contours at greater intervals can be considered)	✓	✓
(ii) Description of Land which the extractive industry site is to be located.	✓	✓	✓
(iii) The external surface dimensions of the land.	✓	✓	✓
(iv) The location and depth of the existing and proposed excavation of the land.	✓	✓	✓
(v) The location of existing and proposed thoroughfares or other means of vehicle access to and egress from the land and to public thoroughfares in the vicinity of the land.	✓	✓	✓
(vi) The location of buildings, treatment plant, tanks and other improvements and developments existing on, approved for or proposed in respect of the land.	✓	✓	✓
(vii) The location of existing power lines, telephone cables and any associated poles or pylons, sewers, pipelines, reserves, bridges, railway lines and registered grants of easement or other encumbrances over, on, under or adjacent to or in the vicinity of the land.	D (only in vicinity of extraction site)	✓	✓
(viii) The location of all existing dams, watercourses, drains or sumps on or adjacent to the land.	D (only in vicinity of extraction site)	✓	✓
(ix) The location and description of existing and proposed fences, gates and warning signs around the land.	X	D (only in vicinity of major road)	✓
(x) The location of the areas proposed to be used for stockpiling excavated material,	X	✓	✓

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	treated material, overburden and soil storage on the land and elsewhere.			
(B) Three (3) copies of a works and excavation program containing:				
(i)	The nature and estimated duration of the proposed extraction for which the licence is applied.	✓	✓	✓
(ii)	The stages and the timing of the stages in which it is proposed to carry out the extraction.	X	D (Only if extraction site is greater than 2 hectares)	✓
(iii)	Details of the methods to be employed in the proposed excavation and a description of any on-site processing works.	D (Applicable only if on-site processing is proposed)	✓	✓
(iv)	Details of the depth and extent of the existing and proposed excavation of the site.	✓	✓	✓
(v)	An estimate of the depth of and the description of the nature and quantity of the overburden to be removed.	✓	✓	✓
(vi)	A description of the methods by which existing vegetation is to be cleared and topsoil and overburden removed or stockpiled.	✓	✓	✓
(vii)	A description of the means of access to the excavation site and the types of thoroughfares to be constructed.	X	✓	✓
(viii)	Details of the proposed number and size of trucks entering and leaving the site each day and the route or routes to be taken by those vehicles.	X	✓	✓
(ix)	A description of any proposed buildings, treatment plant, tanks and other improvements.	D (only in vicinity of extraction site)	✓	✓
(x)	Details of drainage conditions applicable to the land and methods by which the excavation site is to be kept drained.	X	✓	✓
(xi)	A description of the measures to be taken to minimise dust nuisance, erosion, watercourse siltation and dangers to the general public.	D (Applicable if extraction site is within 100m of any watercourse)	✓	✓
(xii)	A description of the measures to be taken to comply with the Environmental Protection Noise Regulations 1997.	X	D (Applicable where a residence is	✓

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		within 300m of extraction site)	
(xiii) A description of the existing site environment and a report on the anticipated effect that the proposed excavation will have on the environment in the vicinity of the land.	X	D (applicable where significant remnant vegetation and watercourses are found on the property)	√
(xiv) Details of the nature of existing vegetation, shrubs and trees and a description of measures to be taken to minimise the destruction of existing vegetation.	D (Applicable if remnant vegetation will be affected by the proposed excavation site)	√	√
(xv) A description of the measures to be taken in screening the excavation site, or otherwise minimising adverse visual impacts, from nearby thoroughfares or other areas.	√	√	√
(C) Three (3) copies of a rehabilitation and decommissioning program indicating:			
(i) The objectives of the program, having due regard to the nature of the surrounding area and proposed end-use of the excavation site.	√	√	√
(ii) Whether restoration and reinstatement of the excavation site is to be undertaken progressively or upon completion of excavation operations.	√	√	√
(iii) How each face is to be made safe and batters sloped.	X	√	√
(xvi) The method by which topsoil is to be replaced and revegetated.	√	√	√
(xvii) The number and type of trees and shrubs to be planted and other landscaping features to be developed.	D (only applicable where remnant vegetation has been cleared)	√	√
(xviii) How rehabilitated areas are to be maintained.	√	√	√
(xix) The program for the removal of buildings, plant, waste and final site cleanup	D (only if buildings are affected by the excavation)	√	√

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	site)		
(D) Evidence of Datum Peg / Surveyors Certificate			
(i) Evidence that a datum peg has been established on the land related to a point approved by the local government on the surface of a constructed public thoroughfare or such other land in the vicinity.	D (only if access onto public thoroughfare is from a major road, or where sight distances may be compromised)	✓	✓
(ii) A certificate from a licenced surveyor certifying the correctness of: (a) the approved excavation site plan; (b) the datum peg and related point referred to in D(i); and (c) pegs to mark external boundary of extraction area.	X	✓	✓
(iii) Copies of all land use planning approvals required under any planning legislation.	✓	✓	✓
(iv) The consent in writing to the application from the owner of the excavation site.	✓	✓	✓
(v) Evidence that a notice of clearing has been given to the Commissioner of Soil and Land Conservation if that is required under regulation 4 of the Soil and Land Conservation Regulations 1992.	X	D (only if clearing of vegetation required)	D (only if clearing of vegetation required)
(vi) The licence application fee specified by the local government from time to time.	✓	✓	✓

Submitting an Application

For those applications identified as being Class 1, the attached application form (Attachment 1) should be submitted by the applicant, along with an application for Planning Scheme Consent, to expedite the approval process.

Alternatively those applications which are identified as being Class 2 or 3, should address the above criteria as stipulated in the above Table (Table 1), in addition to submitting an application for Planning Scheme Consent. If the above information is not submitted, a decision on the application may be deferred. Where a requirement is discretionary ('D') as indicated in Table 1, the applicant is required to establish whether the requirement is relevant to the application.

Use of Policy

This Policy further clarifies the application procedures required for extractive industries as set out in the City of Albany Extractive Industries Local Law. This Policy should be read in conjunction with the Local Law and General Policies 55 & 56 of the City of Albany Local Rural Strategy.

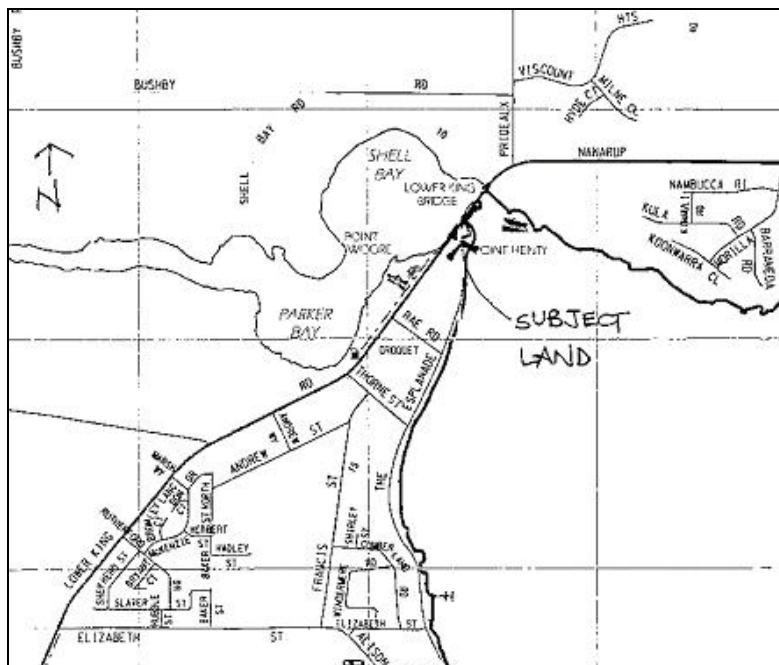
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APPLICATION FORM – CLASS 1 EXTRACTIVE INDUSTRY APPLICATION	
<p>1. Description of Land:</p> <p>Lot _____, Location _____, Street _____, Locality _____</p> <p>2. Description of Proposal:</p> <p>(a) Pit Size _____ ha;</p> <p>(b) Material to be extracted (please circle) – gravel, sand, limestone, other _____;</p> <p>(c) Distance to nearest dwelling (approx. in metres) – _____ m;</p> <p>(d) Distance to nearest watercourse / wetlands / dams (approx. in metres) – _____ m;</p> <p>If within 100 metres please state what measures you intend to use to protect this watercourse _____</p> <p>(e) Will any clearing be required under the proposal? (please circle) YES or NO; If YES how much of the proposed site is to be cleared? _____ ha;</p> <p>(f) Approximate duration of the proposed extraction _____</p> <p>(g) Do you plan to undertake any on-site processing works (please circle) YES or NO; If YES please provide details _____</p> <p>(h) The approximate depth of extraction shall be _____ m;</p> <p>(i) What type of equipment will be used? _____</p> <p>(j) Will the excavation site be visible from any major road? (please circle) YES or NO; If YES please provide details _____</p> <p>3. Commitment from Owner (Rehabilitation):</p> <p>(a) I shall restore and rehabilitate the excavation site (please circle) – 'progressively' or 'on completion of works'. If progressively please provide details _____</p> <p>(b) What method will be used to replace topsoil? (please explain) _____</p> <p>(c) How many trees and shrubs are to be planted as part of the rehabilitation program _____</p> <p>(d) How will rehabilitated areas be maintained? (please explain) _____</p>	<p>4. Site Plan</p> <p>Please ensure the following is shown:</p> <ul style="list-style-type: none"> • Scaled Plan; • Setbacks from lot boundaries; • Setbacks from buildings, watercourses etc where appropriate; • Location of any remnant vegetation; • Boundaries and size of excavation site; • Description of topography. <p style="text-align: center;">ATTACH SITE PLAN HERE OR AFFIX TO THIS FORM</p> <p>I _____ the owner of the subject land advise that the information contained on this form is correct to the best of my knowledge. I will also endeavor to ensure that rehabilitation of the pit will be undertaken in accordance with my commitment as detailed in Section 3.</p> <p>Signed _____ Date _____</p>

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11.1.2 Application for Planning Scheme Consent – Dwelling – Location 7 Lower King Road, Lower King

File/Ward	:	A25103 (Kalgan Ward)
Proposal/Issue	:	Proposed Dwelling
Subject Land/Locality	:	Location 7 Lower King Road, Lower King
Proponent	:	Anthony J Casella
Owner	:	Caronite Pty Ltd & WR Reid
Reporting Officer(s)	:	Planning Officer (G Bride) Manager Development (C Pursey)
Disclosure of Interest	:	Nil
Previous Reference	:	Nil
Summary Recommendation	:	Grant planning approval subject to further information being provided.
Locality Plan	:	



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Item 11.1.2 continued.

BACKGROUND

1. Application has been received to locate a residential dwelling house on Location 7 Lower King Road, Lower King. The subject land is located immediately adjacent to the Lower King Bridge and is bordered by King River to the north and west, and Oyster Harbour to the east.
2. The application was to be considered at Council's 15th January 2002 meeting but was withdrawn by the applicant to allow for time to further negotiate with Council staff. This further negotiation has resulted in a series of amendments to the original proposal, these include:
 - Moving the proposed dwelling from a position in the low lying, vegetated land to a position adjacent to The Esplanade and Spershott Road reserve;
 - Reducing the size of the proposed dwelling to a more modest size;
 - Placing a building envelope around the most appropriate site for development; and
 - Agreement in principle that should the closure of Spershott Road be supported, the additional road reserve would be considered as additional building envelope space.
3. A copy of the applicant's latest correspondence is included in the Elected Members Information Bulletin.
4. The subject land is 16.427 hectares in size and is zoned "Parks and Recreation (non restricted)" and "Rural" within Town Planning Scheme No. 3. The land was also zoned "Parks and Recreation" as part of Town Planning Scheme No. 1, which predated the current Town Planning Scheme No. 3 (gazetted on 15th February 1980).
5. The applicant has not provided any finished floor levels at this stage however it is anticipated that fill will be required, particularly on that area closest to Lower King Road.
6. Access to the property is provided via The Esplanade. The applicant has advised that a portion of The Esplanade has been constructed over the subject land, and that this anomaly could be rectified when and if subdivision is approved.
7. Additionally, the applicant has offered the surrender of the rest of Location 7 Lower King Road to the east of the Lower King bridge as public open space and foreshore reserve free of cost.

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Item 11.1.2 continued.

8. Council has previously considered an application to construct the exact same dwelling at the same location at its meeting dated 19th December 1995. The only difference to this application was that access to the dwelling was proposed via Spershott Street and a boat ramp was included. At the meeting Council resolved:

“THAT:-

- 1. Council refuse the application for the proposed residence on Location 7 Lower King Road, Lower King for the following reasons:*

- i. The proposal does not take into account the significant environmental (wetland) values of the site.*
- ii. A large proportion of the site is inundated daily by tidal activity.*
- iii. The proposal has the potential to have a significant adverse visual impact on the locality.*
- iv. The proposal does not conform to the guidelines outlined in the Western Australian Planning Commission Policy 6.1 Coastal Planning Policy.*

- 2. Council’s officers liaise with the applicant with a view to locating the proposed dwelling away from foreshore and high visibility areas.”*

9. The applicant has provided a rationale as why this application differs from that application considered by the Shire of Albany in 1995, it is in the letter included in the Elected Members Information Bulletin.

STATUTORY REQUIREMENTS

10. Within Town Planning Scheme No. 3, Clause 2.2, all development upon land zoned “Parks and Recreation” shall not be carried out without first obtaining the written approval of the Council.

POLICY IMPLICATIONS

11. The Environmental Protection Agency (EPA), under its policy titled ‘Guidelines for Environment and Planning’, recommends as a guide, 50 metres or 1 metre AHD higher than the furthest extent of wetland vegetation, which ever is the largest, as the minimum dry land buffer.

DEVELOPMENT SERVICES REPORTS

Item 11.1.2 continued.

FINANCIAL IMPLICATIONS

12. Clause 2.3 of Town Planning Scheme No. 3 states:

‘(a) Where Council refuses approval for the development of land reserved under the Scheme on the ground that the land is reserved for public purposes, or grants approval subject to conditions that are not acceptable to the applicant, the owner of the land may, if the land is injuriously affected thereby, claim compensation for such injurious affection.

(b) Claims for such compensation shall be lodged at the office of the Council not later than six months after the date of the decision of the Council refusing approval or granting it subject to conditions that are not acceptable to the applicant.’

13. Council records indicate that the applicant had requested that compensation be paid due to the above refusal, however legal advice received by the former Shire of Albany (in April 1997) stated that the claim should not be paid on the basis that the refusal was based on environmental grounds, and not based on the future use of the reserve.

STRATEGIC IMPLICATIONS

14. Within the Albany Harbours Planning Strategy the following statements are applicable to the subject land:

‘Development should not be undertaken on flood-prone land.

Effluent systems and significant sources of nutrients or other pollutants should not be located on or immediately adjacent to flood-prone land.

The use of fill should be carefully controlled on flood-prone land. Any use of fill should only be approved if there is to be minimum impact on the environment, natural contours and water flows.’

15. Within the application lodged with Council the applicant has also referred to rezoning a portion of the site to “Residential (R5)”, and closing Spershott Street so that it can be amalgamated with the subject land. The applicant is proposing to create fourteen (14) residential lots and cede the balance of the lot to the Crown for public use.
16. The applicant has advised that these actions may be pursued at a later stage, and that the priority is the assessment of this application.

DEVELOPMENT SERVICES REPORTS

Item 11.1.2 continued.

COMMENT/DISCUSSION

17. The application was referred to Council's Environmental Health Department and the Water and Rivers Commission for comment given the close proximity of the dwelling to King River and Oyster Harbour.
18. Whilst a full copy of the Water and Rivers Commission's submission is attached to this report, in summary the following statements were made:
 - a. The area in question includes fringing vegetation (predominantly salt-water species), influenced by flood and tidal waters from the King River, and also wetland vegetation.
 - b. The lot to the south-west has used considerable fill to raise the development area and has had winter levels encroach across the front garden.
 - c. There is only in a narrow band of 35-45 metres wide along Lower King Road, in the south west corner of the subject land, that dry land vegetation exists and seasonal inundation is unlikely to occur.
 - d. The application does not meet the EPA recommended buffer distance of 50m from fringing vegetation.
 - e. The development will result in the loss of wetland and fringing vegetation.
 - f. The use of an ATU effluent disposal system, as proposed by the applicant, would not achieve nitrogen reduction and any separation distances from groundwater could only be achieved through considerable physical alteration and the use of fill.
19. The proposed development does not appear to comply with EPA's guideline on buffer distances to water courses and wetlands on the following basis:
 - a. A large portion of the land east of Spershott Street contains fringing vegetation and therefore the 50m buffer cannot be met; and
 - b. As the fringing vegetation is located on or around 1m AHD, approximately the same level as the dwelling, the dwelling would need to be constructed at a height of at least 2m AHD, which could only be accommodated in the event that extensive fill was used.
20. Despite the above, it appears that a number of existing dwellings located on The Esplanade would not comply with the EPA guideline and have predominantly been stripped of fringing vegetation. Whilst many of these dwellings were constructed in the 60's and 70's, and the residential zoning has been in place since the inception of Town Planning Scheme No. 3, they are located on similar contour lines as proposed by the applicant.

DEVELOPMENT SERVICES REPORTS

Item 11.1.2 continued.

21. Council's Environmental Health Department has also raised concerns with the suitability of the site to accommodate the Envirosafe effluent disposal system. As with all effluent disposal systems, there is a Department of Health requirement for a 30m setback from the disposal field to a watercourse, bore etc for human consumption. Given the proximity to the harbour it would pose an unacceptable risk to aquacultural activities and the fishing/shellfish collecting in the area, to reduce this setback requirement.
22. The Envirosafe system utilises a normal septic tank system pumping to a disposal field that protects the groundwater by a black plastic membrane. The discharge point at the end of the membrane must be located at a minimum of 250mm above the highest known groundwater table. It would be extremely difficult to determine the highest known ground water table for the location as it is tidally influenced. It is likely that the system would need to be inverted to some height and this creates a larger disposal field still requiring the 30 metre setback.
23. The applicant has not shown on the attached plan where the effluent disposal system is to be located, and it is unclear whether the 30 metre setback could be achieved. No detailed flood plain mapping has been done by the state government in this area, and high tide information has not been provided. Should the applicant utilise fill, flood levels would need to be determined to ensure a 250mm clearance between the water table and ground level could be achieved.
24. Council's Works and Services Department has advised that access from The Esplanade should be constructed at a level above the 1:100 year flood level and that there may be structural implications regarding construction in a flood plain.
25. Council's Environmental Health Department have also advised that drainage channels run between the rear of the houses facing The Esplanade and Lower King Roads. This drainage channel takes water from somewhere near Gomm Park and discharges into the water on or near the proposed house site. In order to maintain this important drainage function any disruption to the channel by the development should be rectified through alternative diversion into the harbour.
26. As suggested by previous legal advice on the matter, staff believe that should Council refuse the application on environmental grounds the issue of compensation, as stated in paragraph 12, would not be applicable. If the land was still under the "Rural" zone (which appears to be most likely zone prior to the gazettal of Town Planning Scheme No. 1), the development potential would be unchanged and the same assessment process would be followed.

DEVELOPMENT SERVICES REPORTS

Item 11.1.2 continued.

27. Should Council approve the proposed dwelling, a condition could be placed requiring the ceding of a large portion of the land to the Crown, whereby it could be conserved permanently. This could be done through the subdivision process, whereby proposed Lot 1 could be created concurrently.
28. Whilst there are legitimate reasons for refusing the proposal (as outlined above), the below mentioned recommendation has been developed on the basis that the applicant may be able to prove, through extensive studies, that the land can accommodate a residential dwelling house. The applicant however is not prepared to go to the expense of providing these reports without some security from Council that they would have planning approval should the reports consider development possible and environmentally responsible.
29. Should further studies discover that the site is technically within the foreshore area of Oyster Harbour formal approval from the Water and Rivers Commission will also be required under separate legislation. The proposal will also be referred to the E.P.A. to determine if they require a formal assessment.

RECOMMENDATION

THAT delegated authority be issued to the Executive Director Development Services, pending the satisfaction of the following, to grant conditional Planning Scheme Consent for a residential dwelling house on Location 7 Lower King Road, Lower King:

- i) **A geo-technical report being undertaken by the applicant to determine whether the soils are adequately stable to accommodate a dwelling on-site, and how much fill will be required.**
- ii) **The dispersal field for the effluent disposal system being setback a distance no less than 30m from the high water mark (which should be shown on the plan) to comply with the Health Department of Western Australia's guidelines.**
- iii) **Detailed information being provided by the applicant advising Council how the effluent disposal system will meet the 250mm clearance from ground water level, including the amount of fill proposed, given the fact that the land is subject to seasonal inundation and tidal influence.**
- iv) **A flood study being undertaken to determine the highest potential flood level, so that the house and effluent disposal system can be built up accordingly.**
- v) **Should the drainage channel be affected by the development, then actions will be required to ensure it's effectiveness is maintained.**
- vi) **A drainage assessment being conducted by a qualified engineer stating how the level of fill will impact on water flow across the subject land and neighbouring properties if applicable.**

DEVELOPMENT SERVICES REPORTS

Item 11.1.2 continued.

- vii) **A subdivision application being lodged and a diagram of survey being prepared for proposed Lot 1, and on this plan a portion of Location 7 (south and east of Lower King Road) being ceded free of cost to the Crown.**
- viii) **A vegetation survey being carried out on site to determine whether there are any species worthy of retention affected by the development.**
- ix) **A building envelope being established on the south eastern portion of the lot to the satisfaction of the Executive Director – Development Services.**

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

**ALBANY WATERWAYS
MANAGEMENT AUTHORITY**

A25103/P215258

Chief Executive Officer
PO Box 484
ALBANY 6331

Attention: Graham Bridge

Dear Sir

RE: NOTICE OF APPLICATION FOR PLANNING CONSENT – DWELLING

Thank you for seeking advice on the above proposal at Lower King.

In commenting on the proposal I would like to reiterate Water and Rivers Commission and Department of Environmental Protection advice, that promotes development set-backs from wetlands and the protection of fringing vegetation. The area in question includes fringing vegetation, influenced by flood and tidal waters from the King River, and also wetland vegetation. It is only in a narrow band of land between 35-45 metres wide along Lower King Road, in the south west corner of the subject land, that dryland vegetation exists and seasonal inundation is unlikely to occur.

The WRC/DEP have standard policies relating to the protection of wetlands and rivers, and development set-backs from areas subject to inundation. These policies advocate a 50m set-back from the edge of wetlands (fringing vegetation) or 1m vertical separation from groundwater level, whichever is greatest. Obviously, each site is considered on its values, but the above policies provide general guidance.

The above proposal is clearly incompatible with the above policies, and as such AWMA would object to the proposal as put forward. The objection is based on the following reasons.

1. Lack of Information

The proposal provides no information on flood levels, groundwater levels, vegetation coverage and quality. As no lot boundaries are marked on-site, it is difficult to determine the extent of the proposal, and no assessment of land capability has been provided.

The proposal has not adequately explained how the development boundaries have been determined. The boundaries do not follow natural contours or set-backs.

DEVELOPMENT SERVICES REPORTS

2. Impact on Fringing and Wetland Vegetation

The development will result in the loss of wetland and fringing vegetation. A site inspection indicates paperbark and other fringing vegetation will be lost, with fringing vegetation extending to approximately 30-40 m of the Lower King Road for most of the lots shown along Lower King road. The lots as shown will extend into this vegetation. Development of Lot 1 will result in the loss of salt marsh vegetation and paperbarks.

3. Physical Impacts on Flood-prone and Intertidal Areas

Lot 1 covers an area subject to seasonal inundation, and contains areas subject to tidal influence. Adjacent landowners confirmed water levels rise up to the edge of the road reserve.

The existing lot south east of proposed Lot 1 has winter water levels encroaching across the front garden. The lot to the south west has considerable fill to raise the development area. Lot 1 contains lower lying land, and would require the introduction of fill to provide clearance from tidal, flood and groundwater levels.

4. Nutrient Loss

To cater for nutrient retention, adequate separation distances are required from garden and effluent disposal areas. Effluent systems are normally assessed based on the separation distances from natural ground levels. On this basis, the environmental buffer distances could not be achieved for Lot 1. The use of amended soils, as proposed, would not achieve nitrogen reduction and any separation distances from groundwater could only be achieved through considerable physical alteration and the use of fill.

AWMA recognises the developers are seeking guidance on appropriate areas to be developed. Should the Council support the principle of developing the land, AWMA would recommend an examination of land capability, with mapping of vegetation types, flood levels, groundwater levels and phosphorous retention capability. An examination of Lot 1 would suggest only the south east corner of Lot 1 (incorporating the Road Reserve) would have development potential, and this would need demonstrating by the provision of the above information. For the remainder of the lot, the development needs to be amended to be set-back from fringing or wetland vegetation. This would require substantial amendment to the proposal. From the site visit undertaken, and taking into account existing policies and past advice, the site has extremely limited development potential.

For your information, AWMA and the Water and Rivers Commission is highlighting the importance of the Lower King floodplain area as a regionally significant conservation area within the Lower Great Southern Regional Planning Strategy.

Yours sincerely

DELMA BAESJOU
CHAIRMAN
AWMA

13 December 2001

DEVELOPMENT SERVICES REPORTS

11.1.3 Final Approval for Amendment – Lots 9, 10, 11 & 70 Ulster Road, Yakamia

File/Ward	:	A96776A/AMD 133 (Yakamia Ward)
Proposal/Issue	:	Request for Final Approval to Rezone Lots 9, 10, 11 & 70 from the “Yakamia Creek” zone to a “Special Site”, with a “Residential R30” base zone and “Additional Use, Aged Persons Village”
Subject Land/Locality	:	Portion of Location 4743 North Road, Yakamia
Proponent	:	Ayton Taylor & Burrell
Owner	:	Albany Heights Pty Ltd
Reporting Officer(s)	:	Planning Officer (Policy) (P Tvermoes)
Disclosure of Interest	:	Nil.
Previous Reference	:	OCM 15/05/01 Item 11.3.1 OCM 16/10/01 Item 11.3.1
Summary Recommendation:		Final approval to Amendment be granted, subject to modifications being added
Locality Plan	:	



DEVELOPMENT SERVICES REPORTS

Item 11.1.3 continued.

BACKGROUND

1. At the ordinary meeting of Council on 16 October 2001, Council resolved that:
 - i) *prior to Council advertising Scheme Amendment 133 to Town Planning Scheme 1A, Development Guidelines are to be prepared and considered by Council for advertising concurrently with the Scheme Amendment;*
 - ii) *modification be sought to the amending documents, to clarify the contribution towards the construction of storm water treatment facilities and provision of upgrading pedestrian and vehicle access arrangements resulting from the proposed development; and*
 - iii) *Council in pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended) resolves to amend the City of Albany's Town Planning Scheme 1A by:*
 - a) *rezoning Lots 9, 10, 11 and 70 Ulster Road Albany as a Special Site, with a Residential R30 base zoning and Additional Use, Aged Persons Village; and*
 - b) *adding a "Special Site" in Appendix II.*
2. Amendment 133 of Town Planning Scheme 1A was initiated at the ordinary meeting of Council on 16 October 2001 and has been advertised for public inspection and comment. The amendment proposes to rezone Lots 9, 10, 11 & 70 from the "Yakamia Creek" zone to a "Special Site", with a "Residential R30" base zone and "Additional Use, Aged Persons Village.
3. The amendment was assessed by the Environmental Protection Authority (EPA) as "Scheme Not Assessed " and was advertised for public inspection until 24 January 2002.
4. At the close of the advertising period seven (7) submissions had been received.

STATUTORY REQUIREMENTS

5. Section 7 of the Town Planning and Development Act provides the mechanism for a Town Planning Scheme to be amended. Council resolves to initiate a scheme amendment and then places 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 & Infrastructure 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.

DEVELOPMENT SERVICES REPORTS

Item 11.1.3 continued.

6. If Council resolves to decline to proceed with the rezoning or to grant final approval to the amendment, with or without modifications, the documents are then referred to the Minister for Planning & Infrastructure. The Minister can accept Council's recommendation or she can require her 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 she considers Council's decision is not consistent with orderly planning.

POLICY IMPLICATIONS

7. There are various policies and strategies that have relevance to this proposal. They include:
 - Statement of Planning Policy No. 8 (SPP 8).
 - Residential Expansion Strategy for Albany (1994)
8. The purpose of SPP 8 is to bring together existing State and regional policies that apply to land use and development in Western Australia. Local government is to have regard for Statements of Planning Policy when preparing a Town Planning Scheme or Town Planning Scheme Amendment.

FINANCIAL IMPLICATIONS

9. The cost of constructing a compensating/settling basin, to deal with all drainage for the site, will be determined at the development stage of the proposal and the exact proportion of the cost contribution from the developers will be at Council's determination.
10. The exact cost contribution of constructing a pedestrian crossing over North Road will be determined at the development stage of the proposal, to Council's satisfaction.

STRATEGIC IMPLICATIONS

11. The Residential Expansion Strategy for Albany (1994) indicates that there is an intent to consolidate existing residential areas and accommodate a range of lot sizes, while also ensuring residential areas are located close to employment and facilities.
12. The Residential Planning Codes (1991), which has been adopted within Town Planning Scheme No. 1A, states that when considering applications for aged accommodation, Council should consider whether such a proposal will be out of character with, or detrimental to, the amenity of the area.

DEVELOPMENT SERVICES REPORTS

Item 11.1.3 continued.

COMMENT/DISCUSSION

13. At the close of advertising the Amendment on 24 January 2002, seven (7) submissions had been received. As required by the Town Planning Regulations 1967, a Schedule of Submissions and recommendations has been prepared and is attached to this report.
14. The submission from the Main Roads has no objection to the amendment. However, the submission recommend that careful consideration be given to safe access into proposed development because of alignment of Ulster Road and topography of surrounding terrain. This issue of site layout and design of internal roads is an issue to be dealt with, in fine detail, at the subdivision/development stage.
15. The developer of the land will be required to satisfy the requirements of the service providers at the subdivision/development stage, and this is not an issue to be resolved at the rezoning stage.
16. The developer, at the development stage, will have to liase with Council to determine the exact design, construction and cost sharing details for both a pedestrian crossing over North Road and for a compensation/settling basin to be erected in the vicinity of Yakamia Creek.
17. The proponent had undertaken to develop a range of design guidelines to Council's satisfaction, in the Schedule of Conditions, which were to have specific regard to fencing design, materials and colours of the development so as to contribute to an attractive urban landscape when viewed from surrounding localities. The design guidelines were to ensure a degree of visual permeability when the development was viewed from adjoining localities and this concern needed to be specifically outlined in the Schedule of conditions.
18. Based upon this undertaking Council, at a meeting on 16 October 2001, resolved that:

"...prior to Council advertising Scheme Amendment 133 to Town Planning Scheme 1A, Development Guidelines are to be prepared and considered by Council for advertising concurrently with the Scheme Amendment;..."
20. The development guidelines were not prepared and submitted to Council for consideration and advertising concurrent with the Scheme Amendment. To overcome this omission but still allow the Amendment to progress it is suggested that an addition be made to the Schedule of Conditions which would required design guide lines to be prepared at the development stage of the project, to Councils satisfaction:

DEVELOPMENT SERVICES REPORTS

Item 11.1.3 continued.

21. Design guidelines to be prepared to Council's satisfaction prior to development approval covering the following matters:
- provision of perimeter fencing which contributes to a pedestrian friendly streetscape while at the same time providing for security and vehicular noise reduction from surrounding roads;
 - open space provision within the aged persons village to be provided in a manner commensurate with the nature of the development;
 - landscaping, building materials and colours to be utilised to create an attractive urban landscape when viewed from surrounding areas; and
 - living areas and outdoor areas to be orientated to maximise passive solar energy wherever possible.

RECOMMENDATION

THAT

- i) **Council grant final approval, subject to modification, to Amendment 133 to the City of Albany Town Planning Scheme No. 1A to rezone Lots 9, 10, 11 & 70 from the "Yakamia Creek" zone to a "Special Site", with a "Residential R30" base zone and "Additional Use, Aged Persons Village"**
- ii) **The Schedule of Submissions is received, the comments on individual submissions are tabled and the recommendations contained therein are 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.**

AMENDED RECOMMENDATION

THAT

- iii) **Council grant final approval, to Amendment 133 to the City of Albany Town Planning Scheme No. 1A to rezone Lots 9, 10, 11 & 70 from the "Yakamia Creek" zone to a "Special Site", with a "Residential R30" base zone and "Additional Use, Aged Persons Village"**
- iv) **The Schedule of Submissions is received, the comments on individual submissions are tabled and the recommendations contained therein are 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.**

DEVELOPMENT SERVICES REPORTS

iv) Design guidelines, addressing the issues outlined in paragraph 21, be prepared at the earliest opportunity and forwarded to the WA Planning Commission prior to the Minister for Planning and Infrastructure making a final decision on the proposed amendment.

Voting Requirement Simple Majority

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**Town Planning & Development Act 1928
Town Planning Scheme No. 1A
Proposed Amendment No. 133
Schedule of Submissions**

No.	Ratepayer/Resident or Agency	Submission
1.	A M Bassawelli Unit 14 Baudin Gardens Albany WA 6331	In favour of Villas for the aged.
2.	E J Goddard Unit 17 Baudin Gardens Albany WA 6331	Very much in favour of Aged Persons Village.
3.	Water Corporation PO Box 915 Albany WA 6331	The Corporation has no objection to the rezoning. The lots are capable of being connected to water and sewer reticulation.
4.	J A Bloomfield Unit 8 / 27 Baudin Place Spencer Park Albany WA 6331	No objections.
5.	Main Roads WA PO Box 503 Albany WA 6330	No objection to proposal. However would recommend that careful consideration be given to safe access into proposed development because of alignment of Ulster Road and topography of surrounding terrain.
6.	C M Wallace Unit 12 Baudin Gardens Albany WA 6331	No Comment.
7.	Joyce Jeanes 88 North Road Albany WA 6331	Go for it.

11.1.4 Proposed Road Dedication

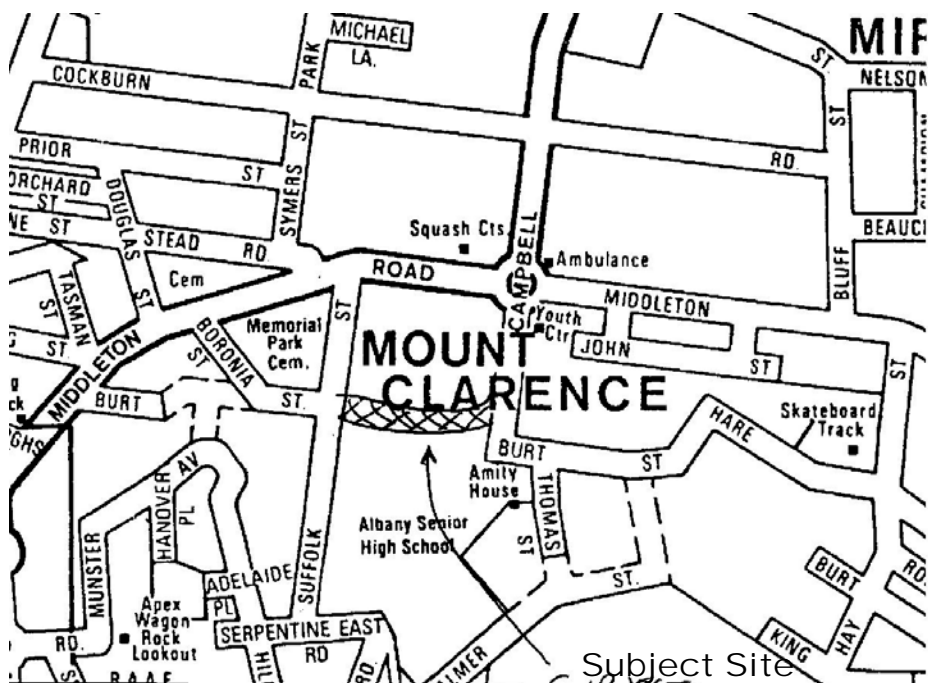
File/Ward : SER086 (Frederickstown Ward)

Proposal/Issue : Dedicate the newly constructed road between Albany Senior High School and the new Primary School Albany.

Subject Land/Locality : Campbell Road/Burt Street and Portion Reserve 27069

DEVELOPMENT SERVICES REPORTS

Proponent	:	Education Department of WA
Owner	:	Crown
Reporting Officer(s)	:	Manager - Development (C Pursey)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 7.11.00 Item 12.2.8
Summary Recommendation	:	Dedicate the land as a public road reserve.
Locality Plan	:	



DEVELOPMENT SERVICES REPORTS

Item 11.1.4 continued.

BACKGROUND

1. On the 7 November 2000 Council resolved to close a portion of Burt Street and Campbell Road and dedicate a newly created portion of road connecting Campbell Road and Burt Street. This closure and dedication is shown on the plan in the pages following this report.
2. In order to complete the road network surrounding the schools the portion of road located between the high school and new primary school needs to be dedicated as a public road reserve.

STATUTORY REQUIREMENTS

3. The process to dedicate a public road is contained in the Land Administration Act 1997 and the Land Administration Regulations 1998.
4. To dedicate a road reserve, a plan of the road is prepared, a Council resolution is passed and the request is then forwarded to the Minister for Lands who must either grant the request, direct Council to reconsider the request or refuse the application.

POLICY IMPLICATIONS

5. The rationalisation of the road network and the development of facilities at the high school site is consistent with an overall upgrade of educational facilities in Albany announced by the Minister for Education. The change in road alignments will reduce traffic speeds through the local street environment and EDWA propose to increase off-street parking facilities near the high school when the road is realigned.

FINANCIAL IMPLICATIONS

6. EDWA has advised that it will accept all costs associated with the dedication of the road, relocation of services and the construction of the new road pavement.

STRATEGIC IMPLICATIONS

7. The City requires a range of educational facilities to meet the needs of the community.

COMMENT/DISCUSSION

8. A plan showing the proposed road network (in particular the proposed dedication) follows this report. Staff support the re-positioning of the local road network to improve the education precinct.

DEVELOPMENT SERVICES REPORTS

Item 11.1.4 continued.

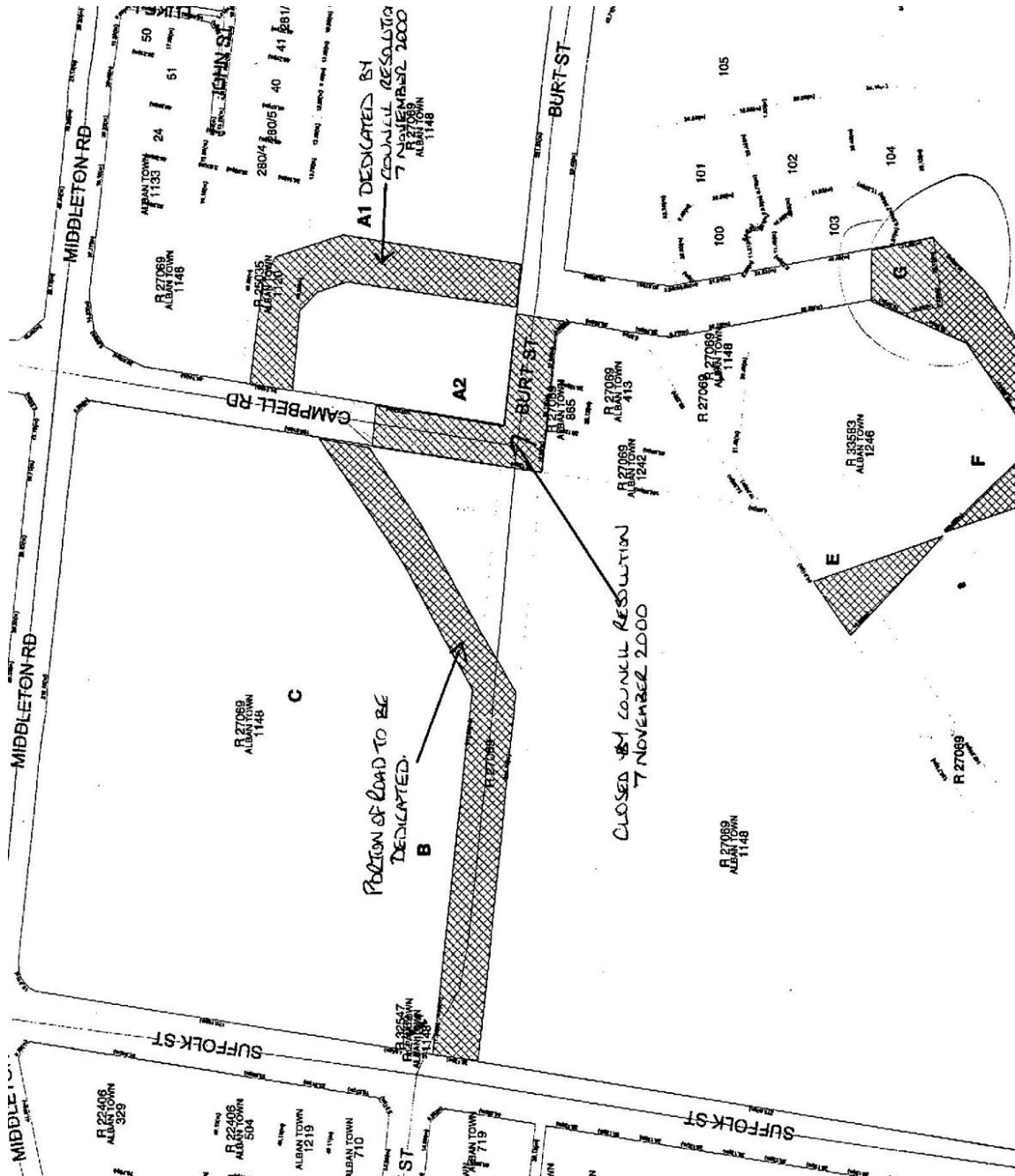
RECOMMENDATION

THAT Council resolves to dedicate the portion of land across Reserve 27069 and between Albany Senior High School and the relocated Albany Primary School as a public road reserve, pursuant to Section 28 of the Land Administration Act 1997.

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

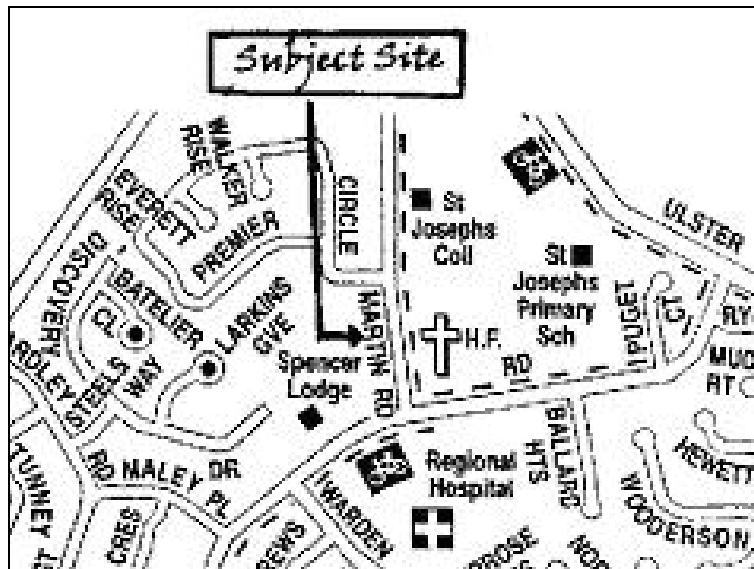


DEVELOPMENT SERVICES REPORTS

11.1.5 Scheme Amendment Request – Pt Lot 501 Discovery Drive, Spencer Park

File/Ward	:	A109559A (Breaksea Ward)
Proposal/Issue	:	Preliminary request to rezone Pt Lot 501 Discovery Drive from the “Residential R20” zone to “Special Site – Aged Person’s Home to a Maximum of 12 Units”
Subject Land/Locality	:	Pt Lot 501 Discovery Drive, Spencer Park
Proponent	:	Rural Urban Planning and Design
Owner	:	Department of Housing and Works
Reporting Officer(s)	:	Planning Officer (R Hindley)
Disclosure of Interest	:	Nil
Previous Reference	:	Item 11.3.1 (21 August 2001)
Summary Recommendation:	To support the intent of the request subject to the proposed zone being changed to ‘Special Site – Aged Person’s Home to a Maximum of 12 Units’	

Locality Plan :



DEVELOPMENT SERVICES REPORTS

Item 11.1.5 continued

BACKGROUND

1. An application was received from Rural Urban Planning and Design seeking Council's preliminary support to rezone Pt Lot 501 Discovery Drive, Spencer Park from the "Residential (R20)" zone to the "Residential (R30)" zone.
2. The proposal was initially considered by Council at its meeting of the 21 August 2001, where it was resolved:

"THAT Council advise the applicant that it will lay on the table the request for an Amendment to Town Planning Scheme No. 1A to rezone Pt Lot 501 Discovery Drive, Spencer Park from the "Residential (R20)" zone to "Special Site" with an additional use of "Aged Person's Home to a Maximum of 13 Units", until more detailed concepts for the proposed development have been produced and preliminary feedback from the local community has been obtained."

3. As a result of Council's resolution the applicant submitted plans for the development, which were subsequently advertised by a sign on site and a direct mail out to surrounding landowners. A copy of the applicant's proposal and the proposed development plans are attached to the rear of this report.
4. Three submissions were received with two supporting and one objecting to the proposed scheme amendment request.
5. The proponent initially intended to establish 13 aged person units for rental housing with each unit consisting of two bedrooms and having an average area not exceeding 85m². The proposal has since been amended to reduce the number of proposed dwellings to 12.
6. Conditional subdivision approval has been granted for the subdivision of Pt Lot 501 Discovery Drive to create four single residential lots, two duplex blocks and a 2966m² Aged Persons Housing site. As part of the subdivision process part of the proposed aged persons unit site was given up as a Pedestrian Access Way.

STATUTORY REQUIREMENTS

7. Within the "Residential (R20)" zone the proposed number of Aged Persons Units would not be permitted. In order to gain approval, the maximum density of development on the site would need to be increased by rezoning the site to "Residential (R30)".
8. A Scheme Amendment Request (SAR) is not a statutory process under the Town Planning & Development Act 1928. The purpose of the SAR process is to give an applicant feedback as to whether an amendment is likely to be supported or not, and the issues to be addressed in the scheme amendment documents.

DEVELOPMENT SERVICES REPORTS

9. If an applicant decides to pursue a scheme amendment, the Council will be required to formally consider that request.

Item 11.1.5 continued.

POLICY IMPLICATIONS

10. The Residential Planning Codes (1991), which has been adopted within Town Planning Scheme No. 1A, states that when considering applications for aged accommodation, Council should consider whether such a proposal will be out of character with, or detrimental to, the amenity of the area.
11. The 'Liveable Neighbourhoods' document prepared by the Western Australian Planning Commission recommends that areas of medium to high density residential development should be encouraged within 400 metres of a town centre. A walking distance of less than 400 metres (or 5 minutes walk) is considered to be the optimal distance in order to encourage non-vehicular transport.
12. The subject land is approximately 200m from the Albany Regional Hospital and is within 1 kilometre of the local doctor's surgery and the Spencer Park Shopping Centre.
13. Whilst the 'Liveable Neighbourhoods' document is only a guide for developers and planning authorities, and not a policy of Council or the WAPC, it does encourage best design practice.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

15. The initial proposed rezoning (Residential R30) may have set a precedent for spot rezoning, which are opposed on the basis of orderly planning. The rezoning to a special site would result in no strategic implications.

COMMENT/DISCUSSION

16. A copy of the proposal was referred to the Western Australian Planning Commission for preliminary comment. The major issues identified by the Commission and Council staff included:
 - This proposal suggests a spot rezoning in an area where residential development dominates. A 'special site' proposal would equally facilitate the development of aged accommodation on the site.
 - The application needs more detail and clarity, in particular the surrounding land use, subdivision, proposed aged persons housing site, density and amenity within the SAR report.
 - The promotion of a walled enclave, typical of many aged accommodation developments is not supported. Conceptual plans would need to ensure that

DEVELOPMENT SERVICES REPORTS

that the proposed development is residential in character and can be integrated with surrounding land uses.

DEVELOPMENT SERVICES REPORTS

Item 11.1.5 continued.

- The relationship of the proposed development to the road and pedestrian Access Way, as illustrated on the approved subdivision plan, must be clearly illustrated on conceptual plans.
 - The relationship between the proposed development and the special provisions of the R-Codes should be clearly illustrated with the density of the proposed units being justified.
 - The applicant needs to show consideration to the strategic direction of development.
 - It has been identified that the proposed site is vegetated and the applicant is requested to give consideration to the retention of vegetation within proposed development, in particular adjacent road reserves.
17. The one objection that was lodged in response to the preliminary advertising was primarily based on the short period (3 weeks) given to provide comment. Other more specific issues and points that were raised within the submission and its attachments were:
- The potential impact of the proposed aged persons development on amenity.
 - The potential impact of the proposed aged persons development on land values.
 - The unjustified expense of extending the roadway from Discovery Drive to Premier Circle.
 - Further correspondence has been entered into with the objector writing to the Department of Housing and Works to discuss the potential sale and transfer of land.

A copy of this submission is in the Elected Members' Report/Information Bulletin.

18. The advertising period was in accordance with Council's resolution. If Council supports this rezoning, further advertising will be required as part of the Amendment process thus satisfying the objectors request for additional time in which to formulate a response.
19. The Scheme Map shows a Road Reserve linking Premier Circle with Discovery Drive and a subdivision for Part Lot 501 was conditionally approved in accordance with this.
20. The development plan that was submitted by the applicant demonstrates the proposed developments relationship with the surrounding land holdings and public areas. The plan clearly demonstrates variation in design and appears sufficient to address any amenity concerns that may be raised.
21. One of the submissions that supported the proposed Amendment stated that they have no objections whilst the other makes reference to the need to coordinate the provision of sewerage and stormwater with the proposed development. A copy of these submissions are in the Elected Members' Report/Information Bulletin.

DEVELOPMENT SERVICES REPORTS

Item 11.1.5 continued.

22. Staff could not support the applicant’s original request to rezone the land to “Residential R30” as rezoning of the land in that manner could allow higher density development in a form other than aged persons units to occur. An ‘Additional Use of Aged Person’s Home (Maximum of 12 Units)’ was proposed instead and could be applied to the site, subject to the applicant justifying that this density would not be to the detriment of the area’s amenity or character.

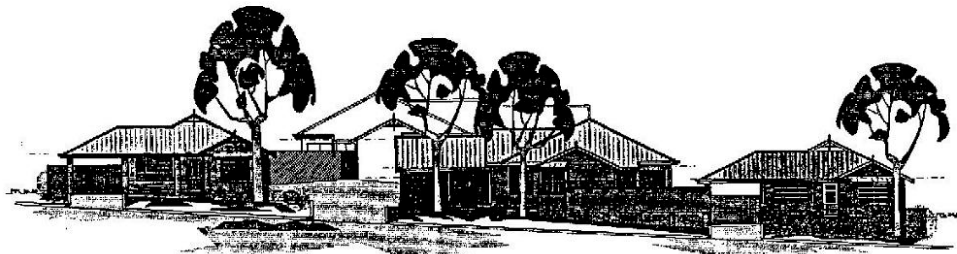
RECOMMENDATION

THAT Council advise the applicant that it is prepared to support the request for an Amendment to Town Planning Scheme No. 1A to rezone Pt Lot 501 Discovery Drive, Spencer Park from the “Residential (R20)” zone to “Special Site” with an additional use of “Aged Person’s Home to a Maximum of 12 Units”, subject to the above mentioned issues being addressed in the formal Amendment documents.

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS



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DEVELOPMENT SERVICES REPORTS

**APPLICATION FOR TOWN PLANNING SCHEME
AMENDMENT**

**(Increase in density code from R20 to R30 portion of Part Lot 501 Discovery
Drive, Spencer Park, Albany)**

**Rural Urban Planning & Design
For Department of Housing & Works**

5 JULY 2001

DEVELOPMENT SERVICES REPORTS

REZONING :

PART LOT 501 DISCOVERY DRIVE SPENCER PARK, ALBANY

Introduction

This proposal is submitted in support of an application for the amendment of the City of Albany Town Planning Scheme 1A to allow for the development of 13 Aged Persons Dwellings to be constructed at a density equivalent to R30 under the Residential Planning Codes on a proposed 2966m² lot being portion of Pt Lot 501 fronting Martin Road in Spencer Park Albany.

It is expected that once an R30 density has been allocated to the proposed new APU lot then Council would be able to permit the development of a maximum of 13 Aged Persons Dwellings after having granted a 50% density bonus that is available under the provisions of the Residential Planning Codes.

Need

Part of Spencer Park to the south is a Ministry of Housing Urban Redevelopment Project through which the standard of housing and housing mix is being improved .

This project has addressed the social problems associated with the older State Housing Commission estates and will result in some tenants being relocated to allow for an improved mix of housing tenancies.

This process requires that suitable Ministry of Housing properties be made available elsewhere for the occupation of some of these tenants such as the elderly.

Location and Situation

The subject property is located on the western side of Martin Road, to the north of Hardie Road, within the locality of Spencer Park, being approximately 3 kilometres to the north east of the Albany central business district.

Property Details

The original lot is described as being portion of Plantagenet Location 42 and being part of Lot 501 on Plan 14186, on Certificate of Title Volume 2188 Folio 199 and is in the ownership of the State Housing Commission, now referred to as the Department of Housing and Works and Services.

The land has a frontage of some 83.34 metres to Martin Road, has a very irregular shape and covers a total land area of some 9,148 m².

Most of the land is uncleared, comprising Sheoak vegetation, having a gentle slope towards the north, with soils comprising grey gravel sands over ironstone.

DEVELOPMENT SERVICES REPORTS

Vehicle access onto the property is available from both Martin Road and Discovery Drive.

Land Use

There are no improvements on the land.

Properties surrounding Pt Lot 501 comprise low density residential development to the south west ,while there is a nursing home situated to the south. The Albany Regional Hospital and the St Joseph's High School, Primary School and Church are all within walking distance of the subject property. Land to the north comprises an englobo parcel of residential land occupied by two dwellings.

The Spencer Park Shopping Centre is also within close proximity (800 m), as is a doctor's surgery.

Existing Services

Roads surrounding the property are bitumen sealed , kerbed and drained ,while services available to the site include deep sewer , telephone , scheme water and electricity.

Zoning

The subject property is zoned Residential R20 under Councils Town Planning Scheme. Properties to the immediate east and south are zoned for Clubs and Institutions, while land to the north and west is zoned Residential R20.

Environment

No significant environmental issues were raised in relation to this land at the subdivision approval stage .

Subdivision

Conditional subdivision approval has been granted for the subdivision of Pt Lot 501 to create 4 single residential lots , 2 duplex lots and a 2966m² Aged Persons Housing site with associated access roads and 8m wide PAW.(Subdivision Approval WAPC ref 115915).

The intention is to sell the majority of the lots on the private market.

The proposed APU site will have frontage to both Discovery Drive and Mills Road.

New Services

This subdivision will be connected by access roads in accordance with Council requirements with subdivisions which may be planned in the future for adjoining land.

DEVELOPMENT SERVICES REPORTS

Direct access will be provided for pedestrians to access Mills Road from Discovery Drive.

All services can be supplied to the subdivision and the Water Corporation has indicated that it is very keen to extend the sewer main through the property to service this lot and other land in the area as soon as possible.

The Ministry has committed to contribute towards this early sewer extension.

Proposed Aged Persons Housing Site

There is a strong demand for Homeswest Aged Persons Rental Housing within the immediate locality which is difficult to satisfy with current land availability and accessible resources .

The Ministry seeks support for the development of the proposed APU site for aged persons rental housing (2 bed units) ,average unit area not exceeding 85m².

In order to make efficient use of the site it is therefore requested that Council supports a Town Scheme Amendment to increase the residential density under the Residential Planning Codes from R20 to R30 to allow for the development of 13 aged persons dwellings.

Suitable plans will be submitted for Council approval with final Amendment documents as required under Councils standard practice for progressing Town Planning Scheme amendments.

Density and Yield

The proposal to subdivide the original 9148 m² and obtain an R30 density for the APU site will not result in increase in yield or increase in overall density for the total development when compared with the alternative of development of the site for strata titled group dwellings and Aged Persons Dwellings at the existing R20 code.

Development by way of subdivision and increase in density of the proposed APU site to R30 would result in the creation of sites for 8 dwellings and 13 Aged Persons Dwellings.

Whereas development of the site for strata titled dwellings at an overall density of R20 would result in the creation of 13 group dwellings and 9 APUs.

Amenity

Given its location and that the site is part of a proposed subdivision , i.e., there are no adjoining residents it is unlikely that the proposal is likely to have an impact on the amenity of the locality.

The Ministry of Housing will when marketing lots for sale as part of the subdivision of part lot 501 land advise prospective purchasers of the intended MoH housing within this subdivision.

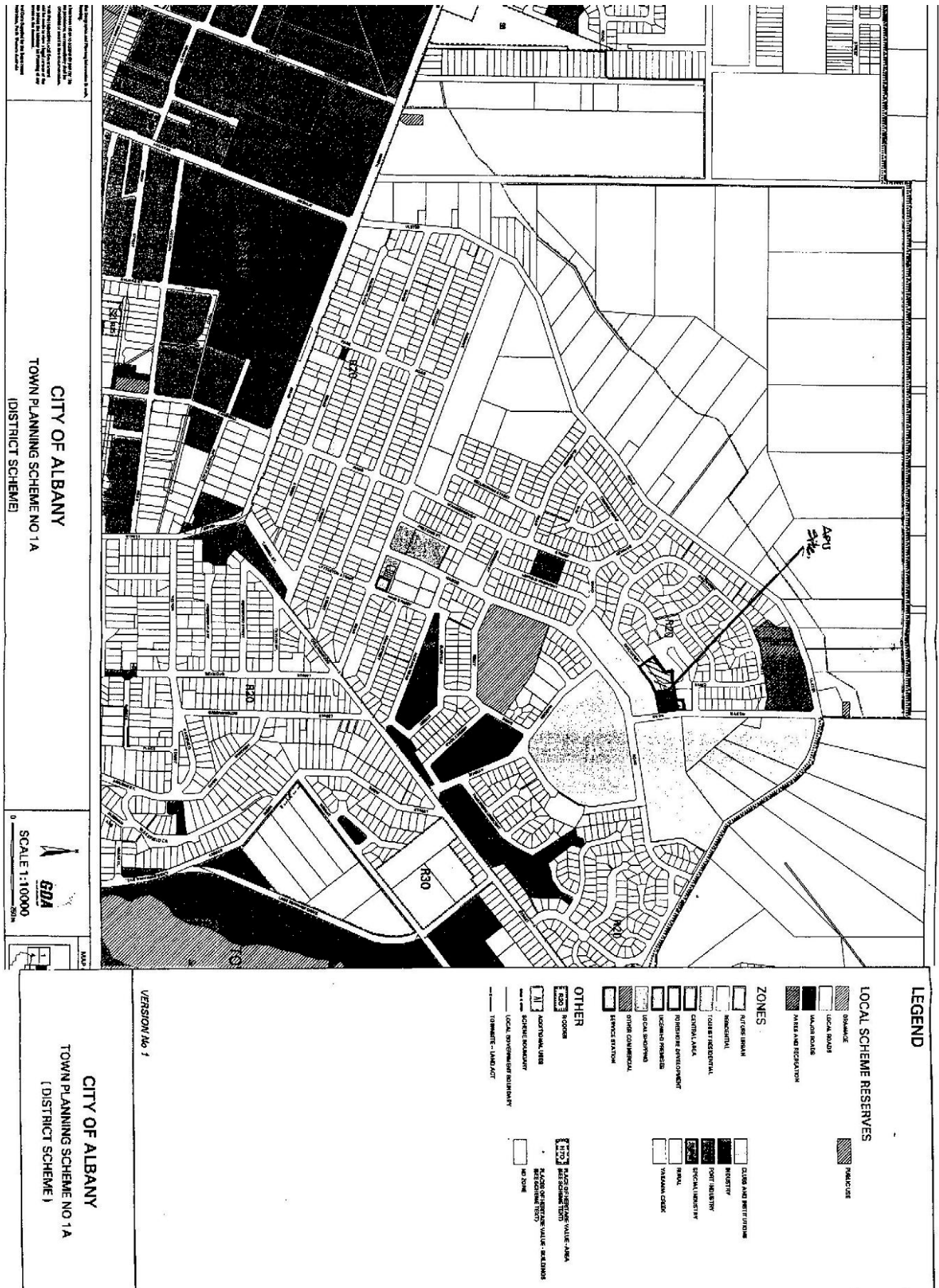
Conclusion

It is respectfully requested that Council considers this proposal in view of that matters raised in this report and resolves to initiate an amendment to its Town Planning Scheme to rezone a 2966m² portion of Pt lot 501 Discovery Drive Spencer Park from Residential R20 to R30 in accordance with the approved subdivision plan.

DEVELOPMENT SERVICES REPORTS



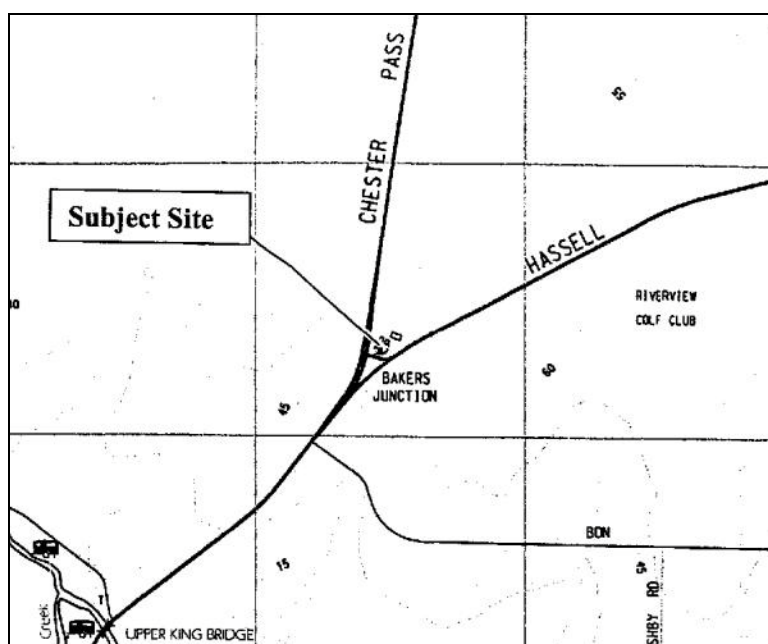
DEVELOPMENT SERVICES REPORTS



11.1.6 Roof Sign – Lot 21 (#394) Albany Highway, Orana

DEVELOPMENT SERVICES REPORTS

File/Ward	:	A1769 (Kalgan Ward)
Proposal/Issue	:	Roof Sign
Subject Land/Locality	:	Lot 1 Loc 1516 Chester Pass Road, King River
Proponent	:	R & JK Little Petroleum
Owner	:	Tamaray Pty Ltd
Reporting Officer(s)	:	Planning Officer (R Hindley)
Disclosure of Interest	:	Nil
Previous Reference	:	Nil
Summary Recommendation	:	Grant approval for the proposed roof sign.
Locality Plan	:	



DEVELOPMENT SERVICES REPORTS

Item 11.1.6 continued

BACKGROUND

1. R & JK Little Petroleum have lodged an application for a roof sign advertising the sale of fuel at Lot 1 (Loc 1516) Chester Pass Road.
2. Attached is an illustration of the proposed sign which highlights the relationship of the building to which it is to be attached and the ground level. The proposed sign is 10 metres wide and 1 metre high and will be located entirely above the roof of the roadhouse with the applicant advising that the sign would have a minimum separation to the ground in excess of 3.7 metres. Also represented is the artwork which is to be displayed on the proposed sign, advertising the associated business activity which occupies the premises.
3. The proposed policy to control advertisements under the City of Albany Town Planning Schemes 1A and 3 is yet to be gazetted therefore the proposed sign will be assessed solely under the provisions of the former Shire of Albany Bylaw (Signs, Hoardings and Billposting) No. 13.

STATUTORY REQUIREMENTS

3. The Shire of Albany Bylaw No.13 - pertaining to the roof sign stipulates;
 17. (1) Approval for the erection of a sign on a roof of a building shall be granted by resolution of Council at an ordinary meeting only and where approval has been so granted, a roof sign shall-
 - (a) *not at any part be within 3.7 metres of the ground;*
 - (b) *not extend laterally beyond the external walls of the building;*
 - (c) *comply, as regards height above ground and height of sign, with the following table:-*

Height of Main Building above Ground Level at Point where Sign is to be Erected	Maximum Height of Sign
3.7 metres and under 4.5 metres	1.2 metres
4.5 metres and under 6 metres	1.8 metres
6.0 metres and under 12 metres	3 metres
12 metres and under 18 metres	4.5 metres
18.0 metres and upward	6 metres

- (d) *not be at any part more than forty five metres above the ground.*

POLICY IMPLICATIONS

4. Under the Bylaw No.13, approval for the erection of a roof sign shall be granted by a resolution of Council. The requirement involving the resolution of Council implicates a lengthy approval process often for a sign of minimal aesthetic impact.

DEVELOPMENT SERVICES REPORTS

Item 11.1.6 continued.

FINANCIAL IMPLICATIONS

5. There are no financial implications relating to this matter

STRATEGIC IMPLICATIONS

6. There are no strategic implications relating to this matter

COMMENT/DISCUSSION

7. The roof sign advertising the roadhouse would not have a detrimental impact on amenity and streetscape due to the following reasons:
- The proposed roof sign is in conformance with the statutory requirements outlined in the Bylaws No.13 for the former Shire of Albany. That is, the sign;
 - a) is not within 3.7 metres of the ground,
 - b) does not extend laterally beyond the external walls of the building,
 - c) and does not exceed 1.2 metres above the roof top for a building height of 3.7-4.5 metres.
 - The sign is relatively small in size in relation to the scale of its surroundings.
8. The given standards for signs are currently being reviewed to offer a greater priority on matters such as streetscape and to come in line with the City of Albany's new Town Planning Scheme.

RECOMMENDATION

THAT Council grant approval for the erection of the proposed roof sign located at Lot 1 (Location 1516) Chester Pass Road and direct the Building Surveyor to issue a sign licence in accordance with the City of Albany Sign Bylaws No.13.

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

PROPOSED 10000 x 1000 - SIGN AT BAKERS JUNCTION. (ROOF SIGN)

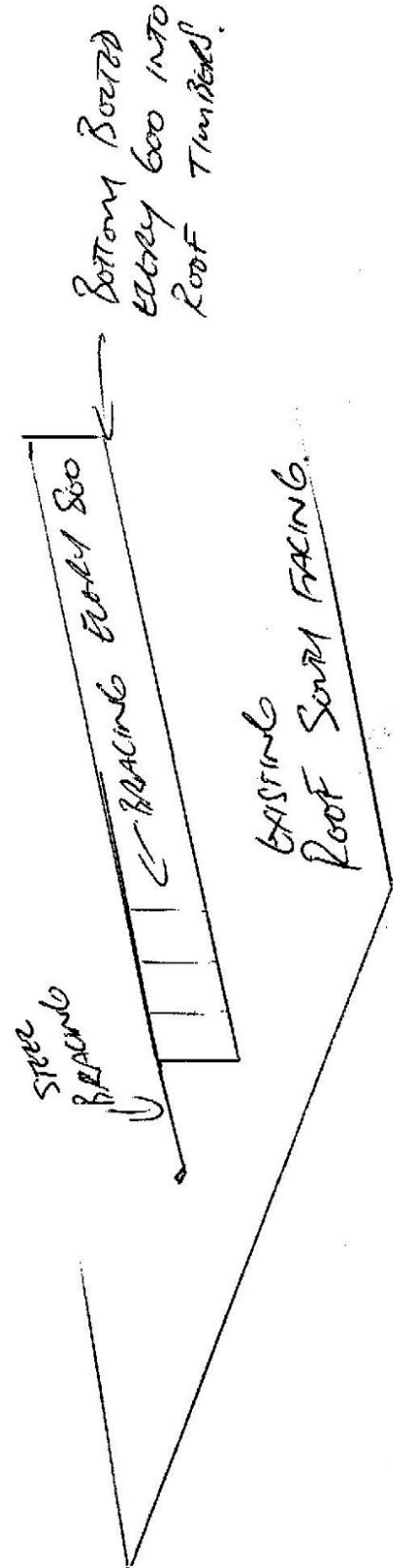
40x40 SUPACAL TUBE FRAMED SIGN

ROUTED TO ROOF TIMBERS & TRUSSES. (600d)

STEEL BRACING EVERY 2000 FROM TOP OF SIGN TO ROOF TIMBERS.

SHEET METAL GUTTER & RIVETTED TO FRAME.

AMPOL ROADHOUSE



DEVELOPMENT SERVICES REPORTS

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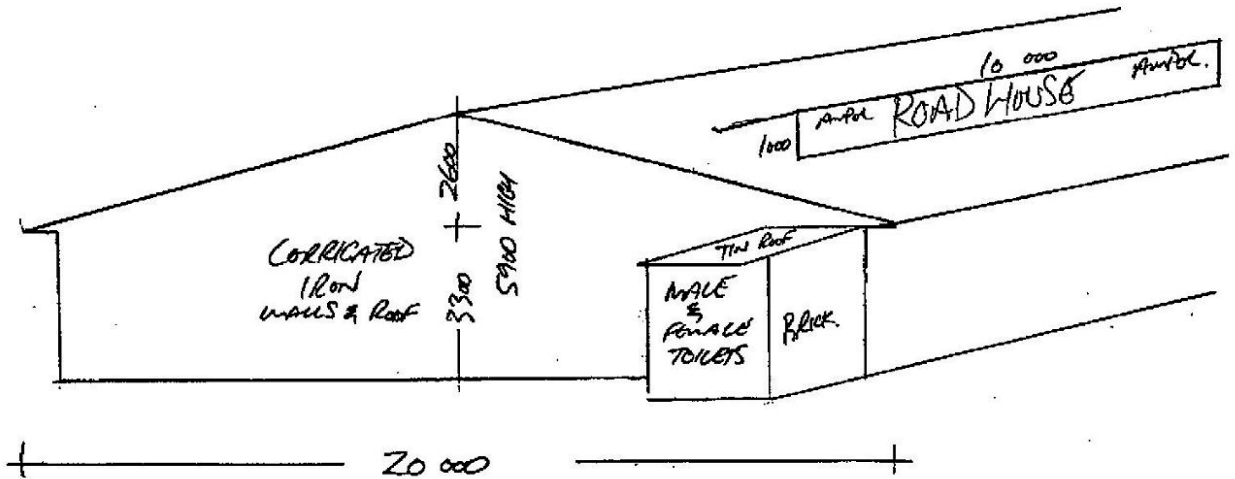
ATTN RICHARD.

SPECIES FOR BAKERS JUNCTION SITE

898 41 8755

COUNTRYWIDE SIGNS

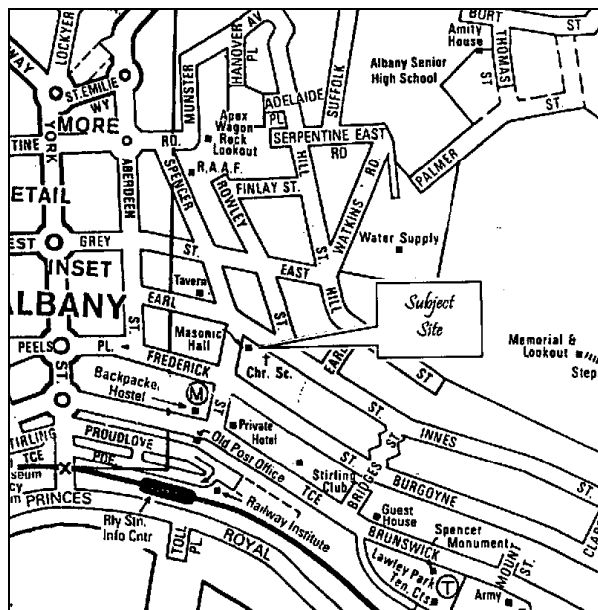
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DEVELOPMENT SERVICES REPORTS

11.1.7 Final Approval for Amendment – 58–60 Spencer Street, Albany

File/Ward	:	A151134/AMD135 (Frederickstown Ward)
Proposal/Issue	:	Request for Final Approval to Rezone Lot 21 (58 - 60) Spencer Street from “Private Clubs and Institutions” to “Special Site ” Zones.
Subject Land/Locality	:	Lot 21 (58 – 60) Spencer Street, Albany
Proponent	:	Ayton Taylor & Burrell
Owner	:	Albany Masonic Hall Co. Pty Ltd
Reporting Officer(s)	:	Planning Officer (A Nicoll)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 01/05/01 Item 11.1 OMC 18/09/01 Item 11.1.2
Summary Recommendation:		Final approval to the amendment be granted
Locality Plan	:	



Item 11.1.7 continued.

DEVELOPMENT SERVICES REPORTS

BACKGROUND

1. Amendment 135 of Town Planning Scheme 1A was initiated at the ordinary meeting of Council on 18 September 2001 and has been advertised for public inspection and comment. The amendment proposes to change the zoning for Lot 21 (58 - 60) Spencer Street from “Private Clubs and Institutions” to a base zone of Residential (R30) with the potential for additional uses including Club Premises, Consulting Rooms, Day Care Centre, Holiday Accommodation, House of Worship, Motel, Office, Restaurant and Residential (R60).
2. The amendment was assessed by the Environmental Protection Authority (EPA) as “Scheme Not Assessed – Advice Given” and was advertised for public inspection until 24 January 2002.
3. At the close of the advertising period 4 submissions had been received with one objection.

STATUTORY REQUIREMENTS

4. Section 7 of the Town Planning and Development Act provides the mechanism for a Town Planning Scheme to be amended. Council resolves to initiate a scheme amendment and then places 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 & Infrastructure 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.
5. If Council resolves to decline to proceed with the rezoning or to grant final approval to the amendment, with or without modifications, the documents are then referred to the Minister for Planning & Infrastructure. The Minister can accept Council’s recommendation or she can require her 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 she considers Council’s decision is not consistent with orderly planning.

POLICY IMPLICATIONS

6. There are various policies and strategies that have relevance to this proposal. They include:
 - *The State Planning Strategy*
 - *The Western Australian Planning Commission Statement of Planning Policy No. 8 (SPP 8).*
7. The purpose of SPP 8 is to bring together existing State and Regional policies that apply to land use and development in Western Australia. Local government is to have regard for Statements of Planning Policy when preparing a Town Planning Scheme or Town Planning Scheme Amendment.

DEVELOPMENT SERVICES REPORTS

Item 11.1.7 continued.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

9. Selected relevant objectives of TPS 1A are shown below:

1.7 The particular objectives of the Scheme are:

- (a) 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;*
- (b) to protect historic buildings and precincts and other places of heritage value from inappropriate development;*

COMMENT/DISCUSSION

10. At the close of advertising for the amendment being on the 24 January 2002, 4 submissions had been received one of which objected to the proposal. Attached is a copy of the Schedule of Submissions on the scheme amendment.
11. The aim of the amendment to Scheme No.1A is to change the zoning of the site from 'Clubs and Institutions' to a base zoning of Residential (R30) with the potential for additional uses. The intended purpose being to facilitate the retention of the Masonic Hall whilst providing for its conservation and reuse in any future redevelopment of the site.
12. The one objection that was lodged in response to this proposal was based on the potential conflict of a permitted use with that of the surrounding neighbourhood that the proposed zoning may potentially allow for.
13. It is acknowledged that the surrounding neighbourhood has a residential character with the exception of the Earl of Spencer. The impact from the permitted uses under the proposed change of zoning would be similar, if not more complimentary to the surrounding area than the permitted uses under the current zoning. The proposed change in zoning has the potential to allow for further residential development, similar to that already in the area. The current zoning prohibits residential development.
14. The nature of the future development on the site will be governed by special conditions in this proposed rezoning which will require the built form to compliment the Masonic Lodge and be in accordance with Council's Albany Design Guidelines.
15. Council Staff believe that the proposed amendment enhances the ability for the site to be developed in a sympathetic manner including the restoration of the majestic Masonic Hall and ultimately catering for the increasing demand of residential, holiday accommodation and office space close to the central area.

DEVELOPMENT SERVICES REPORTS

Item 11.1.7 continued.

RECOMMENDATION

- i) Council grant final approval, without modification, to Amendment 135 to the City of Albany Town Planning Scheme No. 1A to rezone Lot 21 (58-60) Spencer Street from “Private Clubs and Institutions” to “Residential” and “Special Site”, with a base zoning of “Residential R30”, with additional uses including Club Premises, Consulting Rooms, Day Care Centre, Holiday Accommodation, House of Worship, Motel, Office, Restaurant and Residential (R60) to be added to the Schedule of Special Site zones;
- 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; and
- 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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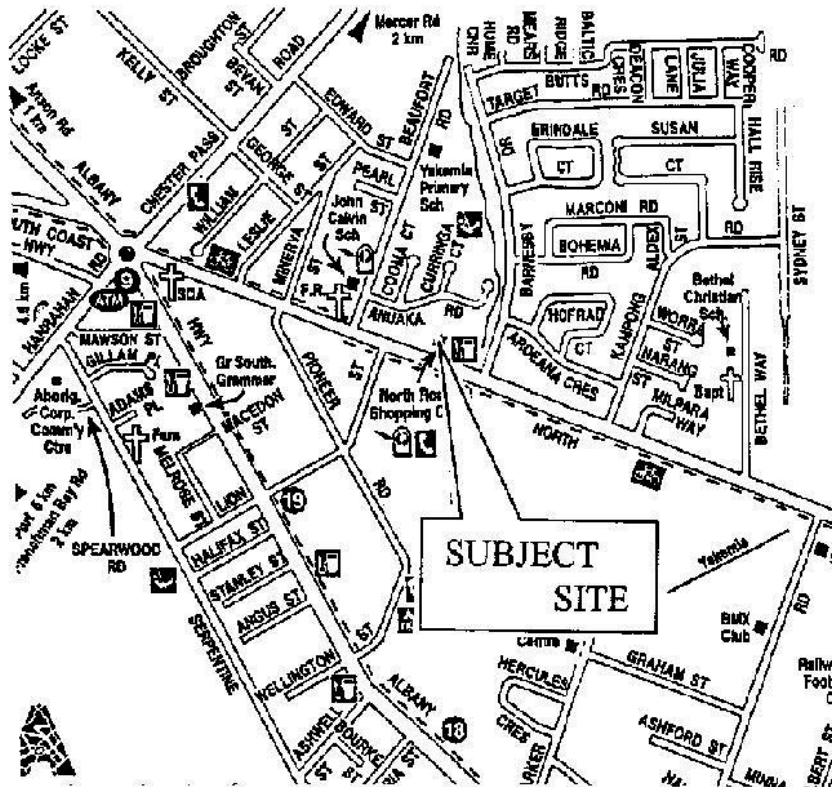
DEVELOPMENT SERVICES REPORTS**Town Planning & Development Act 1928****Town Planning Scheme No. 1A****Proposed Amendment No. 135****Schedule of Submissions**

<i>No.</i>	<i>Ratepayer/Resident or Agency</i>	<i>Submission</i>	<i>Comment</i>	<i>Recommendation</i>
1.	Western Power Fiona O'Keefe South Country Branch	No Objection	No Comment	Noted
2.	Department of Environmental Protection Natalie Thorning Head Office Perth	No Objection. The rezoning of the property will not warrant the need for an environmental assessment.	No Comment.	Noted
3.	Alinta Gas Frank Rizzi	No Objection Any development carried out on site needs to be referred to Alinta Gas for comment	No Comment	Noted
4.	Myrtle Noreen Nesbitt 57 Spencer Street ALBANY WA 6330	Objection. The proposed use will not be compatible with the current occupation of the area being for residential. A restaurant for example will affect the peace of the neighbourhood with increased noise from patrons and traffic.	The proposed change of zone is similar to the existing zoning. The new zoning will allow for residential development whereas 'Clubs and Institutions' zoning does not.	Noted

DEVELOPMENT SERVICES REPORTS

11.1.8 Proposed Drive Thru Bottle Shop, Yakamia

File/Ward	:	A134677 (Yakamia Ward)
Proposal/Issue	:	Drive Thru Bottle Shop
Subject Land/Locality	:	Lot 2 Location 230 #206-218 North Road, Yakamia.
Proponent	:	Wasil Poliwka
Owner	:	Wasil Poliwka
Reporting Officer(s)	:	Planning Officer (A Nicoll)
Disclosure of Interest	:	Nil
Previous Reference	:	Nil
Summary Recommendation	:	Approve subject to conditions.
Locality Plan	:	



Item 11.1.8 continued

DEVELOPMENT SERVICES REPORTS

BACKGROUND

1. The City of Albany received an application on the 31st December 2001 for a drive thru bottle shop to be located at the North Road Shopping Centre (Lot 2 Location 230 #206-218 North Road, Yakamia).
2. The application was advertised in the local newspaper and as a display on site for a period of three weeks asking for public comment. During the advertising period, zero submissions were received by Council for the proposal.
3. An illustration has been attached to this report showing the North Road Shopping Complex and the location of the proposed drive thru bottle shop.

STATUTORY REQUIREMENTS

4. The sale and supply of liquor in Western Australia is regulated by the Liquor Licensing Act 1988 which came into effect on 1 February 1989. The act places an obligation on licences to sell and supply liquor in a responsible manner.
5. In accordance with Council's policy "Guidelines 1 – Authority to Issue Planning Consents", staff do not have a delegation of power to approve a 'Licensed Premises'.

POLICY IMPLICATIONS

6. There are no policy implications relating to this item.

FINANCIAL IMPLICATIONS

7. Traffic accidents, assaults, public drunkenness and breaking and entering are closely associated with the use of alcohol. Constraints are placed on strict enforcement of the law for the control of these occurrences.

STRATEGIC IMPLICATIONS

8. There are no strategic implications relating to this item.

COMMENT/DISCUSSION

9. As detailed on the plan for the North Road Shopping Complex, there are 221 car parking bays, 16 of which are allocated for staff parking. The proposal for the drive thru with the extension of the canopy area will potentially reduce the car parking bays by two. North Road Shopping Centre currently has a small surplus of parking bays in accordance with the Town Planning Scheme requirement, the removal of two bays will not have a significant effect upon the functioning of the shopping centre.

DEVELOPMENT SERVICES REPORTS

Item 11.1.8 continued.

10. Depending on the amount of vehicles wishing to access the proposed bottle shop, the additional traffic accessing the proposed drive through bottle shop may lead to disruptions within the existing parking area. The reasons being:
 - there is only one entry and exit point to and from the complex via North Road being at the opposite ends of the complex to the bottle shop and,
 - movement is expected to occur through the parking area as illustrated on the attached plan.
11. Staff are of the opinion that an increase in vehicle trips per day along North Road as a result of the drive thru will be minimal and will not affect traffic flow along this section of road. The movement of vehicles within the complex on the other hand is a concern and needs to be considered by the owner of the shopping centre for the care of shoppers.

RECOMMENDATION

THAT Council grants planning scheme consent for a drive thru bottle shop at Lot 2 Location 230, #206-218 North Road, Yakamia subject to approval being obtained from the liquor licensing court.

AMENDED RECOMMENDATION

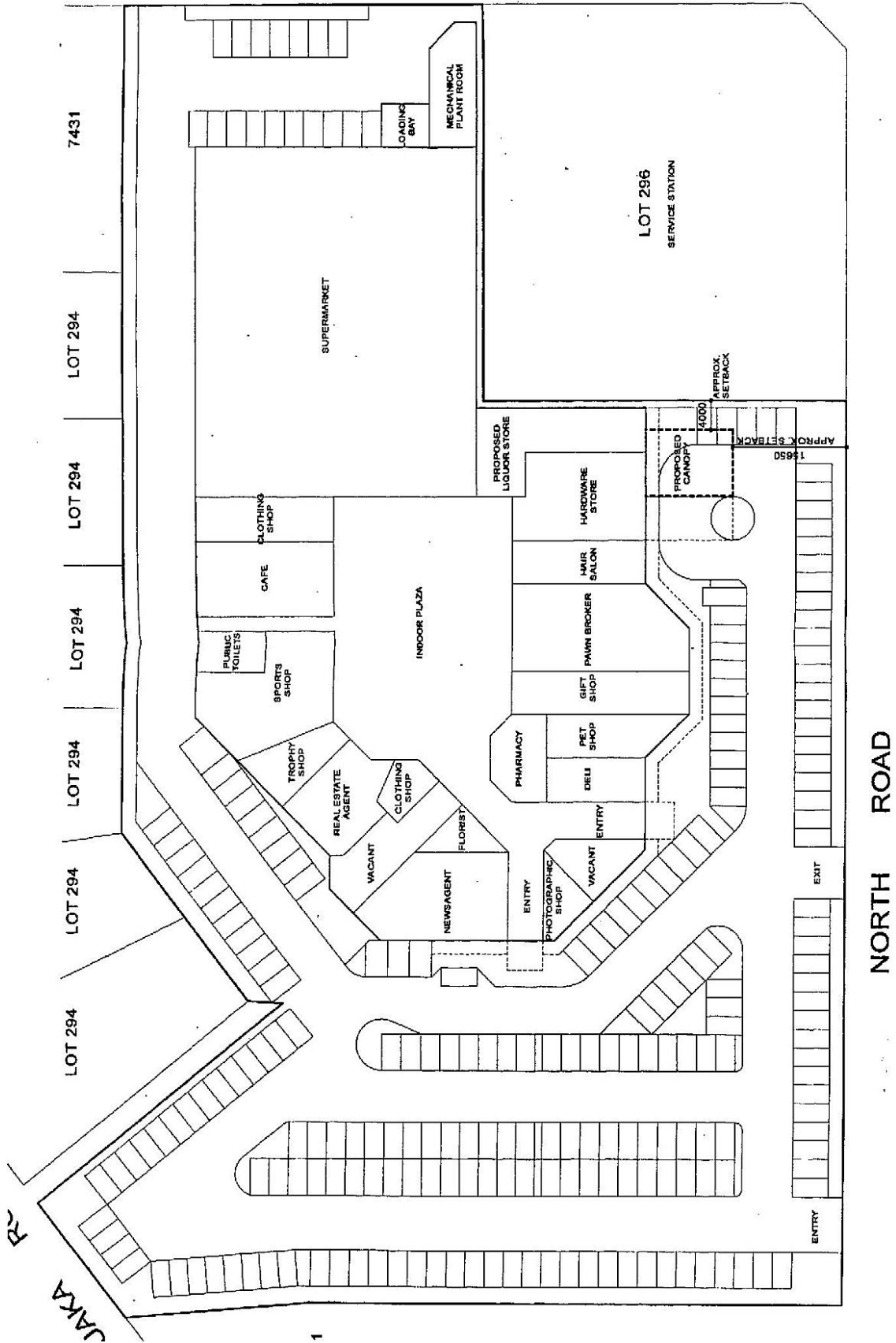
THAT Council grants planning scheme consent for a drive thru bottle shop at Lot 2 Location 230, #206-218 North Road, Yakamia .

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

BARNESBY DRIVE



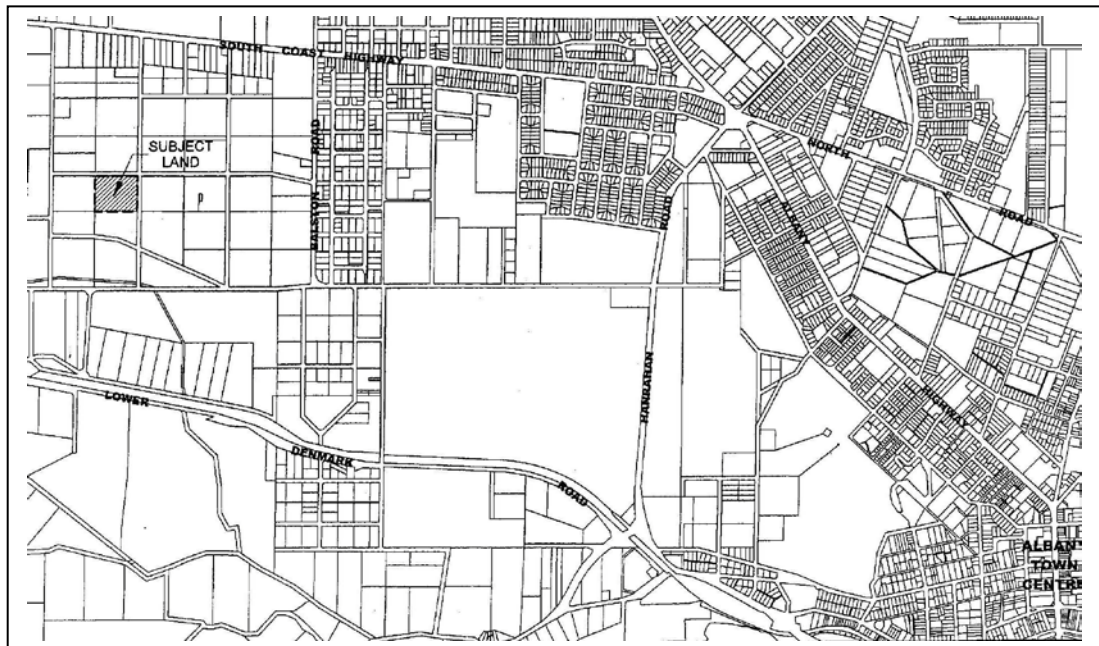
SITE PLAN

SCALE 1:500

DEVELOPMENT SERVICES REPORTS

11.1.9 Initiate Rezoning – Lot 126 Bottlebrush Road, Gledhow

File/Ward	:	A6141/AMD169 (West Ward)
Proposal/Issue	:	To rezone Gledhow Lot 126 Bottlebrush Road from 'Rural' to 'Special Rural'
Subject Land/Locality	:	Lot 126 (#44) Bottlebrush Road, Gledhow
Proponent	:	Ayton Taylor & Burrell
Owner	:	RJ & SR Lange
Reporting Officer(s)	:	Planning Officer Policy (P Tvermoes)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 02/04/98 Item 13.3.1 OCM 02/07/97 Item 13.3.1 OCM 21/08/01 Item 11.1.9
Summary Recommendation	:	Initiate the Amendment and Revoke Prior Initiation of Amendment
Locality Plan	:	



DEVELOPMENT SERVICES REPORTS

Item 11.1.9 continued

BACKGROUND

1. At its Ordinary Meeting held on 2nd July 1997, Council resolved:

“THAT Council advise the proponent that it may be prepared to amend Town Planning Scheme 3 by rezoning Lot 126 Bottlebrush Drive, Gledhow from the ‘Rural’ zone to the ‘Special Rural’ zone, subject to:

- i) payment of Council’s processing and advertising fee for a minor amendment;*
- ii) the revision of the Local Structure Plan to identify a suitable alternate site for the provision of public open space in this locality;*
- iii) liaison with Main Roads WA regarding the possible future Ring Road during the revision of the Structure Plan and the preparation of the amendment document;*
- iv) the figures in the amendment documentation accurately reflecting the site conditions, including areas cleared of vegetation, the location of the house and associated outbuildings, strategic firebreaks and also offsite conditions on Fleet Street;*
- v) the number of lots south of creek being reduced and the proposed northern boundary of these lots being relocated to the north so that it does not correspond to the creek line; and*
- vi) land capability and suitability analysis demonstrating that the land can support the development proposed.”*

2. On 3rd December 1997, Council received a copy of Amendment No. 169 documentation which the proponent advised was in accord with Council’s requirement.
3. The amending documents were not considered by Council until 2nd April 1998, at which meeting Council decided that there was a need to undertake structure planning over the Gledhow area to determine possible staging, appropriate mechanisms for coordination of cost sharing and the allocation of resources to Council’s satisfaction. Council then went on to resolve that a draft Local Structure Plan be prepared in consultation with the applicant. It was further resolved that the draft Local Structure Plan be prepared and presented to Council by June 1998 (a period of eight weeks after the initial decision was taken) and no budget was provided for that work to be undertaken.
4. An interim report was submitted at the Council Meeting of 12th August 1998 and that report concluded that until such time as the alignment of the Albany Ring Road could be determined and the boundary of the structure planning area established, any work on structure planning should be delayed.

DEVELOPMENT SERVICES REPORTS

Item 11.1.9 continued.

5. At its Ordinary Meeting held on 21 August 2001, Council resolved:

- i) *“the proponent prepare to the satisfaction of the Executive Director Development Services a limited structure plan for Lot 126 Bottlebrush Road, Gledhow and the immediate locality meeting the requirements of the City of Albany Town Planning Scheme No. 3 and Western Australian Planning Commission policy guidelines; and*
- ii) *subject to a suitable structure plan being submitted, Council in pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended), resolves to amend the City of Albany Town Planning Scheme No. 3 be rezoning Lot 126 Bottlebrush Road, Gledhow from “Rural” to “Special Residential”.*

STATUTORY REQUIREMENTS

6. Council’s resolution under the Town Planning & Development Act is required to amend Town Planning Scheme No. 3. An amendment to a Town Planning Scheme adopted by resolution of a Council is to be referred to the Environmental Protection Authority (EPA) for assessment.
7. Advertising for public inspection is for a period of forty two (42) days and is not to commence until the EPA has determined that the amendment is environmentally acceptable. A decision to initiate a Town Planning Scheme amendment commences a statutory process from which Council cannot deviate, except with the express approval of the Minister for Planning and Infrastructure. A decision not to initiate a Town Planning Scheme amendment cannot be appealed and it is at the full discretion of Council whether it initiates an amendment to the Scheme. Also, a resolution to amend a Town Planning Scheme should not be construed to mean that final approval would be granted to the amendment by either Council or the Minister for Planning and Infrastructure.

POLICY IMPLICATIONS

8. There are various policies and strategies that have relevance to this proposal and they include:
 - Statement of Planning Policy No. 8 (SPP8)
 - Albany Regional Plan 1994
 - City of Albany Local Rural Strategy (1996)
 - Albany Local Planning Strategy (in preparation)
9. The City of Albany Local Rural Strategy includes the subject land within Princess Royal Harbour 1 policy area. The policy statement for that area states:

“Following consultation with landowners, Council will rezone the area to ‘Rural Residential’ or ‘Special Residential’ in accordance with existing lot sizes and incorporate appropriate zoning provisions based on the constraints and land management needs identified below. Council will assess the potential of larger lots in the area to create additional ‘Rural Residential’ lots.”

DEVELOPMENT SERVICES REPORTS

Item 11.1.9 continued.

10. Within the policy area, a number of identified constraints and land management needs were identified. They are focused upon the unsealed roads in the locality, the land being located within a visually prominent area, some lots having low land capability for housing development, the need to protect remnant vegetation, the presence of an industrial area in the southern portion of the policy area, there was a need to consider the future Ring Road alignment and the policy document should produce structure planning which fostered sensitive and well planned development.

FINANCIAL IMPLICATIONS

11. Structure planning over the Gledhow area is seen as a reasonably high priority by staff, however it was not anticipated that Council fund this work until the 2002/03 budget. Structure planning of Cells A and B within the Yakamia area is considered to be the highest priority and funding for that work has been provided in the 2001/02 budget. Little Grove would be seen as the next highest priority, with Gledhow following thereafter.
12. Many roads within the Gledhow area remain unsealed and the further subdivision of existing lots would undoubtedly place more pressure upon Council to upgrade those roads to a standard commensurate with 'Special Rural' or 'Special Residential' land usage. Road upgrading however is normally considered to be a requirement of a developer at the subdivisional stage.

STRATEGIC IMPLICATIONS

13. Work on selecting a suitable alignment for the Albany Ring Road has centred around three potential options for the section between Albany Highway and Hanrahan Road. Option 1 was referred to as the 'Harrogate Road' alignment and this option was abandoned in 1998; it could not demonstrate that it would service the long term transport needs and it had a substantial impact upon development potential to the west of Albany. The second alignment was the 'Link Road/George Street/Lower Denmark Road' option which has been endorsed by the City of Albany and the Ring Road Steering Committee as the preferred alignment. The other option was the 'Five Mile Creek/Lower Denmark Road' option which was the most western solution. The subject land is only affected by the Harrogate Road proposal and all planning agencies have removed any objection to development alongside the planned alignment.
14. From a strategic viewpoint, it would be desirable to have comprehensive structure planning in place over the Gledhow growth area before individual applications are considered, however comprehensive structure planning is unlikely to be completed within the next 2-3 years. The subject land is not affected by broader strategic planning decisions or documents.

COMMENT/DISCUSSION

15. Mr & Mrs Lange were given a commitment by Council on 2nd July 1997 that Council would be prepared to seriously consider a rezoning of their land, in accordance with the Council prepared Local Rural Strategy, subject to those landowners meeting six requirements. The landowners proceeded "in good faith" to have Amendment No.

DEVELOPMENT SERVICES REPORTS

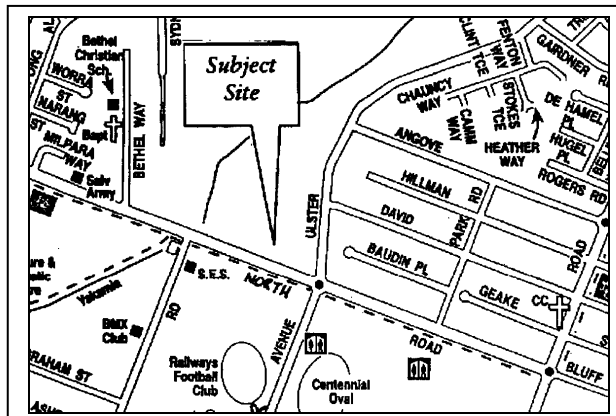
169 to the City of Albany Town Planning Scheme No. 3 prepared. They lodged that scheme amendment with Council and anticipated that Council would initiate the amendment to the Town Planning Scheme.

Item 11.1.9 continued.

16. Clearly it would not have been in the Lange's or Council's interest to proceed with the Town Planning Scheme amendment whilst uncertainty over the alignment of the Albany Ring Road existed. The decision in April 1998 to withdraw from the rezoning initiative was soundly based. Unfortunately, Council at that time took the opportunity to introduce a further prerequisite upon the rezoning initiative which was beyond the applicants control. More importantly, it was work which Council was required to do and had imposed unrealistic timeframes and grossly inadequate budgets to complete.
17. Progressing with a Town Planning Scheme amendment in advance of overall structure planning for an area is often fraught with danger and there are a number of instances where the Minister has decided not to grant final approval to that amendment whilst the structure planning remains outstanding. Nonetheless, the applicants have committed considerable personal resources to preparing documentation in accordance with Council's instructions and the primary impediment to the rezoning of their land (a decision on the Albany Ring Road) appears to have been all but made, in that the Harrogate Road alignment is no longer considered viable for the proposed ring road.
18. The original amending documents contained a subdivision guide plan for Lot 126 which provided no recognition of the impact of that subdivision upon adjoining lots. A suitable alternate subdivision guide plan needed to be prepared which satisfies the basic requirements of a limited structure plan.
19. Consistent with the recommendation of Council the proponent has prepared a limited structure plan for Lot 126 Bottlebrush Road, Gledhow and the immediate locality (copy of report included in the Elected Members' Report/Information Bulletin).
20. The initial rezoning of Lot 126 Bottlebrush Road was from Rural to a Special Residential Zone. However to meet the requirements and potential considerations of the draft Local Planning Strategy, the proponent wishes to rezone the site from Rural to Special Rural rather than Special Residential.
21. "Special Rural" zoning of the site would allow for development, which is robust enough to accommodate future planning options for the locality. A number of strategies guiding the development of the greater Albany area, including the Local Rural Strategy and the Albany Residential Expansion Strategy note that "Special Rural" zoning is appropriate for the site. In addition the draft Local Planning Strategy indicates that the locality will most likely develop as a precinct of low density urban or semi rural residential development. In addition, the Strategy notes that the any sub division of the site should be laid out in such a manner that any intermediate land use does not have a prejudicial effect on the long-term conversion of the land use.

RECOMMENDATION

THAT Council in pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended), resolves to amend the City of Albany Town Planning Scheme No. 3 be rezoning Lot 126 Bottlebrush Road, Gledhow from "Rural" to "Special Rural".



DEVELOPMENT SERVICES REPORTS

Item 11.1.10 continued.

BACKGROUND

1. At the Ordinary Meeting on 15 May 2001, Council resolved that:
 - (i) *The new City of Albany Administration Building/Civic Centre be located in the old Town of Albany Depot Site, being portion of Location 4743 North Road, Yakamia; and*
 - (ii) *Council staff prepare the appropriate documentation to amend the City of Albany Town Planning Scheme 1A to allow for the development of Council's Administration Building/Civic Centre on the old Town of Albany Depot Site on North Road.*
2. Amendment 134 to Town Planning Scheme 1A was initiated at the Council meeting on 17 July 2001. The Amendment proposes to include Portion Location 4743 North Road, Yakamia in a "Special Sites" zone, for civic use.
3. The Amendment was assessed by the Environmental Protection Authority as "Scheme Not Assessed – Advice Given".
4. Because of the nature of this Amendment and as Council is both the proponent and the responsible authority for Town Planning Scheme No. 1A, consent to advertise was sought from the Western Australian Planning Commission. This consent was granted.
5. The Amendment was advertised for public inspection until 24 October 2001. At the close of the advertising period 194 submissions had been received.
6. Of the 194 submissions received, 130 were objections. Common concerns and perceptions in the submissions opposed to the relocation of the City's offices include:
 - CBD location of the City's offices enables multi-purpose trips and better access for the general community to the City's services;
 - CBD location helps keep businesses in the main street alive, and relocation would have a negative economic impact on a vibrant city centre;
 - The City's offices in York Street, the historical centre of Albany, act as a focal point for the city; relocation to North Road would fragment the city;
 - Refocusing the centre of the city is encouraging urban sprawl/ decentralisation;
 - Strong public expectation that City offices should be part of the centre of the City;
 - Central location for the City's offices supports public transport, better access for the aged and disabled, and is more convenient for people without their own transport;
 - The City's offices should remain in the CBD due to significant economic impact if relocated; all office developments should be within the CBD to keep the city alive;

DEVELOPMENT SERVICES REPORTS

- Relocation to the North Road site would be contrary to recommendations of the draft Albany Local Planning Strategy and the Albany Commercial Centres Strategy Review; and
- The existing facilities in York Street should be upgraded and the extra money used to improve the town centre, entertainment, and parking facilities in the CBD.

DEVELOPMENT SERVICES REPORTS

Item 11.1.10 continued.

7. Of the 64 submissions received in support of the Amendment the issues raised include:
 - Location of the City's offices in the CBD compounds parking problems and traffic related issues; Albany is becoming too congested and relocation of the City's offices would reduce the congestion currently being experienced in relation to traffic and parking;
 - An administration centre needs to cater for the needs of the community and the local government for at least 50 years. The North Road site will allow considerable space to do this, yet be sufficiently centrally located for the majority of citizens as it is close to the inner city area and to outlying suburbs;
 - As Albany grows over the next 50 years the site will become close to the new centre of the city, while allowing for adequate parking and ease of access to City services;
 - Relocation will allow expansion of the library; development of an art gallery on the York Street site; and
 - Parking is an issue for pensioners and York Street is congested for older citizens, while the North Road site would allow greater ease of access for older citizens.
8. Attached is a copy of the Schedule of Submissions on the Amendment. The schedule summarises each submission and provides a draft comment and recommendation for Council's consideration.

STATUTORY REQUIREMENTS

9. Council must now consider all submissions, make a recommendation on each, and forward the submissions and Council's recommendations to the Western Australian Planning Commission.
10. The Commission is to report to the Minister for Planning and Infrastructure who is to consider the submissions and the recommendations made by Council and the Commission. The Minister will decide whether to approve the Amendment, refuse to approve the Amendment, or require Council to modify the Amendment before approval is given. The Amendment documents are not to be modified until the Minister for Planning and Infrastructure has made her decision.

POLICY IMPLICATIONS

11. There are various policies and strategies that have relevance to this proposal. They include:
 - Statement of Planning Policy No. 8 (SPP 8).
 - The Albany Regional Strategy (1994)
 - Residential Expansion Strategy for Albany (1994)
 - Albany Commercial Centres Strategy (1994)
 - Albany Commercial Centres Strategy Review (2000)
 - Local Planning Strategy (in preparation).

DEVELOPMENT SERVICES REPORTS

Item 11.1.10 continued.

12. The purpose of SPP 8 is to bring together existing State and regional policies that apply to land use and development in Western Australia. Local government is to have regard for Statements of Planning Policy when preparing a Town Planning Scheme or Town Planning Scheme Amendment.

FINANCIAL IMPLICATIONS

13. The cost of developing a new administration centre has not been determined.

STRATEGIC IMPLICATIONS

14. The following Port of Call is identified in the *Albany 2020 Charting Our Course* Strategic Plan:
 - PORT OF CALL - The continual development of Council services and facilities to meet the needs of all stakeholders.
 - *Council Buildings* – To provide communities with quality buildings that are functional, well maintained and meet social and cultural needs.
15. The proposed development is consistent with the City's Strategic Plan.

COMMENT/DISCUSSION

16. A common thread in objections to the Amendment is that relocation of the City's offices to the North Road site is inconsistent with a number of reports, studies, and policies adopted or undertaken by Council. These include the Albany Commercial Centres Strategy (1994), Albany Commercial Centres Strategy Review (2000), and the draft Local Planning Strategy (2001).
17. The draft Local Planning Strategy (2001) is still in preparation and has not been finalised. The LPS has had regard for public comment on a range of issues and in this context has been highly successful. The LPS recommendations will be subject to modification when submissions on the LPS have been collated and considered in a process currently underway. As a consequence the recommendations must be treated as drafts pending adoption by Council.
18. The York Street site has been identified in the Great Southern Regional Cultural Centre Site Assessment Study (1998) as a site for the Great Southern Regional Cultural Centre, for the future development of an integrated cultural and civic precinct. This recommendation has been developed in the Cultural Precinct Study 2000, with option 2, which suggested replacing the existing City offices with a cultural centre. This option was adopted by Council in July 2000.

DEVELOPMENT SERVICES REPORTS

Item 11.1.10 continued.

19. The draft Local Planning Strategy refers to the intent to “*Promote and protect the CBD as the retail, commercial and community hub of Albany and the Region*”. This is complemented by recommendations addressing parking issues. The relocation of the City’s offices to the North Road site will allow for additional parking at the York Street site. Parking for the cultural centre would be available to the wider community when not used for civic events.
20. The Albany Commercial Centres Strategy Review (2000) recommends that the role of the CBD should be strengthened and maintained, as the core retail, commercial, and administration centre in the Great Southern region and “*shall provide for a range of retail, commercial, administrative, cultural and community facilities*.” In addition the Review raised concerns in regard to the threat to the main street from new decentralised shopping developments. It suggested that such threat could be addressed by retaining the centre of governance in the CBD.
21. The Albany Commercial Centres Strategy Review (2000) recommends that an impact statement is undertaken before any office development exceeding 200m² floor space is promoted outside a designated District or Neighbourhood shopping centre. Accordingly Council commissioned the Syme report, “*Assessment of the Impact of the Relocation of the Council Offices*”, which concluded that the economic impact on CBD businesses would be minimal. There would be some inconvenience to persons who rely upon public transport to access the City’s services. However, those impacts would be negated by the development of a shop front service within the CBD. The Syme report concluded, “*in contrast to many other communities, Albany has a strong and viable town centre*” and noted that “*Relocating the City administration away from it would not be enough to render the centre not viable, but it would represent a small diminution of the City focus.*”
22. Relocation of the City’s offices is unlikely to detract from the primary role of the CBD as the heart of both the City and the region, as this role will be strengthened by a proposed civic precinct. This proposal includes a 700-seat entertainment, convention and cultural centre on the York Street site. In addition the proposed redevelopment would include an extension to the existing library facilities, and eventual addition of an art gallery.
23. These facilities would draw people to the civic precinct and would offset any potential negative impact the relocation of the City’s offices may have. The proposed civic precinct will also be consistent with the draft Local Planning Strategy, with respect to the need to preserve and enhance the character of the CBD. The civic facilities may draw more people into the CBD than the existing City offices, and contribute towards a vibrant CBD.
24. One potential impact of the relocation of the City’s offices from York Street is the loss of vitality on the street during office hours. Any loss of vitality may be offset by the extended facilities created on the site. In addition the proposed shop front for payment of rates and the like will contribute to the vibrancy and atmosphere of a busy rural regional centre.

DEVELOPMENT SERVICES REPORTS

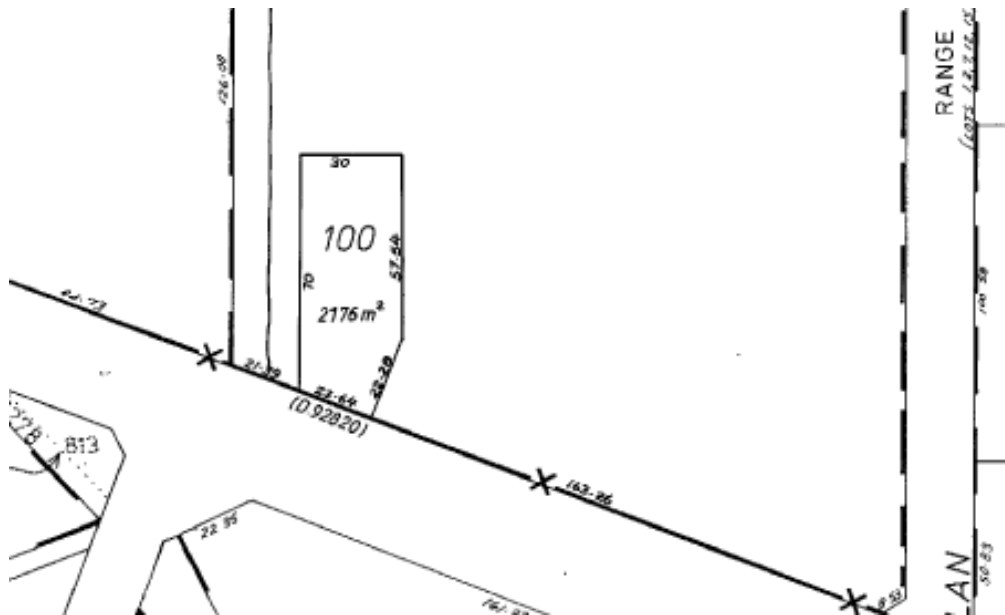
Item 11.1.10 continued.

25. The draft Local Planning Strategy notes that the City is planned to grow on 4 urban fronts. Growth is to occur in a staged manner, initially west of Albany, then to the north and north east. These growth corridors will reposition the “centre of gravity” from the historic centre of the city, as the urban area is extended over time. To meet the needs of the expanding urban area the draft Local Planning Strategy refers to creation of a number of district centres to meet the needs of residents in the growth corridors. These centres are not to detract from the primary role of the CBD as the centre of the city’s commercial activities. In this context the proposed City offices at North Road would meet the needs of the community, without a discernible impact upon the viability of the CBD.
26. The draft Local Planning Strategy and the Albany Commercial Centres Strategy Review refer to a range of problems related to traffic and parking in the CBD, and to the need for centrally placed parking facilities. The removal of City and City staff vehicles and redevelopment of the York Street site would allow for the provision of greatly enhanced parking facilities for other users of the CBD. The proposed civic precinct will create demand for public transport, which currently suffers from under utilisation in the city.
27. The potential impact of consolidating all of the City’s operations at the proposed North Road site may have negative impacts in regards to access for the aged and those without vehicles. The relocation would make demands on members of the community to travel further and for more senior citizens this may present some difficulties, particularly for those who do not use a motor vehicle or have difficulty with movement over distances.
28. The provision of a shop front operation at the York Street site will accommodate most business the community conducts with the City. This function will be retained in the CBD and in most instances avoid the need to travel to the North Road site. For those members of the public who do need to conduct business or discuss issues with City staff, the new site will allow for extensive parking facilities. Location on a public transport route makes the site relatively easy to access. The site is also adjacent to existing and proposed distributor roads, which will allow ease of access.
29. The North Road site may be susceptible to localised flooding and drainage management issues as a result of proximity to Yakamia Creek. In association with the Water and Rivers Commission the City is undertaking studies to determine the hydrology and associated issues. An initial report “*Survey and Management Recommendation for the Foreshores of the Yakamia Creek Catchment (2000)*” has been complemented by “*The Yakamia Creek Flood Study*” that is the second report in a series of 3. The remaining work is flood plain mapping, which is to be completed by June 2002. These three reports will provide information to manage drainage affecting the site and where necessary make recommendations for any flood mitigation that may be required.

DEVELOPMENT SERVICES REPORTS

Item 11.1.10 continued.

30. Several submissions referred to possible nuisance from a sewage pumping station on Lot 100 of 2,176 m² at the western end of the site, as shown below. The Water Corporation has advised that buffers for pumping stations are required for noise, odour, chemical storage, and visual amenity. In the case of the North Road pumping station there are no chemicals of concern; the ultimate flow rate for the station requires a 5 m radius noise buffer, and an odour and visual amenity buffer of 50 m. radius. These buffers may be readily accommodated in development proposals for the site without affecting development potential.



31. The relocation of the City's offices will make better use of the City's resources, allow for improved working conditions, and create better co-ordination of the City's day-to-day operations resulting in better outcomes for the community. Current customer contact is split between the Mercer Road and York Street offices creating difficulty for direct interaction with staff where they are based in separate locations. The development of one centre will result in economies of scale and improvements to efficiency.
32. The City's operations are currently separated, at the York Street and Mercer Road offices that are respectively the former offices of the Town and Shire. The purpose of this Amendment is to provide for future consolidation of the City's offices onto one site. Some clients who have regular face to face contact with City staff will be inconvenienced by relocation from Mercer Road to a similar degree as others are affected by relocation from York Street. But to continue with 2 separated offices would be untenable.

DEVELOPMENT SERVICES REPORTS

Item 11.1.10 continued.

RECOMMENDATION**THAT;**

- i) **Council recommend that the Minister for Planning and Infrastructure grant final approval, without modification, to Amendment 134 to Town Planning Scheme No. 1A to rezone Portion Location 4743 North Road, Yakamia to a “Special Sites” zone for civic use;**
- ii) **The Schedule of Submissions with comments on individual submissions and Council’s recommendations be adopted; and**
- iii) **The amending documents be endorsed in accordance with the *Town Planning Regulations* and, together with a copy of each submission and the schedule of submissions, forwarded to the Western Australian Planning Commission.**

Voting Requirement Simple Majority

.....
Town Planning & Development Act 1928
Town Planning Scheme No. 1A
Proposed Amendment No. 134
Schedule of Submissions

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
1.	R Wilkinson 754 Frenchman Bay Road ALBANY	Council office to be located at Mercer Road, not in CBD.	The City has carried out an extensive site selection process that concluded the Mercer Road site was not as suitable as the North Road site.	Dismiss.	
2.	Albany City Heart PO Box 5193 ALBANY	<p>Negative impact that will occur if proposed administration centre is constructed outside of the CBD.</p> <p>Contrary to recommendations of the Commercial Centres Strategy Review, which relate to strengthening the role of the CBD as an administration centre for the Great Southern Region.</p>	<p>The proposed relocation of the City’s offices will have little impact upon the CBD. The key functions, which most visitors utilise, will be provided by a “shop front” at the York Street site.</p> <p>The proposed civic precinct would be consistent with recommendations of the draft Local Planning Strategy and the Commercial Centres Strategy Review, by attracting people to the CBD and increasing the vibrant atmosphere, which is an acknowledged feature of the CBD.</p>	Dismiss.	

DEVELOPMENT SERVICES REPORTS

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
		<p>Key role of town centre to act as focus for social, cultural and economic activity and this should be multi-dimensional, not just focusing upon retailing.</p> <p>The administration offices are the civic heart of a town centre and represent a seat of authority and underpin the essence of the CBD as the centre for commerce, trade and administration in the Great Southern Region.</p>	<p>The proposed entertainment, convention and cultural centre on the York Street site will strengthen the role of the CBD and incorporate the Town Hall, which is a historic civic structure.</p> <p>If the Town of Albany with its limited geographic area was still in existence location of the City's office in the CBD would be sound planning practice. However with the amalgamation of the former Shire and Town the geographic range of the City of Albany is greatly extended.</p>		
		<p>Relationship with other land uses enables convenient multiple-task trips and due to the compact nature of buildings in the CBD people are able to walk about to conduct tasks and do business. Relocation would reduce walkability of the town centre, which is one of the reasons for its liveliness and vibrancy.</p> <p>People without cars are able to access a range of services with ease, with specific regard to older persons, but relocation to North Road would remove this capacity.</p> <p>Benefits of maintaining and strengthening the administration function of the CBD far outweigh any benefit gained from relocating to a site far removed from the CBD.</p>	<p>The creation of a "shop front" will overcome any negative effects that the relocation of the City's offices may have. Those who want to make multi purpose trips to pay rates, for example, will still be able to do so. This element would still allow ease of access for those members of the community who do not possess a vehicle and will still attract people to the CBD.</p> <p>Current customer contact is split between Mercer Road and York Street creating difficulty for direct interaction with City staff if in separate offices. The current spread of the administration workforce requires Council to operate two offices. One office will result in economies of scale and efficiencies.</p>		

DEVELOPMENT SERVICES REPORTS

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
		The move is contrary to the intent/recommendations of the draft Local Planning Strategy and Albany Commercial Centres Strategy.	The Review of the Commercial Centres Strategy (2000) recommended that an impact statement is undertaken before any office development exceeding 200m ² floor space is promoted outside a designated District or Neighbourhood shopping centre. Council commissioned the Syme report (<i>Assessment of the Impact of the Relocation of the Council Offices</i>), which concluded that the economic impact on CBD businesses would be minimal. There would be some inconvenience to persons who rely upon public transport to access the City's services, however those impacts would be negated by the development of a shop front service in the CBD. The Syme report also concluded, "in contrast to many other communities, Albany has a strong and viable town centre" and that "Relocating the City administration away from it would not be enough to render the centre not viable, but it would represent a small diminution of the City focus." Refer to submission 12.		
3.	M Pages 140 Hare Street ALBANY	CBD location solves unneeded non-CBD trips.	To meet the needs of the community Council is proposing to create a shop front. This would meet the needs of most clients who visit the York Street office.	Dismiss.	
4.	Mr FJ Yates-Round 1/142 Hare Street ALBANY	Retention of offices in CBD allows multi purpose trips and site could be better designed to allow for greater parking.	Refer to submission 2.	Dismiss.	
5.	M & K Poultney 3/142 Hare Street ALBANY	Not suitable location, should be central.	Refer to submission 2.	Dismiss.	

DEVELOPMENT SERVICES REPORTS

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
6.	G Lembo White Star Hotel Stirling Terrace ALBANY	CBD location enables multi-purpose trips.	Refer to submission 2.	Dismiss.	
7.	J Pages 140 Hare Street ALBANY	CBD location increases activities around central businesses, increasing sales.	Refer to submission 2.	Dismiss.	
8.	P I Cromack 145 Hare Street ALBANY	CBD location enables multi-purpose trips. Current site creates focus in CBD, adding character.	Refer to Submission 2.	Dismiss.	
9.	P Denton 19 Frederick Street ALBANY	Bad example for a Government Department and encourages spread out along Lockyer Ave.	Some State Government Departments have already relocated to the periphery of Albany e.g. (Department of Agriculture, Department for Planning and Infrastructure). Refer to submission 2 regarding the Syme Report.	Dismiss.	
10.	M Denton 19 Frederick Street ALBANY	Contrary to recommendations of draft Albany Local Planning Strategy and Review of Albany Commercial Centres Strategy.	The draft Albany Local Planning Strategy and the Albany Commercial Centres Strategy Review both make broad recommendations across a range of topics, including those related to Princess Royal Precinct 6 in which the CBD is located. Both strategies highlight the unique nature of the CBD and its main street function, related to the provision of commercial and community facilities including the library and town hall. They highlight the vibrant nature of the CBD and its primary role as a cohesive main street, with an intact built fabric. The draft LPS recommends that the CBD continue to be developed as the commercial and tourist hub for the City and the region, and that this role should be strengthened.	Dismiss.	
			Relocation of the City's		

DEVELOPMENT SERVICES REPORTS

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
			<p>office from York Street would effectively remove just over 100 persons from the CBD and this would have a limited impact upon the vitality and central role of the CBD. Visitors to the proposed entertainment, convention and cultural centre to be erected on the site of the York Street site would balance this.</p> <p>Both the draft ALPS and the RACCS highlight the issue of car parking and access. One of the primary issues related to the choice of the North Road site is the provision of adequate car parking facilities and the ease of access to the site, using both private and public transport.</p> <p>Refer to submission 2 regarding the Syme report.</p>		
11.	G Hurst 11 Rogers Road ALBANY	Traffic will only get worse.	Locating the new City offices in the CBD would contribute to an increase in traffic, and vehicle traffic would be concentrated at one site. This would increase the demand on parking spaces within the CBD, which is one of the primary problems for the CBD noted in the draft LPS.	Dismiss.	
12.	A Van Vlijmen Lot 152 Puls Road TORBAY	Contrary to recommendations of draft Albany Local Planning Strategy (ALPS) and Review of the Albany Commercial Centres Strategy (RACCS).	Refer to Submission 10.	Dismiss.	
13.	J Appleyard 137 Hare Street ALBANY	Contrary to recommendations of draft ALPS and RACCS.	Refer to Submission 10.	Dismiss.	

ORDINARY COUNCIL MEETING MINUTES – 18/12/01

** REFER DISCLAIMER **

DEVELOPMENT SERVICES REPORTS

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
14.	P McGregor 6A Rowley Street ALBANY	Consultants advise Council offices remain in CBD. Council decision to remain in CBD then overturned, as it didn't suit some Councillors. New Councillors didn't have opportunity to study situation. Should remain on current site or foreshore.	Refer to submissions 2 and 10.	Dismiss.	
15.	S McGregor 44 Sierra Crescent ALBANY	Voted last November to leave in CBD, overturning decision rushed through first sitting of new Council. York Street or foreshore to kick start that area. Disappointing how Council handled this matter.	Refer to submissions 2 and 10.	Dismiss.	
16.	G McGregor 44 Sierra Crescent ALBANY	Voted last November to leave in CBD, overturning decision rushed through first sitting of new Council without advertising. Remain where is or on foreshore.	Refer to submissions 2 and 10.	Dismiss.	

DEVELOPMENT SERVICES REPORTS

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
17.	R Appleyard 175 York Street ALBANY	Money better used elsewhere; contrary to ALPS; located on flood plain; demise of current staffing levels would have adverse affect on local businesses.	Refer to submissions 2 and 10. Council, in association with the Water and Rivers Commission, is undertaking a number of studies on site hydrology and associated issues. The report <i>“Survey and Management of the Yakamia Creek Catchment (2000)”</i> has been complemented by <i>“The Yakamia Creek Flood Study”</i> which is the second report in a series of 3. The remaining work is flood plain mapping, which is to be completed by June 2002. These three reports provide information on any potential flooding on the site and recommend any actions necessary. Flood mitigation measures, if necessary, may be incorporated into the landscaping that may include retention basins and bunding as features.	Dismiss.	
18.	K Bailey 191A York Street ALBANY	Money better spent on tourism, foreshore development. Need to investigate better location easily accessible to community, current location ideal.	Refer to submissions 2 and 10.	Dismiss.	
19.	A Steer 74 Festing Street ALBANY	Inappropriate location for civic buildings as shift focus away from CBD in relation to civic focus and impression for visitors, more problems for people to one stop shop and requires more independent travel methods, including the impact on the elderly.	Refer to submission 2.	Dismiss.	

DEVELOPMENT SERVICES REPORTS

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
		Environmental issues such as proximity to a sewerage treatment plant and water levels on site need to be addressed.	Refer to submission 17 regarding floodplain. A sewage pumping station is on Lot 100 of 2,176 m ² at the western end of the site. The Water Corporation has advised that buffers for pumping stations are required for noise, odour, chemical storage and visual amenity. In the case of the North Road pumping station there are no chemicals of concern; the ultimate flow rate for the station requires a 5 m radius noise buffer, and an odour and visual amenity buffer of 50 m radius. These buffers may be readily accommodated in development proposals for the site without affecting development potential.		
20.	S Laidler 39 Discovery Drive SPENCER PARK	CBD convenient to public transport and multi-purpose visits.	Refer to submission 2.	Dismiss.	
21.	J Sepkus 11 Warthwyke Court ALBANY	CBD location helps keep businesses in main street alive, easier for people without own transport.	Refer to submission 2.	Dismiss.	
22.	J & E Roberts 10 Gamble Green BREAKSEA	North Road location will be isolated from City. CBD location as Council office is central focus point.	Refer to submission 2.	Dismiss.	
23.	W Richards 3 Bridges Street, ALBANY	Contrary to ALPS & RACCS; would fragment City and have significant economic impact on CBD. North Road site is located in flood plain and adjacent to sewerage pumping station. Yakamia Creek zone is appropriate.	Refer to submissions 2, 10, 17, and 19.	Dismiss.	
24.	C Trichilo C/- Al Fornetto Restaurant, York Street, ALBANY	Removing offices from CBD would have disastrous consequences on CBD. Focus must be in CBD.	Refer to submission 2.	Dismiss.	
25.	B Richards 4/37 Collie Street ALBANY	Site is vital part of Yakamia Creek waterway and drainage zone for North Road area. Site not suitable for offices.	Refer to submission 17.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
26.	C Trichilo C/- Cosi's Café, Peels Place, ALBANY	City offices should remain in CBD due to significant economic impact if moved. All office development to remain within Central Area zone to keep City alive.	Refer to submissions 2 and 10.	Dismiss.	
27.	J Cannon Albany City Nissan PO Box 63 ALBANY	Object to Council offices relocated from CBD due to negative economic impact on vibrant city centre; disrupt access for aged and disabled. Proposed location contrary to ALPS and RACCS.	Refer to submissions 2, and 10.	Dismiss.	
28.	J Cannon Mark Loveridge Holden PO Box 63 ALBANY	Object to Council offices relocated from CBD due to negative economic impact on vibrant city centre; disrupt access for aged and disabled. Proposed location contrary to ALPS and RACCS.	Refer to submissions 2 and 10.	Dismiss.	
29.	D Cekerevac 18 Young Street ALBANY	City offices draw people to CBD; own business would be affected by passing trade. Convenient for elderly access to public transport.	Refer to submissions 2 and 10.	Dismiss.	
30.	G Smith 21 Stephen Street ALBANY	CBD location supports public transport for aged and disabled. Proposed location contrary to ALPS and RACCS.	Refer to submissions 2 and 10.	Dismiss.	
31.	W Bull PO Box 118 ALBANY	CBD is better for transport and main business area. Contrary to ALPS.	Refer to submissions 2 and 10.	Dismiss.	
32.	N Rowsell 56 Hardie Road ALBANY	Should be part of thriving business community, relocated on foreshore. Current offices outdated with parking problems.	Refer to submission 2.	Dismiss.	
33.	R Grist 869 Frenchman Bay Road, ALBANY	City offices should be in CBD, otherwise urban sprawl encouraged and city centre will go into decline.	Refer to submission 2.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
34.	L Lapwood PO Box 1645, ALBANY	CBD location convenient for multi-purpose trips, great place to work.	Refer to submission 2.	Dismiss.	
35.	G Cutler 32 View Street, ALBANY	CBD location draws people to precinct, convenient for businesses and customers.	Refer to submission 2.	Dismiss.	
36.	T Stone 31 Lower King Road ALBANY	CBD location allows multi-purpose trips. Contrary to zoning laws.	Refer to submission 2.	Dismiss.	
37.	B Quayle 11 Duke Street ALBANY	Relocation of offices would draw town centre down Lockyer Avenue and replace York Street as City Centre. Necessitate private transport use as public transport would not be viable given current low usage rates Contrary to Commercial Centres Strategy Review, in that the review clearly states that the only area where office developments should be facilitated is in district centres or the Albany Central Area. Options for green field development of offices available on foreshore and existing site redevelopment only constrained by the City's negotiation and design skills.	York Street and its immediate environs are zoned Central Area, in Town Planning Scheme 1A. The intent of this zone is to maintain the central functions of the CBD within the immediate locality of York Street. The current pattern of development along Locker Avenue could extend the CBD, but it would be an extension that in many ways has already occurred. Commercial activities requiring more space than is available within York Street have spread down Lockyer Avenue. Refer to submissions 2, 9, 10, 17, and 19.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
		The North Road site has serious questions relating to cost effective use of the site in regards to remediation of a contaminated site, flooding and flood plain protection issues. Issue of symbolism and the commitment of the City to the Albany central area. By moving to a non-central area location the City is turning its back on and alienating the historic heart of Albany.			
38.	R Maroni Lot 2 Curtiss Road ALBANY	Does not have to be in heart of main street, but important to have thriving CBD. Sends negative message to other government departments resulting in fragmentation.	Refer to submission 2 and 9.	Dismiss.	
39.	M & J Henderson 36 Wylie Crescent ALBANY	Leave where is and add floor space if needed or move to foreshore.	The existing York Street office was built to allow for an extra floor to be added when required. Any such additional floor space would be inadequate to meet the requirements of the combined workforce of the City. Construction of a new facility at the North Road site will meet the requirements of the City to be housed in one location and allow for any future growth in staff, or ancillary structures as required.	Dismiss.	
40.	L Steer 96 Hare Street ALBANY	Contrary to ALPS & RACCS. Council decision overturned without community consultation. Council should be at forefront of protecting city centre asset and shouldn't encourage fragmentation and dispersion. North Road unsuitable location.	Refer to submissions 2 and 10.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
41.	D Baker	Would fragment vibrant small city. Busy office on North Road would impede traffic flow. Contrary to ALPS.	Refer to submissions 2 and 10. In all likelihood access would initially be onto North Road and given the traffic volumes on the road it is unlikely that additional traffic would impede traffic flows.	Dismiss.	
42.	S Clow	CBD location allows multi-purpose trips. Contrary to ALPS & RACCS.	Refer to submission 2 and 10.	Dismiss.	
43.	B Taranto 54 Nelson Street ALBANY	Council should be easily accessible within CBD area.	Refer to submission 2.	Dismiss.	
44.	F Rudeforth 65 Albany Highway ALBANY	Council offices drawcard to CBD. Elderly without own transport affected.	Refer to submissions 2 and 3. Access for older citizens without their own transport is an issue for concern. The North Road site, when constructed must allow for adequate access via public transport.	Dismiss.	
45.	R Waterman 2-14 Peel Place ALBANY	Administration building away from CBD, financial institutions, other key services is narrow-minded. Visitors or residents will not appreciate money spent on gardens away from CBD. Imperative building is located in heart of CBD.	Refer to submission 2.	Dismiss.	
46.	H Vermeulen Lot 24 Link Road ALBANY	Contrary to ALPS. Council office is hub of City, present location ideal. Council should not have overturned previous decision.	Refer to submissions 2 and 10.	Dismiss.	
47.	G N Smith Loc 601 South Coast Highway, ALBANY	City offices should be in centre of CBD. Interaction would break down if moved out of CBD.	Refer to submission 2.	Dismiss.	
48.	M Barber 3 Hotchin Avenue ALBANY	Contrary to ALPS. Overturned previous decision. Waste of ratepayer's money hiring consultants and then ignoring findings.	Refer to submissions 2 and 10.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
49.	GK Wellington 40 Hare Street ALBANY	City went to huge effort and cost for qualified consultants for ALPS, to proceed in opposition is folly and inexcusable. Either same location or foreshore.	Refer to submissions 2 and 10.	Dismiss.	
50.	D Heaver 11 Sussex Street ALBANY	Council should locate offices in the CBD so can be used to create a significant civic focus for the region within the CBD. Support a public transport system, with specific better access for the aged and invalids. Location at North Road will encourage the CBD to sprawl out along Lockyer Avenue and not facilitate interaction between the City and the myriad of Government departments, community groups and businesses located in the CBD. Proposed location is contrary to the recommendations of the draft local Planning Strategy, Albany Commercial Centres Strategy and its recent review.	Refer to submissions 2 and 10.	Dismiss.	
51.	L Farrow 19 Wylie Crescent ALBANY	Site too far from CBD and not adequately serviced by public transport.	The proposed site on North Road is on a public transport route.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
		Existing location assists in consolidating the inadequate public transport system in Albany. The proposed location would fragment this. Civic administration should be in the CBD as both a civic presence and because high usage of the place adds life to the CBD. Current Town Planning policies prevent private professional offices from relocating outside of the central area and is unfair the City flouts its own Town Planning requirements.	A shop front in the CBD would provide most day-to-day services used by persons visiting the existing York Street office. A civic presence, which is historic, will be strengthened by an entertainment, convention and cultural centre. The proposed centre and additions to the library would increase the drawing capacity of the site and contribute to the vitality of the CBD. Noted.		
		The site proposed is contaminated and the Yakamia Creek is subject to a 100-year flood.	Any remediation required will be carried out in accordance with Department of Environmental Protection guidelines and recommendations. Refer to submission 17.		
52.	A Fryer-Smith 29 Peels Place ALBANY	City offices outside of CBD will fragment town and have negative economic outcomes. Vital that centre of administration be placed in CBD.	Refer to submission 2.	Dismiss.	
53.	R Bollard 9 Victoria Street ALBANY	Supports redevelopment of Council facilities in CBD. Council policies counter to maintenance of vibrant CBD.	Refer to submission 2.	Dismiss.	
54.	D Waldron 89 Elizabeth Street LOWER KING	CBD location enables multi-purpose trips. Council administration is management centre of City.	Refer to submission 2.	Dismiss.	
55.	LG Lenard 28 Robert Street ALBANY	Places needed to visit are in CBD not in North Road vicinity.	Refer to submission 2.	Dismiss.	
56.	MA Lenard 28 Robert Street ALBANY	Need to protect investments in local CBD and businesses. Against North Road site.	Refer to submission 2.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
57.	J Loveridge 84 Hare Street ALBANY	Ridiculous to spread city out, would kill CBD. York Street is one of the biggest attractions for tourists & locals with the harbour; this should be focus for development.	Refer to submission 2.	Dismiss.	
58.	M Loveridge C/- 366 Albany Highway, ALBANY	Council shouldn't weaken the attraction of their offices in CBD. This area needs as much business as possible. Don't go against advice already given.	Refer to submissions 2 and 10.	Dismiss.	
59.	A Manera 4 Target Road ALBANY	CBD more convenient for aged persons.	Refer to submissions 2, 3, and 44.	Dismiss.	
60.	B Porter 20 McLeod Street ALBANY	Should remain in CBD; complement other interests in the area. Shouldn't fragment. Contrary to ALPS.	Refer to submissions 2 and 10.	Dismiss.	
61.	R Ball Unit 3/343 Wollaston Road ALBANY	Would damage culture and balance of heart of City. Experience shows exodus of businesses from city centres leads to sharp decline in life of the City, irreparable damage to community.	Refer to submission 2.	Dismiss.	
62.	M Richardson 5 Hope Street ALBANY	Location in CBD supports public transport. Contrary to ALPS.	Refer to submissions 2 and 10.	Dismiss.	
63.	R Cunningham 2/38 Golf Links Road ALBANY	CBD location enables multi-purpose trips, supports public transport, better access for aged and disabled.	Refer to submissions 2 and 3.	Dismiss.	
64.	J Cunningham 2/38 Golf Links Road ALBANY	North Road doesn't facilitate interaction between City and other business interests based in CBD. Contrary to ALPS and RACCS.	Refer to submissions 2 and 10.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
65.	NG Ayton 19 Wylie Crescent ALBANY	Council offices should be in the CBD where it can be used to consolidate the central area and create a distinctive Civic Centre for the City. Location of a major office outside of the CBD is contrary to Council's Commercial Centres Strategy and draft Local Planning Strategy recommendations. Concern that relocation of Council offices will set a precedent for other Government departments to relocate out of the CBD to green field sites and the economic ramifications of such a development. Consolidation of CBD uses will promote a more walkable sustainable City centre.	Refer to submissions 2 and 9.	Dismiss.	
66.	G Sampson 23 Oxford Street ALBANY	More convenient to pay rates in CBD.	Refer to submission 3.	Dismiss.	
67.	R Davidovic 2 Warburton Street ALBANY	CBD location more convenient for residents to pay bills etc.	Refer to submission 3.	Dismiss.	
68.	G Mountford 60 Francis Street ALBANY	Offices should be in CBD, and removal of offices would have a dramatic impact on the CBD, which is undergoing financial difficulties. North Road site requires use of car to access.	Refer to submission 2.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
69.	P Cole Lot 32 Rainbows End LITTLE GROVE	Move to North Road represents dated planning practices, which would strengthen the community's dependence on the private motor vehicle. The practice of planning in the UK is to not encourage the movement of important public facilities and commercial centres to the outskirts of town, as it is seen as being environmentally and socially undesirable. The importance of local government activity to the community should be reflected by a central presence in the CBD and not a token shop front.	Refer to submissions 2 and 10.	Dismiss.	
70.	JF Tulloch 5 Wakefield Crescent ALBANY	The rezoning of the North Road site would allow for adequate landscaping, traffic management and the addition of floor space and parking as required in the future. The foreshore is the last place for an administration complex as it would be a blot on the landscape of a preferred low-level development for recreational purposes and to the view of the southern boundary of the CBD.	Agreed.	Uphold.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
71.	R Westerberg PO Box 5267 ALBANY	Support relocation to North Road site; site does not have the problems associated with the other sites in regard to cost, design and environmental issues. The North Road site is more centrally located to the area of the City than York Street, which is close to its southern boundary of the urban area. Supports the provision of a shop front to allow for multiple issue trips. Existing York street site should be redeveloped to incorporate the Town Hall, library and park into an integrated cultural centre. Location on the foreshore would be a blot on the landscape	Agreed.	Uphold	
72.	A Gund 190 Middleton Road ALBANY	Waste of money to move administration centre to North Road, better spent elsewhere.	No comment.	Dismiss.	
73.	J & A Cotton C/- Lower King Post Office, ALBANY	If necessary and worth expense, should still be anchor property in CBD, preferably on foreshore or other vacant blocks.	Refer to submission 2.	Dismiss.	
74.	S Scott PO Box 5730 ALBANY	Will further fragment CBD.	Refer to submission 2.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
75.	P Kerruish 35 Garden Street ALBANY	Site too far from CBD and not inadequate serviced by public transport. Existing location assists in consolidating the inadequate public transport system in Albany. The proposed location would fragment this. Civic administration should be in the CBD as both a civic presence and because high usage of the place adds life to the CBD. Current Town Planning policies prevent private professional offices from relocating outside of the central area and is unfair the City flouts its own Town Planning requirements. The site proposed is contaminated and the Yakamia Creek is subject to a 100-year flood.	Refer to submission 51.	Dismiss.	
76.	J & E Baran 188 Serpentine Road ALBANY	Already voted for Council offices to remain in York Street.	Refer to submission 2.	Dismiss.	
77.	JG Cameron PO Box 11 ROCKY GULLY	York Street is hub of commercial, business, retail and tourist activity. Shouldn't show lack of commitment by removing presence and adding to growing number of deserted premises. Add to vibrancy, don't detract.	Refer to submission 2.	Dismiss.	
78.	T Cameron 22 King George Street LITTLE GROVE	Relocation would be to detriment of city. York Street has drawing powers for locals and tourists with views etc. Support feel instead of creating a "ghost" strip.	Refer to submission 2.	Dismiss	
79.	S Cameron PO Box 11 ROCKY GULLY	Ill-advised decisions are turning Albany CBD into ghost town with borderline viability of businesses.	Refer to submission 2.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
80.	JG Cameron PO Box 11 ROCKY GULLY	Moving from York Street will have adverse affect on business and property value due to reduction of visitor numbers in area. CBD needs strengthening by local government commitment to it.	Refer to submission 2.	Dismiss.	
81.	Hobbs, Smith & Holmes Architects 6 Ashford Street ALBANY	<p>Council should locate offices in the CBD so can be used to create a significant civic focus for the region within the CBD.</p> <p>Assist in supporting a public transport system, with specific better access for the aged and invalids.</p> <p>Location at North Road will encourage the CBD to sprawl out along Lockyer Avenue and not facilitate interaction between the City and the myriad of Government departments, community groups and businesses located in the CBD.</p> <p>Proposed location is contrary to the recommendations of the draft local Planning Strategy, Albany Commercial Centres Strategy and its recent review.</p> <p>CBD location enables multi-purpose trips, supports public transport, better access for aged and disabled.</p>	Refer to submissions 2, 9 and 10.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
		<p>Council offices should be in the CBD where it can be used to consolidate the central area and create a distinctive Civic Centre for the City.</p> <p>Location of a major office outside of the CBD is contrary to Council's Commercial Centres Strategy and draft Local Planning Strategy recommendations.</p> <p>Concern that relocation of Council offices will set a precedent for other Government departments to relocate out of the CBD to green field sites and the economic ramifications of such a development.</p> <p>Consolidation of CBD uses will promote a more walkable sustainable City centre.</p>			

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
82.	R & J Whalley 4 Bluff Street ALBANY	<p>Council should locate offices in the CBD so can be used to create a significant civic focus for the region within the CBD.</p> <p>Assist is supporting a public transport system, with specific better access for the aged and invalids.</p> <p>Location at North Road will encourage the CBD to sprawl out along Lockyer Avenue and not facilitate interaction between the City and the myriad of Government departments, community groups and businesses located in the CBD.</p> <p>Proposed location is contrary to the recommendations of the draft local Planning Strategy, Albany Commercial Centres Strategy and its recent review.</p> <p>CBD location enables multi-purpose trips, supports public transport, better access for aged and disabled.</p>	Refer to submissions 2, 9 and 10.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
		<p>Council offices should be in the CBD where it can be used to consolidate the central area and create a distinctive Civic Centre for the City.</p> <p>Location of a major office outside of the CBD is contrary to Council's Commercial Centres Strategy and draft Local Planning Strategy recommendations.</p> <p>Concern that relocation of Council offices will set a precedent for other Government departments to relocate out of the CBD to green field sites and the economic ramifications of such a development.</p> <p>Consolidation of CBD uses will promote a more walkable sustainable City centre.</p>			
83.	B Whalley 148 Grey Street ALBANY	Council offices should remain in CBD, showcase for City, and give impression of vibrant city heart bringing more visitors.	Refer to submission 2.	Dismiss.	
84.	P Hare 6/69 Lockyer Avenue ALBANY	<p>Contrary to recommendations of draft Albany Local Planning Strategy (ALPS) and Review of the Albany Commercial Centres Strategy (RACCS).</p> <p>Consultants advise Council offices remain in CBD. Council decision to remain in CBD then overturned, as it didn't suit some Councillors. New Councillors didn't have opportunity to study situation. Should remain on current site or foreshore.</p>	Refer to submission 10.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
85.	D Dufty PO Box 373 ALBANY	<p>Question ability of City officers to make reasonable decisions and rational recommendations to Council and the public in regard to the relocation of offices to the North Road site.</p> <p>Ability of older people using public transport to access North Road site questioned.</p> <p>Figures provided in regards to refurbishing York street incorrect so in effect misinformation provided by Council, which makes new offices look more viable.</p> <p>Relocation against Council policies, with regard to Commercial Centres Strategy Review.</p> <p>Consultants advise Council offices remain in CBD. Council decision to remain in CBD then overturned, as it didn't suit some Councillors. New Councillors didn't have opportunity to study situation. Should remain on current site or foreshore.</p>	<p>Council initiated the decision in regards to the relocation of the City's offices from York Street and Mercer Road.</p> <p>North Road is a bus route, with stops in the immediate vicinity of the site, and there would be a minimum distance for senior citizens to walk. In addition most clients would be able to meet their requirements at the proposed shop front, which would be located in the current York Street site, in the CBD.</p> <p>Refer to submission 10.</p>	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
		<p>Council should locate offices in the CBD so can be used to create a significant civic focus for the region within the CBD.</p> <p>Assist is supporting a public transport system, with specific better access for the aged and invalids.</p> <p>Location at North Road will encourage the CBD to sprawl out along Lockyer Avenue and not facilitate interaction between the City and the myriad of Government departments, community groups and businesses located in the CBD.</p> <p>Proposed location is contrary to the recommendations of the draft local Planning Strategy, Albany Commercial Centres Strategy and its recent review.</p> <p>CBD location enables multi-purpose trips, supports public transport, better access for aged and disabled.</p>			
86.	J Cloughton Frederickstown Progress Association	<p>Sets precedent for Government Departments to relocate outside of CBD and economic impact on CBD.</p> <p>Opportunity to build upon civic focus for region and complement historic links with CBD.</p> <p>Issue of impeding community access to Council such as elderly and option to make multi purpose trips not feasible at proposed site.</p>	Refer to submissions 2, 9 and 10.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
87.	H Cameron 22 King George Street ALBANY	CBD location enables multi-purpose trips, economic public transport and assists elderly. Contrary to ALPS, RACCS and Special Meeting of Council in February 2001.	Refer to submissions 2 and 10.	Dismiss.	
88.	S Cameron PO Box 11 ROCKY GULLY	Fears Albany will end up like Bunbury (no real centre, lifeless atmosphere). Revamp and enlarge present office with façade matching Town Hall. Install large car parks off road.	A proposed civic precinct on the York Street site would enhance the vitality of the CBD. Refer to submission 2.	Dismiss.	
89.	S Hunter 48 Balston Road ALBANY	Location at North Road will encourage CBD to sprawl out along Lockyer Avenue. Location at North Road does not facilitate interaction between City Council and other Government Agencies and businesses.	Refer to submissions 2 and 9.	Dismiss.	
90.	M & T Brock 27 Adelaide Crescent ALBANY	Administration building should be located in CBD, redevelop existing site. North Road too far from centre of city, would create division of the business district.	Refer to submission 2.	Dismiss.	
91.	T Flowers 41 Adelaide Crescent ALBANY	York Street is historical centre of Albany, public expectation that City offices be part of the centre. Convenient for public transport. Contrary to RACCS.	Refer to submissions 2 and 10.	Dismiss.	
92.	R Kerruish 35 Gordon Street ALBANY	Not in best interests of City's future. 1 km outside of CBD, will fragment development. Site low-lying, unimposing, overlooks light industrial, adjacent to sewerage pumping station. Other sites in CBD have better potential.	Refer to submissions 2, 17, and 19.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
93.	S Elliott 41 Garden Street ALBANY	Relocation out of CBD will encourage Government offices and business to sprawl and will require more travelling by general community to access them.	Refer to submissions 2 and 10.	Dismiss.	
94.	RB Besier 23 Cuthbert Street ALBANY	Council should promote a concentration of business and commercial activity in the CBD. Relocating offices into the suburban areas would dilute the City's identity and reduce an essential part of its attraction to townsfolk and tourists. Council should retain as much of its activity in the City centre as possible, including its administration component.	Refer to submissions 2 and 10.	Dismiss.	
95.	M Kosovich 21 Earl Street ALBANY	Location in southern section of CBD will balance drawing power of new DDS. Contrary to ALPS.	Refer to submissions 2 and 10.	Dismiss.	
96.	C Sapwell 68 Festing Street ALBANY	Current location convenient, central to businesses and residential areas.	Refer to submission 2.	Dismiss.	
97.	J Dick 68 Boronia Avenue ALBANY	Shift in focus from CBD will place employment at risk as rely on passing trade. Earlier meeting showed clearly public support and preference for York Street and now this meeting, which favoured York Street as a site has been over ruled.	Refer to submission 2.	Dismiss.	
98.	K & H Marshall 258 York Street ALBANY	People and property owners require business to be located in the CBD and to move elsewhere would be a disaster, and should have regard to the impact of similar moves from History.	Refer to submission 2.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
99.	L Horne 27 Norwood Road LOWER KING	City offices should be located in York Street. Makes sense to keep commercial and administration sector as close as practical to one another.	Refer to submission 2.	Dismiss.	
100.	N Waterman 1 Sussex Street ALBANY	Current offices at York Street could require a face-lift and the development of Alison Hartman gardens developed as a night time entertainment venue. Waste of money to relocate to North Road.	Refer to submission 2.	Dismiss.	
101.	S Dowie 3 Sussex Street ALBANY	Already located in York Street, don't spend money moving it. Upgrade and use extra money to improve town centre, entertainment and parking facilities in CBD.	Refer to submission 2.	Dismiss.	
102.	S Burns Dog Rock Newsagency Shop 3 Dog Rock Shopping Centre ALBANY	Current position convenient for conducting business where majority of small-medium businesses are located.	Refer to submission 2.	Dismiss.	
103.	P Freeman 39 Green Island Crescent ALBANY	Elderly disadvantaged if moved to North Road. CBD convenient.	Refer to submissions 2 and 3.	Dismiss.	
104.	J Waterman 5 Mount Street ALBANY	Relocation against all site assessment reports, planning strategies and will fragment the CBD. Relocation will be negative in terms of public transport, location adjacent to sewerage pumping station and community would benefit from 100 people being located centrally in the CBD. It will fragment an intact CBD.	Refer to submissions 2, 10 and 19.	Dismiss.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
105.	P Clow 46 Adelaide Street ALBANY	CBD location encourages focus and multi-purpose trips. Enables interaction with other facilities located in CBD.	Refer to submission 2.	Dismiss.	
106.	P Crawford 4 Austin Road GOODE BEACH	Extend or modernise, but keep location central.	Refer to submission 2.	Dismiss.	
107.	D & T Juers 7 Albany Highway ALBANY	Have made substantial investment in business within the CBD, Council's haphazard rezoning compromises investment. Contrary to ALPS & RACCS. North Road should be retained as sports/recreational/residential in keeping with current land usage.	Refer to submissions 2 and 10.	Dismiss.	
108.	JN Anderson 16 Middleton Road ALBANY	Use Mercer Road if not York Street. See no benefit in North Road. Use finances to build car-parking facilities instead of new offices in North Road.	Refer to submission 1, 2, and 10.	Dismiss.	
109.	M Anderson 27 Marine Terrace ALBANY	City must have centre, York Street provides great atmosphere, require more parking. Parking at North Road would be lost for after hours use.	Refer to submissions 2 and 10.	Dismiss.	
110.	R Vermeulen 190 York Street ALBANY	Location contrary to recommendation of draft Local Planning Strategy, Albany Commercial Centres Strategy and its review. Lead to sprawl of CBD along Lockyer Avenue. Seems to be bad planning to a layperson, to allow the North Road proposal to proceed as could lead to a deterioration of York Street.	Refer to submissions 2 and 10.	Dismiss	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
111.	W O'Keefe 6 Frederick Street ALBANY	Main reason for living and operating 2 businesses was CBD location and all activities in CBD. People must be attracted to CBD at all costs.	Refer to submission 2.	Dismiss.	
112.	R Fagents 59 Peels Place ALBANY	Contrary to ALPS and RACCS. Consultants recommendations ignored by elected members.	Refer to submission 10.	Dismiss.	
113.	S Leary 294 Serpentine Road ALBANY	CBD location convenient to other facilities. Council decision was made and supported, why reversed?	Refer to submission 2.	Dismiss	
114.	S Davidovic 2 Warburton Street ALBANY	Current location central and creates extra traffic for local traders.	Refer to submission 2.	Dismiss.	
115.	M Loveridge PO Box 63 ALBANY	Negative economic impact on vibrant city centre; disrupt access for aged and disabled. Current location can be used to create significant civic focus within CBD. Contrary to ALPS and RACCS.	Refer to submissions 2 and 10.	Dismiss.	

DEVELOPMENT SERVICES REPORTS

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
116.	K Besier 23 Cuthbert Street ALBANY	<p>Is there a need to go down road followed by so many towns around the country and the world, at the great social and economic costs of their communities?</p> <p>The administration centre of a city is integral to its identity and should be a focal point of its structure. Moving the offices outside of the CBD goes against all recommendations and experience for building and maintaining a vibrant city. Set precedent for others to move out of town. Centralization of services makes public transport more viable and cannot effectively operate with a more decentralized City. Location proposed contrary to draft Local Planning Strategy, Albany Commercial Centre Strategy. Need to consider more innovative planning options, which would have the potential to enhance our CBD , rather than this proposal, which will have a detrimental effect on the cohesiveness of our City centre.</p>	Refer to submissions 2 and 10.	Dismiss.	
117.	M Blake 82-84 Stirling Terrace ALBANY	<p>Albany is a Port City and the administration should be located as closely as possible to reflect this.</p> <p>The CBD site should be the preferred location as suggested in the Commercial Centres Strategy Review and the draft Local Planning Strategy.</p>	Refer to submissions 2 and 10.	Dismiss.	

DEVELOPMENT SERVICES REPORTS

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
118.	H Wiese 79 Rufus Street ALBANY	Too remote from CBD. CBD easily accessible by community. Contrary to ALPS.	Refer to submissions 2 and 10.	Dismiss.	
119.	A L Besier 12 Cuthbert Street ALBANY	Decentralisation detrimental to lifestyle and business interests.	Refer to submission 2.	Dismiss.	
120.	G Blake 82-84 Stirling Terrace ALBANY	North Road site out of CBD and the original decision to retain the offices in the CBD should be maintained. City will be faced with serious repercussions if pursue North Road site, in that it will be difficult to contain commercial and other office development in the CBD as recommended in the Commercial Centres Strategy. The CBD is where an administration function in that is where libraries and services are located, and where the City administration should be located, accessible to everyone. Contrary to recommendations of Commercial Centres Strategy and draft Local Planning Strategy, which recommend that the administration should be maintained in the CBD.	Refer to submissions 2 and 10. Town Planning Schemes 1A and 3 determine the pattern of land use within the City of Albany. If commercial and office development desire to locate in areas not zoned appropriately the mechanism does exist to seek to have respective Scheme amended. However if the sites are not highlighted within Council policy documents or related studies it would be difficult to support such a rezoning. The services most used by the broader community will be provided for in a proposed “shop front” to be located upon the current York Street site. This will allow ease of access to a range of users and not impact upon the vitality of the CBD by drawing visitors or people elsewhere.	Dismiss.	
121.	A Timms 16 Broughton Street ALBANY	Would draw potential shoppers from CBD together with new DDS. Update existing premises, add cultural centre providing easy access to residents and tourists.	The relocation of the administration component of Council to North Road would not draw potential customers from the CBD, and there would be a shop front providing services located in the CBD. Refer to submissions 2 and 10.	Dismiss.	
122.	R Pages 140 Hare Street ALBANY	Council offices should be located in CBD, convenient for ratepayers. Contrary to ALPS and RACCS.	Refer to submissions 2 and 10.	Dismiss.	

DEVELOPMENT SERVICES REPORTS

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
123.	S Black 136 Walford Road LOWER KALGAN	Keep focus on CBD.	Refer to submission 2.	Dismiss.	
124.	R Forgione 338 Middleton Road ALBANY	City offices should stay in CBD as it would affect my business and is more convenient for the public.	Refer to submissions 2.	Dismiss.	
125.	P Forgione 344 Middleton Road ALBANY	Any major city or regional centre in the world has city administration in heart of CBD. Vital for it to stay in CBD.	Refer to submission 2.	Dismiss.	
126.	F Forgione 27 Crossman Street ALBANY	Location in CBD supports public transport and could create significant civic focus for region.	Refer to submission 2.	Dismiss.	
127.	M Pietropaolo PO Box 5682 ALBANY	York Street is central location. Should be kept easily accessible.	Refer to submission 2.	Dismiss.	
128.	D Forgione 338 Middleton Road ALBANY	People come to CBD for business, shopping, and cafes. Offices outside CBD will cause inconvenience to public.	Refer to submission 2.	Dismiss.	
129.	CT Cromack 145 Hare Street ALBANY	CBD enables multi-purpose trips. Current site would create significant focus for region and add character.	Refer to submission 2.	Dismiss.	
130.	EA Pages 140 Hare Street ALBANY	CBD convenient access to all services. Don't need costly, grand and glorious edifice out of city retail area.	Refer to submission 2.	Dismiss.	
131.	R Wilkinson 754 Frenchman Bay Road, ALBANY	Council office to be at Mercer Road, not in CBD.	Refer to submission 1.	Dismiss.	
132.	G & R Lorrigan	Easier access.	Noted	Uphold	
133.	DM Wright RMB 9586 NAPIER	Easier to park. Albany becoming too cluttered. York Street would take parking from elderly using Meals on Wheels Centre.	Noted.	Uphold.	
134.	K Stanton 55 Chipana Drive LITTLE GROVE	Prefer administration building to be located at Mercer Road so all staff together. If not possible, support rezoning North Road.	Refer to submission 1.	Noted.	

DEVELOPMENT SERVICES REPORTS

No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
135.	AK Stanton 55 Chipana Drive LITTLE GROVE	Administration centre needs to cater for the City's needs for at least 50 years. City will grow considerably and proposed site would be close to CBD then.	Agreed.	Uphold.	
136.	R Birss 5 Roe Parade EMU POINT	Plenty of room for parking and expansion in future years.	Agreed	Uphold.	
137.	W Birss KING RIVER	Best site.	Noted.	Uphold.	
138.	M Birss 5 Roe Parade EMU POINT	Ideal site and more central for future years. Mercer Road 2 nd choice. Not foreshore, cold winds and limited access from town.	Noted.	Uphold.	
139.	Water Corporation PO Box 915 ALBANY	No objection.	Noted.	Noted.	
140.	K Saare 200 Stirling Terrace ALBANY	Administration centre needs to be sited outside CBD, reducing congestion in CBD. People don't need to go to Council offices on a regular basis. North Road site enables future expansion and easy immediate access.	Noted.	Uphold.	
141.	D Phillips 200 Stirling Terrace ALBANY	Welcomes Council initiative to site administration centre out of CBD. Allows future expansion, easy access, reduces CBD congestion. North Road superior option to York Street.	Noted.	Uphold.	
142.	P Sundstrom 50 Discovery Drive ALBANY	Relocation to North Road supported and any service difficulties can be overcome by the provision of a "shop front" service in the CBD. Relocation will assist in overcoming congestion, lacks adequate parking facilities. Crossing roads difficult for young and old as consequence of congestion.	Agreed.	Uphold.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
143.	M Hart 9 Wellington Street ALBANY	ALPS supports North Road. Easily accessible, not so disruptive to CBD, room for further expansion.	Noted.	Uphold.	
144.	E Bromilow 22 Edward Street YAKAMIA	Best option, but make sure ground will support building (drainage may be necessary). Not in CBD.	Noted. Refer to submission 17.	Uphold.	
145.	D Simpson 33 Bedwell Street ALBANY	Central to urban areas, close to CBD, at intersection of 3 main arterial roads. Adjacent to present/future civic amenities. Attractive out look, can provide ample parking.	Agreed.	Uphold.	
146.	T & H Flint 24 Lurline Street ALBANY	Won't have to fight way into York Street.	Noted.	Uphold.	
147.	L Keogh 24 Garden Street MIDDLETON BEACH	Freedom of easy parking, rather than York Street parking problems.	Noted.	Uphold.	
148.	V Mackay 59 Yatana Road ALBANY	Supports.	Noted.	Uphold.	
149.	H Taylor 14 Frederick Street ALBANY	Doesn't want administration office in York Street or foreshore. Out of CBD to reduce congestion.	Noted.	Uphold.	
150.	M Taylor 14 Frederick Street ALBANY	Doesn't want administration office in York Street or foreshore. Out of CBD to reduce congestion.	Noted.	Uphold.	
151.	J & W Rowlands 9 Sims Street LOCKYER	Supports.	Noted.	Uphold.	
152.	M & S McCormick RMB 9043 Corio Road ALBANY	Administration buildings should be outside CBD as too congested. Relocation will allow expansion of library, inclusion of art gallery and provide extra parking. York Street not good site for long term. Albany can only expand to north and west.	Agreed.	Uphold.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
153.	B Turner PO Box 5467 ALBANY	Will provide more parking spaces in CBD.	Agreed.	Uphold.	
154.	D & M Cooper Redmond West Road REDMOND	Supported move and creation of fine key note structure for the City.	Agreed.	Uphold.	
155.	S Coray 260 Serpentine Road ALBANY	Council offices should be located at Mercer Road or North Road, not York Street.	Refer to submission 1.	Noted.	
156.	K Gray 260 Serpentine Road ALBANY	Concurs Council offices should be located anywhere but York Street.	Noted.	Uphold.	
157.	R & G Hughes 42 Francis Street LOWER KING	Support plans to relocate while retaining a shop front at the current site in York Street. Opposed to relocating to any part of the foreshore. Since most Council staff does not have frequent public contact there is no need for them to be in the CBD, let alone occupy valuable parking space. Removal of administration to North Road would allow more parking but also increase the space for the library to expand. Creation of a cultural centre would negate the benefits of relocating to North Road in regards to parking. The proposed centre should be located at Point Melville, for example.	Noted.	Noted.	
158.	M Sharp 346 Frenchman Bay Road, ALBANY	Allows City to extend development out of York Street.	Noted	Uphold.	
159.	E E Sharp 346 Frenchman Bay Road, ALBANY	Allows City to extend development out of York Street.	Noted.	Uphold.	
160.	KA Asbrook 4/58 Lion Street ALBANY	City must expand and change.	Agreed.	Uphold.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
161.	V E Hall PO Box 935 ALBANY	North Road enables easily parking. Sensible option with growth of Albany district.	Agreed.	Uphold.	
162.	ED Home OAM Freeman of the City 86 Wylie Crescent ALBANY	City is growing, appropriate to remain close to inner City area and central to outlying suburbs. Terrain is flat, assists elderly, and provides ample parking. Traffic flow and parking benefits easing congestion in York Street.	Agreed.	Uphold.	
163.	RS & DM Shaw 50 Karrakatta Road FRENCHMAN BAY	Environs of Town Hall are vital as “ceremonial centre”, but not suitable for extensive administration facilities. York Street impractical in terms of long-term development, parking and other facilities.	Agreed.	Uphold.	
164.	K Frost PO Box 1999 ALBANY	Will ease pressures of parking space available and allow for expansions in future years.	Agreed.	Uphold.	
165.	P McKail RMB 8629 LOWER KALGAN	North Road if Mercer Road ruled out. Must be space for future expansion. Opposed to CBD or foreshore.	Noted.	Uphold.	
166.	M Bales 188 Frenchman Bay Road, ALBANY	Allows future expansion, yet sufficiently central located for majority of citizens.	Agreed.	Uphold.	
167.	Mr & Mrs Bracknell RMB 9601, NAPIER	Advantageous regarding parking relief for all vehicles. North Road site will blend in with expansion for future planning.	Agreed.	Uphold.	
168.	W & H Riggs C/- PO Box 78 ALBANY	Parking vital to elderly, North Road would ease problem for 30 years, which would then allow move to Mercer Road (more suitable land for long term future). Opposed to foreshore.	Noted.	Noted.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
169.	A Brink RMB 9281A Gilge Road YOUNGS SIDING	Supports.	Noted.	Uphold.	
170.	J Guidera 3 Shepherd Street LOWER KING	Supports.	Noted.	Uphold.	
171.	GC Woolhouse Lot 30 Taylor Street MANYPEAKS	Supports North Road site. Cheaper, better access and parking.	Agreed.	Uphold.	
172.	E Woolhouse Lot 30 Taylor Street MANYPEAKS	Supports North Road site. Cheaper, better access and parking.	Agreed.	Uphold.	
173.	R & E Crump 74 Mermaid Avenue EMU POINT	Ease of access rather than clogging tourist areas of city. Provide shop front for bill paying services.	Agreed.	Uphold.	
174.	D Brown 52 David Street ALBANY	CBD has no room to expand, parking a problem. Mercer Road too far out and difficult to access without public transport. North Road serviced by a bus, already owned by Council and ample room for buildings and parking.	Agreed.	Uphold	
175.	G Brown 52 David Street ALBANY	CBD has no room to expand, parking a problem Mercer Road too far out and difficult to access without public transport. North Road serviced by a bus, already owned by Council and ample room for buildings and parking.	Agreed.	Uphold.	
176.	R & V Parker 5 Leslie Street YAKAMIA	Sensible proposal. York Street office should be retained for other purposes, not sold.	Noted. The York Street site is to be developed as a Civic Centre for the City.	Uphold.	
177.	L Wood PO Box 1515 ALBANY	Supports. Cheaper development cost, easier access for all vehicles, more parking. Bus use will increase as parking less available. People already avoid CBD.	Noted.	Uphold.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
178.	LG & EE Ditchburn 26a McLeod Street ALBANY	Doesn't want Council buildings in York Street, either North Road or Mercer Road.	Noted.	Uphold.	
179.	AR & BH Little RMB 8631 ALBANY	Endorse Council's initiative to relocate administration to North Road. Topography of area, accessibility, more central position geographically and ability of the site to accommodate growth Do not support York Street location unless finance requires it. Albany's future requires a much more open concept to a City centre than the York Street precinct allows.	Agreed.	Uphold.	
180.	Great Southern Insurance PO Box 5456 ALBANY	Viable move, better for all concerned.	Agreed.	Uphold.	
181.	T Crump 87 Angove Road ALBANY	Educated, well thought out decision, in best interests of general public.	Agreed.	Uphold.	
182.	N Freebury 11 Pioneer Road ALBANY	York Street is not the place due to bad parking. North Road is the answer.	Agreed.	Uphold.	
183.	MR & PF Hamdorf 95 Elizabeth Street LOWER KING	Parking is issue for pensioners and York Street is congested and hard to find parking. North Road or Mercer Road more accessible.	Noted.	Uphold.	
184.	D Rowe 107 The Esplanade LOWER KING	Albany needs to grow past "York Street" mentality. Parking in York Street is impossible and dangerous. North Road allows for further expansion. Mercer Road does not need rezoning – why not there?	Noted. Refer to submission 1.	Uphold.	
185.	J Hodgson OAM 29 Angove Road ALBANY	As previous Mayor of Albany (1982/88) has best interests of Albany at heart. Build at North Road for better parking access for elderly.	Noted.	Uphold.	

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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
186.	J Rowe 107 The Esplanade LOWER KING	Avoids York Street and an increase in traffic flow and parking madness would be dereliction of duty by Councillors. Don't buckle to self-interest groups. North Road or Mercer Road allows land for growth.	Noted. Refer to submission 1.	Uphold.	
187.	E Walker 281 York Street ALBANY	Prefers relocation to Mercer Road or North Road to reduce central traffic clutter. Allows for future expansion. Have shop front in CBD.	Noted. Refer to submission 1.	Uphold.	
188.	W Lee 45 Susan Court ALBANY	Supports relocation to North Road and the administration building should be an asset to the City, with gardens.	Agreed.	Uphold.	
189.	EC Swift PO Box L16 LITTLE GROVE	Administration offices should be outside of CBD. Preferred site allows adequate parking for staff and visitors. Expense of massive site works or purchase of other mid-city site should be avoided. Mercer Road offers advantages, if discounted, North Road more appropriate.	Noted.	Uphold.	
190.	T & J Bush 18 Cunningham Street ALBANY	Decision to relocate to North Road was made by democratically elected members with support of majority of ratepayers. Decision should be upheld.	Noted.	Uphold.	
191.	HR & NE Smith 10 Boongarrie Street EMU POINT	North Road best suited for this purpose, has availability of space for building of outstanding quality and size to suite all needs with plenty of parking.	Noted.	Uphold.	

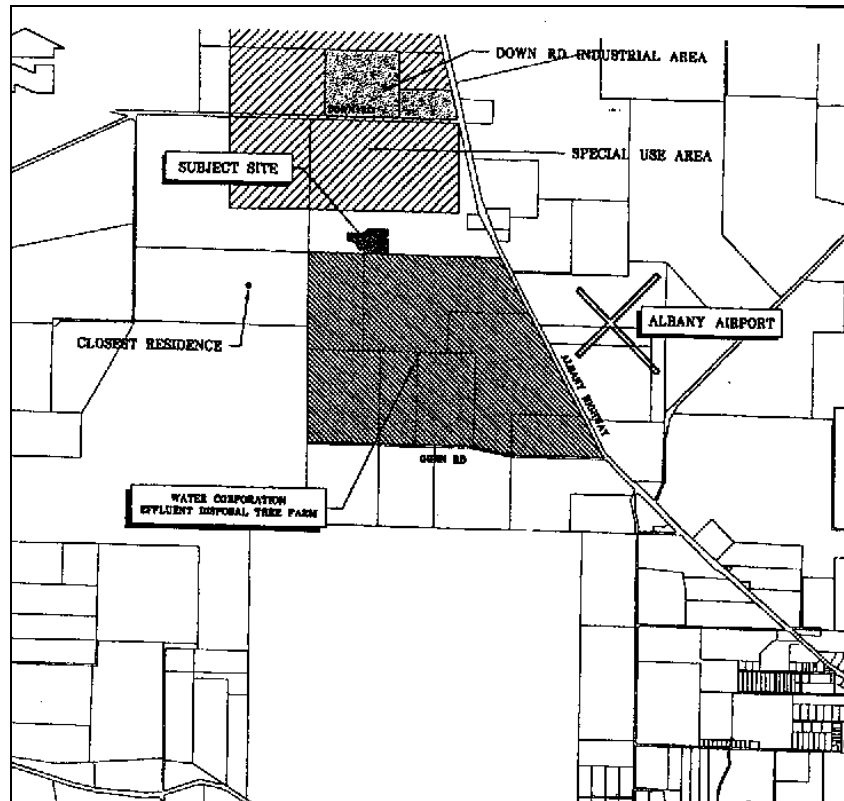
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No.	Ratepayer/Resident or Agency	Submission	Comment	Local Government Recommendation	WAPC Recommendation
192.	Joan Rowe 55 Meananger Crescent BAYONET HEAD	York Street not viable, parking virtually impossible. North Road is accessible to all, room for parking and expansion if needed in future. Forget “village one street” mentality, cater for diverse and widespread population. Alternative is Mercer Road, not York Street.	Noted. Refer to submission 1.	Uphold.	
193.	John Rowe 55 Meananger Crescent BAYONET HEAD	Parking in York Street is already at a premium; space for administration building would be very cramped next to Town Hall. North Road more accessible, alternatively Mercer Road.	Noted.	Uphold.	
194.	DD Harvey 8 Alicia Street ALBANY	Do not support relocation to North Road.	Refer to submission 2.	Dismiss.	

11.1.11 Proposed Liquid Waste Disposal Facility at Location 4638 Albany Highway, Drome

File/Ward	:	A063107 (West Ward)
Proposal/Issue	:	Proposed Liquid Waste Disposal Facility
Subject Land/Locality	:	Location 4638 Albany Highway, Drome
Proponent	:	Abbotts Liquid Disposal
Owner	:	A Gerovich
Reporting Officer(s)	:	Planning Officer (P Steele)
Disclosure of Interest	:	Nil
Previous Reference	:	Cncl 16.10.2001 Item 11.1.6
Summary Recommendation	:	Approve the proposed Liquid Waste Disposal Facility with conditions
Locality Plan	:	

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Item 11.1.11 continued

BACKGROUND

1. At the Ordinary Council Meeting held on 16 October 2001, Item 11.1.6 related to a proposed Liquid Waste Disposal Facility at Location 4638 Albany Highway, Drome. This proposal was refused by Council. A copy of the previous report is included in the Elected Members Bulletin.
2. On 25 October 2001 Council received another application for a Liquid Waste Disposal Facility for Location 4638 Albany Highway. Although the new application was similar to the initial application, the applicant has attempted to address the reasons for Council's refusal.
3. The subject land is located directly to the north of the existing Water Corporation's tree farm, to the south of the Mirambeena/Down Road Special Industry Area and to the east of the Marbelup Brook Catchment Area.
4. The Marbelup Brook Catchment is a declared Water Reserve under the Country Areas Water Supply Act.
5. The previous decision of Council is currently being appealed through the Town Planning Appeal Tribunal. A mediation session is to take place during the period when this item was prepared and the Council Meeting. The outcome of this mediation session shall be tabled at the meeting.
6. The proposal was advertised for a period of four weeks. During which time three (3) submissions were received which are in the Elected Members Report/Information Bulletin. These submissions were in addition to the nineteen (19) submissions previously received.

STATUTORY REQUIREMENTS

7. In addition to obtaining planning approval from the City, the proponent is required to obtain a licence from the Department of Environmental Protection (DEP) to be able to operate a liquid waste facility.

POLICY IMPLICATIONS

8. Section 15 and General Policy GP61 of Council's Local Rural Strategy relate to 'Community Waste Disposal Sites'. The objective of this is to 'provide for waste disposal sites without harming the environment or conflicting with other rural land uses.

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Item 11.1.11 continued.

9. Under this section of the Local Rural Strategy the Assessment Criteria is as follows:

“Council will ensure that community waste disposal sites are located and developed such that they:-

(a) Comply with all Council’s Local Rural Strategy Policies;

(b) Would not result in degradation to the environment or detract from the visual appearance of an area;

(c) Do not cause conflict with other rural land uses (particularly townsite and rural residential uses); and

(d) Comply with Department of Environmental Protection and Health Department requirements.”

10. The action required for this policy is:

“The liquid waste disposal site at Prideaux Road will be relocated to a more suitable location as soon as possible due to concerns about environmental impacts and potential conflict with existing and potential rural residential development.”

FINANCIAL IMPLICATIONS

11. There are no financial implications to Council relating to this item. Amendments to the Environmental Protection Act relating to contaminated sites will soon become law and the onus will be placed on the landowner to fund any site contamination resulting from land use activities.

STRATEGIC IMPLICATIONS

12. The Health Act and the City of Albany’s Health Local Law specify that certain types of liquid waste must be disposed of at an approved/licensed site and those handling the waste must be registered with the City.

COMMENT/DISCUSSION

13. At Council’s Ordinary meeting of 16 October 2001 it was resolved:

“THAT Council issue a Notice of Planning Scheme Refusal for the development of a Liquid Waste Disposal Facility upon Location 4638 Albany Highway, Drome because the proposal is not consistent with proper and orderly planning as required by clause 5.13 (a) of the City of Albany Town Planning Scheme No. 3.”

DEVELOPMENT SERVICES REPORTS

Item 11.1.11 continued.

14. The reasons given for the refusal were:
“The proposed Liquid Waste Facility is to be operated by the current landowner, who has no previous management experience in operating a liquid waste facility. The developer will be relying upon the honesty of contractors to ensure the quality of the liquid effluent is of a suitable standard to ensure the facility operates without odour and the owner has no mechanism to police contractors for non-compliance. The facility is located within the Torbay Creek catchment (a potential future water resource for the City) which will be polluted if management of this site fails. Also the buffers are determined on the basis of a properly operating facility; odour problems will be experienced at the City’s airport and major industrial estate if system failure occurs and the landowner fails to correct that failure.”
15. Following this Council meeting a fresh application was submitted to Council with the issues addressed. The new applicant is Abbotts Liquid Salvage, who will also be constructing and managing the facility.
16. The applicant has also addressed the reason ‘that being that the facility was located within the Torbay Creek catchment’. The catchment area referred to should have been the Marbelup Brook Catchment, and as included in the previous report and verified by the Water and Rivers Commission, the proposed location of the facility is not actually located within the Marbelup Brook Catchment Area.
17. The Water and Rivers Commission supplied Council with a map outlining the extent of the Marbelup Water Reserve. A copy of this figure follows this report. The location of the proposed Liquid Waste Facility has been included to show its location in relation to the Water Reserve.
18. Given that the past reasons for refusal seem to have been addressed, the proposal was advertised for a period of four weeks, this included an advert in a local paper, referral to relevant government agencies, all surrounding landowners and to all people who made a submission on the previous application.
19. During the advertising period it was made clear that all previous submissions would be included with regard to this application. Three additional submissions were received during this period, bringing the total number of submissions for the proposal to twenty two (22).
20. The Department of Health had no additional comments. The Water Corporation raised concerns about the proposal in terms that it could compromise the ability to expand their existing operation, increase the risk to the ground water in terms of contamination and that the proposal did not adequately address the issue of sludge management.
21. The neighbouring landowner’s submissions still opposed the proposal for reasons outlined in previous submissions, however requested that the proposal, should it be approved, be located 400m to the north of the current proposed

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site. Concern was also raised with regard to the potential decrease in property values and the commitment of the proponent in terms of the planting of screening vegetation.

Item 11.1.11 continued.

22. In the submissions received from agencies, which supported the proposal during the previous application, the following comments were made:
 - The Water and Rivers Commission – suggested pre-development tests of water table be conducted;
 - Health West – no requirements other than acceptable to DEP;
 - Main Roads – access via existing crossover, but would prefer access via Down Road;
 - FESA – have the facility made a “Registered Site”; and
 - CALM – No response after second referral;
23. The submissions received for the previous application, which opposed the proposal, had a number of similar concerns, these included:
 - Proposed access – access would be more appropriate via Down Road;
 - Location of proposal – possibly relocate slightly north to increase distance from existing residence;
 - Odour – possible odour generated by proposal which could affect existing residence and businesses, including Mt Romance;
 - Visual pollution – passenger aeroplanes fly over site;
 - Building restrictions - any buffer zones required may enforce building restrictions on surrounding lots;
 - Devaluation of surrounding land; and
 - Proposal better suited to be run by government body.
24. Odour issues are dealt with under legislation other than the Town Planning and Development Act. It is acceptable to presume that the DEP will assess and control this part of the application.
25. Whilst the remainder of the issues raised may have some merit, none of them are compelling planning reasons to refuse the application by themselves.
26. Apart from these issues there were also a number of technical issues raised in the submissions which Council does not have the expertise to comment on and are more relevant to DEP licensing requirements.
27. It should be noted that for applications of this nature a separate licence is required to be obtained from the DEP. The DEP has informed Council that no formal assessment of the proposal is required. The DEP has numerous guidelines and controls that are required to be satisfied both initially and ongoing.
28. Since Council assessed the previous application the DEP had requested additional information from the proponent. This included additional information regarding the desludging process and the status of the proposed access.

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29. Further correspondence from the DEP dated 21 December 2002 indicates that the DEP's queries have been answered. The DEP has also indicated that they would not issue any works approvals until the applicant receives approval from Council.

Item 11.1.11 continued.

RECOMMENDATION

THAT Council, pursuant to clause 6.10 of the City of Albany Town Planning Scheme 3, delegate to the Executive Director Development Services the power to issue and impose appropriate conditions upon the Notice of Planning Scheme Consent for the Liquid Waste Disposal Facility upon Location 4638 Albany Highway, Drome and that the conditions of approval incorporate:

- i) pre-development testing of water tables on the site;**
- ii) relocation of access to the development off Down Road;**
- iii) the preparation of an appropriate Management Plan to remediate the site upon closure of the waste facility and the protection of that plan by a legal agreement and the registering of a caveat on the title for the land; and**
- iv) appropriate approvals and licenses being obtained from the Department of Environmental Protection prior to any site work commencing.**

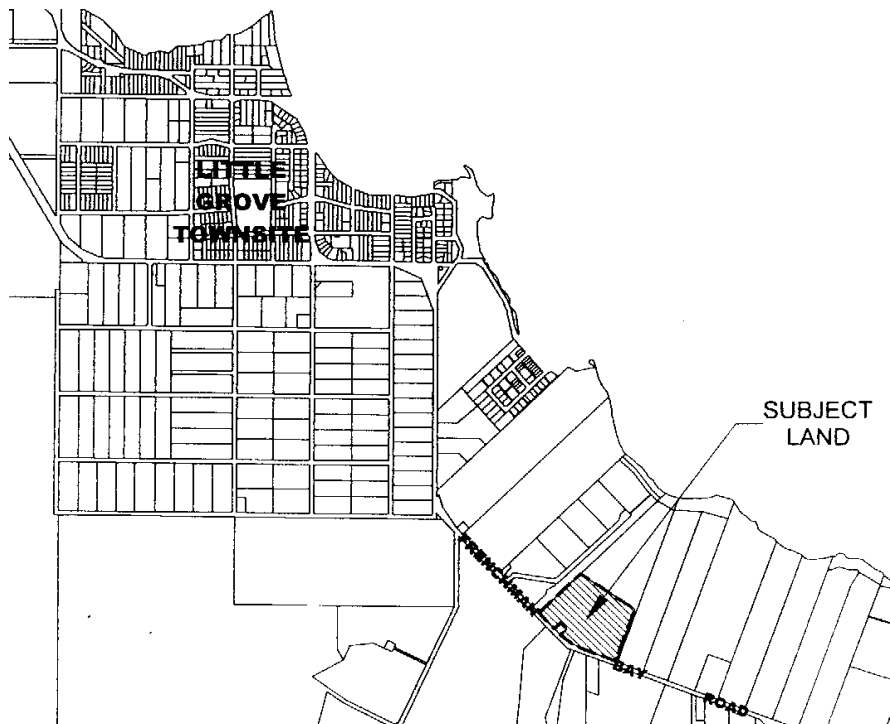
Voting Requirement Simple Majority

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11.1.12 Scheme Amendment Request 48 – Lot 15 Frenchman Bay Road, Big Grove.

File/ward	:	A18099A (Vancouver Ward)
Proposal/Issue	:	To rezone Lot 15 Frenchman Bay Road, Big Grove, from “Rural” to “Special Rural”.
Subject Land/Locality	:	Lot 15 Frenchman Bay Road, Big Grove.
Proponent	:	Ayton Taylor Burrell
Owners	:	GL Knight.
Reporting Officer(s)	:	Planning Consultant (D Gray)
Disclosure of Interest	:	Nil
Previous Reference	:	30.06.87 Planning Consent 94 12.12.94 Item P12/5 17.07.95 Item P7/2
Summary Recommendation	:	Support the request.
Locality Plan	:	



DEVELOPMENT SERVICES REPORTS

Item 11.1.12 continued.

BACKGROUND

1. A Scheme Amendment Request has been received from Ayton Taylor Burrell to amend Town Planning Scheme No. 3 (TPS3) by rezoning Lot 15 Frenchman Bay Road, Big Grove, from “Rural” to “Special Rural”, for subdivision into 4 “rural retreat” lots of 2.4 – 2.6 hectares. A copy of this report is included in the Elected Members Information Bulletin.
2. Lot 15 has an area of 9.7004 hectares with frontage to Frenchman Bay Road. The land was cleared approximately 20 years ago and the owner has promoted revegetation of the local coastal vegetation. A dwelling and ancillary outbuildings are established on the land.
3. An application in 1994 for subdivision into 3 “rural retreat” lots of 3.15 – 3.4 hectares was refused by the State Planning Commission and an appeal to the Minister for Planning was not upheld. The reasons included subdivision being inconsistent with the “Rural” zoning, and location in the Albany Groundwater Area Catchment wherein closer subdivision was opposed as it could lead to pollution of water supplies.

STATUTORY REQUIREMENTS

4. A Scheme Amendment Request (SAR) is not a statutory process under the *Town Planning & Development Act 1928* or the *Town Planning Regulations 1967*. The purpose of the SAR process is to give feedback to a proponent on whether a Town Planning Scheme Amendment is likely to be supported or not, and the issues to be addressed in the Amendment documents.
5. If a proponent decides to pursue a Town Planning Scheme Amendment, Council will formally consider that request.

POLICY IMPLICATIONS

6. There are various policies and strategies that have relevance to this proposal. They include:
Statement of Planning Policy No. 8 (SPP 8).
The Albany Regional Strategy (1994)
Local Rural Strategy (1996)
Draft Local Planning Strategy (May 2001).
7. The purpose of SPP 8 is to bring together existing State and regional policies that apply to land use and development in Western Australia. Local government is to have regard for Statements of Planning Policy when preparing a Town Planning Scheme or Town Planning Scheme Amendment.

DEVELOPMENT SERVICES REPORTS

Item 11.1.12 continued.

8. Lot 15 is in Precinct “Princess Royal 6” in the Local Rural Strategy. The Local Rural Strategy was amended in November 2001 so that, amongst other things, the Policy Statements for Precinct “Princess Royal 6” reflect designation of a portion of Lot 15 as a Groundwater Protection Priority 2 (P2) Area, and current requirements (as advised by the Water and Rivers Commission) for subdivision and development in P2 areas.
9. Local Rural Strategy Policy Statements for Precinct “Princess Royal 6” now include: *Council will consider proposals to rezone lots within Groundwater Protection Priority 2 Areas (Water and Rivers Commission) to Special Rural with a density of 1 lot per 2 hectares subject to compliance with relevant general policies and proponents being able to demonstrate that the constraints and land management needs identified below can be overcome/met.*

FINANCIAL IMPLICATIONS

10. There are no financial implications resulting from this item.

STRATEGIC IMPLICATIONS

11. The proposed Amendment for the rezoning of Lot 15 is consistent with the Local Rural Strategy (as amended).

The draft Local Planning Strategy has identified the area for “Longer Term Residential” development. The identification of areas for longer term development ensures that land developed in the interim does not prejudice the future development opportunities. Longer Term Residential would accommodate urban growth beyond 30 years and no doubt the identification of this area would be the subject of further reviews. As the Local Planning Strategy is in a draft form, the guidelines for handling land identified for Longer Term Residential are yet to be resolved. In the interim each application should be considered on its merits.

The Local Planning Strategy is in a draft form with the Albany Local Planning Strategy Steering Committee considering submissions and yet to make recommendations to modify the strategy.

COMMENT/DISCUSSION

12. The SAR was referred to the Department for Planning and Infrastructure and the Water and Rivers Commission for comment. The Department for Planning and Infrastructure has noted that whilst the Western Australian Planning Commission is yet to endorse the modifications to the Local Rural Strategy, the Department has no objection to a more detailed proposal being prepared on the basis that it addresses all of the constraints and land management needs identified in the Strategy.

DEVELOPMENT SERVICES REPORTS

Item 11.1.12 continued.

13. The Water and Rivers Commission has advised that:
 - A portion of Lot 15 is within a Priority 2 (P2) Water Source Protection Area.
 - Special Rural subdivision in P2 areas to a minimum of 2 hectares is to be conditional on land capability for effective on-site effluent disposal. Alternative treatment units (ATU) may be accepted where approved by the Department of Health.
 - No septic tanks are to be within 100 metres of a wellhead (excluding existing dwelling). (This is in relation to a bore on Lot 5 Frenchman Bay Road.)
 - A license under the *Rights in Water and Irrigation Act 1914* is required for extraction of groundwater in the Albany Proclaimed Groundwater Area.
 - Amendment provisions for management of visual impacts including setbacks from Frenchman Bay Road and building height restrictions are supported.
 - Amendment provisions for protection of remnant vegetation are supported.
14. On the basis of the land use potential in the Local Rural Strategy (as amended) and advice from the Department for Planning and Infrastructure and the Water and Rivers Commission, it is considered that the proposal is acceptable in principle and that Council may support the SAR.
15. The Scheme Amendment as subsequently submitted for adoption by Council must adequately address all of the environmental management and infrastructure issues, as well as the land management needs for “Princess Royal 6” Precinct and the general policies of the Local Rural Strategy.

The identification of the subject land for Longer Term Residential in the draft Local Planning Strategy can be addressed with careful planning considerations to ensure that the subject land is not developed in a manner to prejudice the future development potential. The applicant has already agreed that this is a sound planning approach and would be addressed through the Scheme Amendment process. Such issues would include: access, lot configuration and provisions for roads.

16. Council may agree to the Scheme Amendment being prepared on the understanding this will allow for formal advertising for public inspection. It should not be construed that a Scheme Amendment will ultimately receive final approval.
17. During early stages of preparation of the draft Local Planning Strategy Council adopted a moratorium against processing of applications for rezoning for Special Residential or Special Rural. The only applications processed during that time had been initiated previously or had been considered but not processed. The moratorium has now expired. This application is the first new post-moratorium proposal to be considered by Council. The proposal is consistent with draft recommendations of the Local Planning Strategy, and there are no implications from the Strategy or the previous moratorium to suggest that it should be delayed.

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Item 11.1.12 continued.

RECOMMENDATION

THAT the proponent be advised Council is PREPARED to support the request for an amendment to Town Planning Scheme No. 3 to rezone Lot 15 Frenchman Bay Road, Big Grove, from “Rural” to “Special Rural” subject to the Scheme Amendment addressing the following to the satisfaction of Council:-

- i) Land Capability Assessment (including effluent disposal capability);**
- ii) Fire Management Plan; and**
- iii) relevant provisions for compliance with the land management needs for “Princess Royal 6” Precinct, and the general policies of the Local Rural Strategy; and**
- iv) The provision for the future long term development of the site**

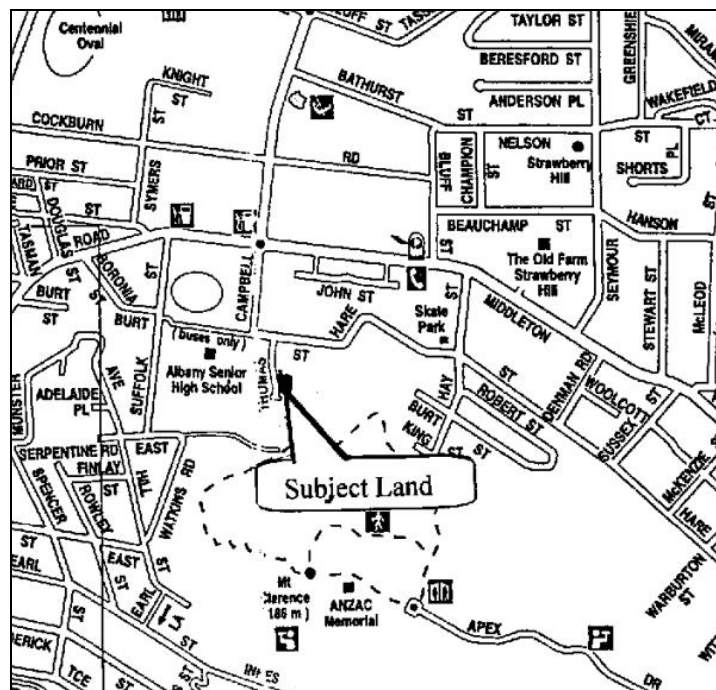
Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

11.1.13 Proposed Double Storey Garage/Studio at Lot 103 (#15) Thomas Street, Mt Clarence

File/Ward	:	A146416 (Frederickstown Ward)
Proposal/Issue	:	Proposed Double Storey Garage and Studio
Subject Land/Locality	:	Lot 103 (#15) Thomas Street, Mt Clarence
Proponent	:	JA Crisp
Owner	:	JA Crisp
Reporting Officer(s)	:	Planning Officer (P Steele) & Manager Development (C Pursey)
Disclosure of Interest	:	Nil
Previous Reference	:	Nil
Summary Recommendation	:	Refuse Planning Scheme Consent
Locality Plan	:	



DEVELOPMENT SERVICES REPORTS

Item 11.1.13 continued

BACKGROUND

1. On 28th December 2001 Council received an application for a Studio/Garage at Lot 103 (#15) Thomas Street, Mt Clarence. Due to the proposed use of the building, staff have assessed the proposal as a detached extension to the main dwelling. A copy of the proposal is attached to this report.
2. The lot is subject to Council's 'Design Guidelines: "Old Surrey" Lot 2 Thomas Street Albany' (The Design Guidelines) and is also subject to the 'Albany Design Guidelines – Urban Design & Streetscape Guidelines for Infill Development in Albany'.
3. A copy of the proposal and the 'Design Guidelines: "Old Surrey" Lot 2 Thomas Street Albany' is included in the Elected Members Information Bulletin.

Existing Development & Planning Approvals.

4. The property currently has a dwelling, a single car carport and the original pavilion as identified in the Design Guidelines. The house and carport were constructed in 1997.
5. In Late 1996/Early 1997 the former Town of Albany assessed an application from Mrs J Crisp for a dwelling and carport at Lot 103 Thomas Street. Council records indicate that there were numerous discussions between Council staff, the owner and the owner's architect. These discussions were in regard to the design, location and materials and the proposal's relation to the Design Guidelines. Council records indicate that the Crisps were informed on 14th January 1997 that the design did not comply with the Design Guidelines.
6. Subsequent to this the policy was relaxed and approvals issued. The relaxations of the policy include their construction partially outside the building envelope and for two storey development on Lot 103. The rationale for this includes the fact that although the approved dwelling is double storey, the second storey is located within the roof space, giving the appearance of a single storey dwelling with a high-pitched roof. The existing carport as depicted in the photographs following this report, has been constructed so that it is relatively unobtrusive and was constructed, as noted on the approved Building Licence, *'to match in structure, style and finish existing pavilion as closely as possible.'*
7. This carport was constructed approximately in line with the existing gate.

The Current Application.

8. It should be noted Council staff encourage people contemplating development to consult with staff early in the design process, particularly where there are heritage issues. The intention of this is to prevent applicant's producing full

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designs (which can be very expensive and time consuming) and then discovering non-compliance with Council requirements.

DEVELOPMENT SERVICES REPORTS

Item 11.1.13 continued.

9. Mr & Mrs Crisp initially contact Council in early 2001 requesting a meeting with staff to discuss a proposal to demolish the original pavilion and replace it with a studio for the use of Mrs Crisp.
10. Staff met with the applicants at this time to discuss the proposal. Following this meeting comment was sought from Council's Regional Heritage Advisor because Design Guidelines were in place and the possible heritage significance of the pavilion.
11. The Regional Heritage Adviser, Ms Lawrance, and Council staff dissuaded the applicants from demolishing the pavilion and suggested a number of alternatives. One of these was to locate a suitably designed building in place of the existing garage.
12. There is some disagreement between staff, Ms Lawrance and the applicant as to the next step in the formulation of plans. The applicant has indicated that they are of the belief that they submitted preliminary plans to Council in July 2001. However Council staff do not recall viewing these plans and Council has no record of any plans being submitted. It is also noted that it is standard practice by staff to refer any preliminary plans back to the Heritage Adviser when she has been involved in a proposal. Ms Lawrance's notes do not indicate that she viewed any plans at this time.
13. The current proposal was submitted to Council on the 28th December 2001 and was referred to Council's Regional Heritage Advisor, Ms Naomi Lawrance in early January 2002. Ms Lawrance visited the site in the 7th January 2002 to assess the proposal in accordance with the Design Guidelines.
14. Concern was then raised regarding the overall design and that the proposal did not comply with all aspects of the Design Guidelines. The applicant was then contacted at which time it was indicated to Ms Lawrance that they were not willing to compromise their plans.
15. Ms Lawrance has provided Council with her dealings regarding this proposal. A copy of this follows the report.
16. The proponent has provided Council with their justification for the proposal, which includes several photographs illustrating the existing and proposed views of the site. They have also submitted their response to the issues raised in Ms Lawrance's comments. A copy of this follows this report.

STATUTORY REQUIREMENTS

17. There are no statutory requirements relating to this item.

POLICY IMPLICATIONS

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18. The subject property is located with in the ‘Design Guidelines: “Old Surrey” Lot 2 Thomas Street Albany’. Any Development within this area should generally be in accordance with the Policy.

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Item 11.1.13 continued.

19. Variations to the policy are required to be approved by Council.
20. The Policy was drafted as a condition of the approval for the subdivision of the land surrounding the dwelling known as “Old Surrey”. This house is one of the oldest residences in WA. The policy was adopted by the Town of Albany on the 20th February 1996.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

22. There are no strategic implications relating to this item.

COMMENT/DISCUSSION

23. There is some confusion as to the actual events that occurred in the negotiations and preliminary planning process that resulted in the current application being submitted. Ms Lawrance has made file notes of her meetings regarding this proposal, as have the applicants. Both are found on the pages following this report.
24. Regardless of the trail of events that have lead to this application, it is required that this application be assessed in relation to the relevant Council Policies and Guidelines. It is regrettable that there has been a misunderstanding in the preliminary dealings with this proposal as this early communication usually results in a more appropriate result for Council and applicant.
25. Many of the applicant’s comments supporting their application and their request for relaxation under the Guidelines lie in their need for studio space on the lot and that they feel that they have used an attractive and appropriate design and materials. The applicant’s needs and taste are not in question, the relevance to the Design Guidelines is the subject of this assessment.
26. The objective of the ‘Design Guidelines: “Old Surrey” Lot 2 Thomas Street Albany’ is:

“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 existing character and amenity of “Old Surrey” and its environs.

To retain the quiet secluded character of Thomas Street by protecting existing trees and vegetation, both within the road reserve and on the subject land.”
27. These Design Guidelines make special note of the importance of any development on proposed Lot 4. During the subdivision process, the lot identified through the Design Guidelines as Lot 4 was assigned the official lot number of Lot 103.

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Item 11.1.13 continued.

28. Section 3.0 of the Design Guidelines, which outlines the development concept for the policy area, is of major significance to the subject property. The section most relevant states:

“The site containing the croquet lawn [Lot 103] is accessed via an existing gate and is the most visually exposed lot. As it is located adjacent to the entrance to “Old Surrey”, the design of any development on this site is particularly sensitive. Ideally, a single storey dwelling reflecting the architectural character of “Old Surrey” should be developed on this lot so it does not dominate the access to “Old Surrey”, a heritage listed site.”

29. Section 5.0 of the Design Guidelines outlines the actual guidelines for all development within the policy area. The proposal does not comply with a number of the points outlined in this section. These points are:

- **BUILDING DESIGN (5.5)** – Suggests that all new development should be designed “...by an architect with experience in heritage design to ensure the character and amenity of the site and locality is retained. This is considered especially critical in regard to Lot 4 (103).” This has not been raised to question the qualifications of the applicant’s architect only to stress the importance of the heritage significance of the subject site.
- **BUILDING DESIGN (5.7)** – Although this point refers to outbuildings Council staff believe that it applies in this instance, a detached extension to the main dwelling.

30. This point requires that any ‘outbuildings’ are to be design and constructed of materials so that it are compatible with the character of the main residence. Staff have no concerns with the materials that the proponent has selected, however some concern is raised that the new building, it takes architectural features from significant Albany buildings, however it is not in character with the main dwelling.

31. Characteristics that do not match the main dwelling are the roof pitch and design and the double storey nature of the proposal. Although the main dwelling is double storey, it has been design so that the second storey is located within the roof.

- **BUILDING DESIGN (5.8)** – Due to the ‘sensitivity’ of this site a building envelope was imposed. This point outlines the requirement that any additional development is restricted to the building envelope.
Building envelopes are utilised in a number of situations, with their main purpose being to protect the site by ensuring development is situated in a specific area.

32. Council has previously given approval for the existing carport to be constructed outside the building envelope, however this structure was only

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minor, being 3.3 metres by 6 .0 metres and a total height of 3.6 metres. This point is closely related to point 5.7, which is noted above.

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Item 11.1.13 continued.

33. The Design Guidelines have been drafted primarily with respect for the heritage building ‘Old Surrey’ and its access, heritage and streetscape in mind. The applicant has submitted that their proposal would have little impact upon these principles in eleven different points identified (a) to (k) in their submission. The applicant’s personal reasons for requiring a studio, the effect on the streetscape, proposed building materials, use of new and existing vegetation as screening and the their positive intentions are not questioned and all contribute to the positive aspects of the proposal.
34. When considering the applicant’s submission it should be remembered that this former portion of the Old Surrey grounds was only allowed to be subdivided, and subsequently developed, on the condition that the Design Guidelines were produced. The Design Guidelines were drafted with heritage matters as the foremost consideration. Council has received advice from the Regional Heritage Adviser and staff are reluctant to depart from this advice and the Design Guidelines without alternative advice from a heritage professional.
35. It should be noted that Council staff acknowledge Mrs Crisp’s need for additional studio space and would be willing to recommend approval for additional development on Lot 103 Thomas Street outside of the building envelope if, in consultation with Council’s Regional Heritage Advisor, the scale and design was suitable for the site and it’s surrounds.

RECOMMENDATION

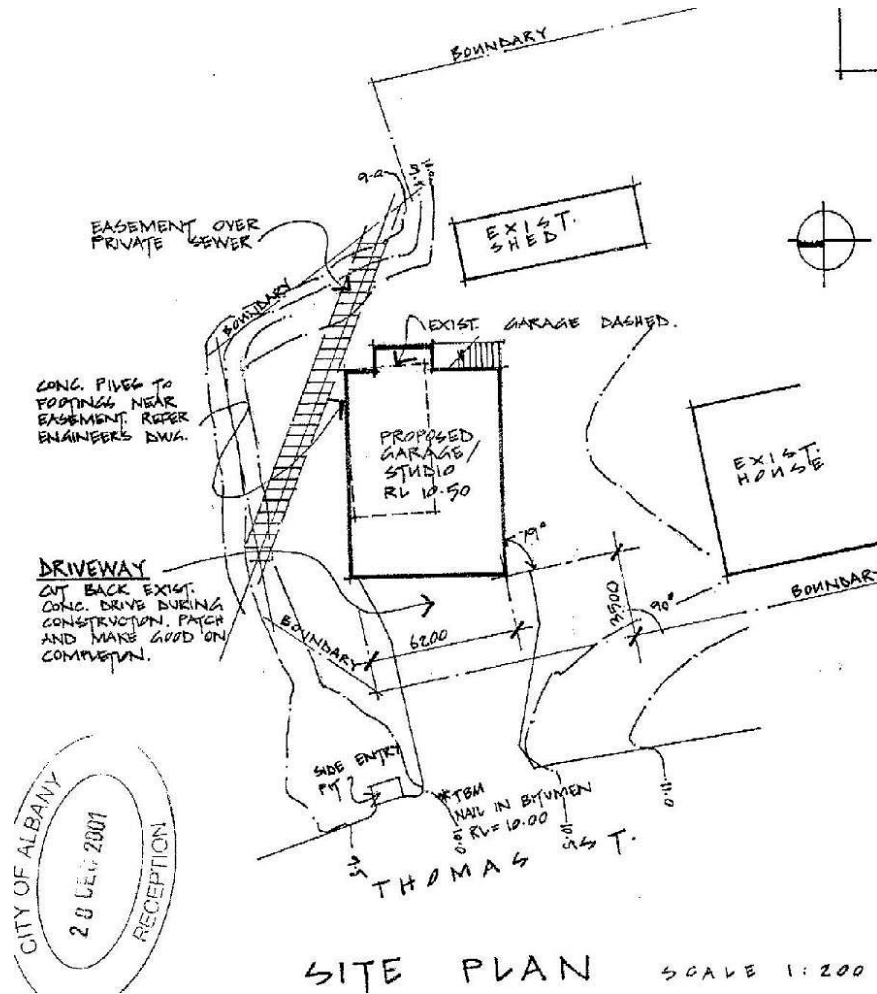
THAT Council refuse the application for a Double Storey Garage/Studio at Lot 103 Thomas Street, Mt Clarence, for the following reasons:

- i) **The garage/studio the does not meet the requirements of Council’s Policy – “Design Guidelines: “Old Surrey” Lot 2 Thomas Street Albany” (a matter to be considered pursuant to clause 7.8 (c) of the Scheme) due to its design, scale and relativity to the surrounding heritage features; and**
- ii) **The proposal is on conflict with the particular objective 1.7(c) of Town Planning Scheme 1A namely “to protect historic buildings and precincts and other places of heritage value from inappropriate development”.**

Voting Requirement Simple Majority

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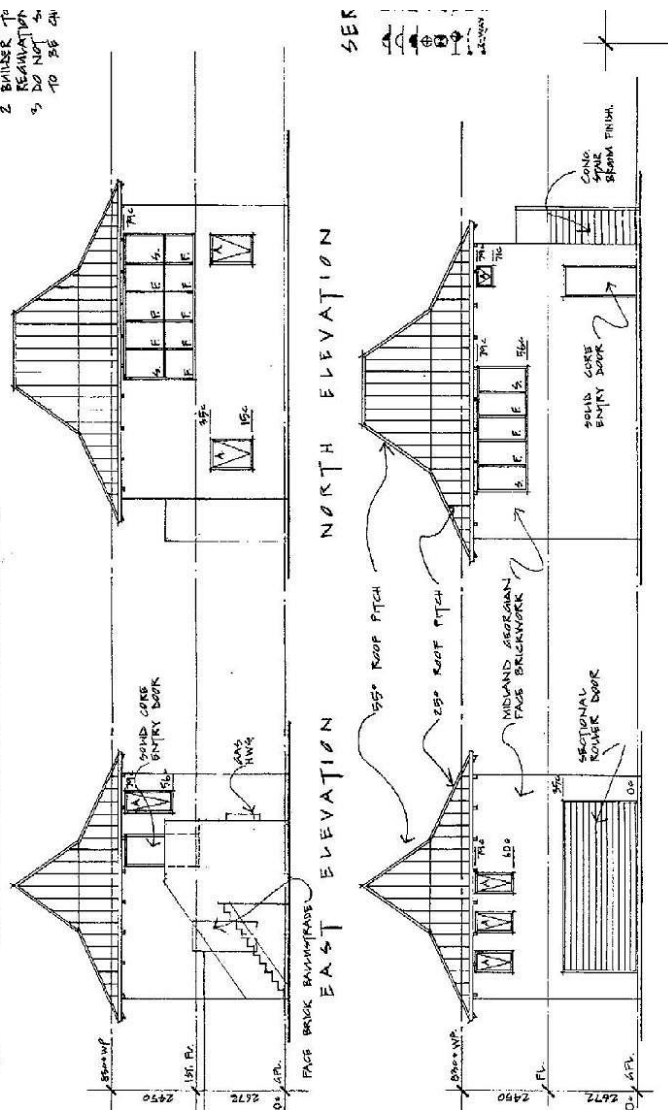
DEVELOPMENT SERVICES REPORTS



NOTES:

1. ALL WORK IN BUILDING
2. BINDER TO REGULATION
3. DO NOT TO BE CH

*NOTE: ALL COURSING REFERED TO ARE GEORGIAN BRICK



DEVELOPMENT SERVICES REPORTS

**PROPOSED STUDIO DEVELOPMENT- 15 THOMAS STREET,
ALBANY**

9/4/01 Peter Steele advised of a proposal by Mr & Mrs Crisp, to demolish a structure associated with the Old Surrey, and requested NL's advice on the matter. A copy of the City's Design Guidelines, and relevant MI entry were made available.

9/4/01 NL telephoned Mr Crisp. Briefly outlined my role as heritage advisor to the City and discussed the proposal to demolish the Pavilion, for the purposes of providing a new studio for Mrs Crisp, who is an artist. NL raised some concern about the proposed demolition due to its association with the Old Surrey and potential heritage value as part of a place listed in the City's MI with a Category A ranking. Mr Crisp suggested that the place was of no heritage value as it appeared to be constructed more recently, possibly in the c1960s. NL advised that a physical inspection would be required to help evaluate the likely construction period, and a site visit was arranged.

10/4/01 Site visit to 15 Thomas Street. The physical condition of the Pavilion was found to be generally sound, although considerable maintenance of external timber work was required. The physical detailing also suggested that the place was an early structure, possibly c1920s, with some alterations to the north end carried out at a later date, possibly c1960s including a toilet. NL discussed this with the Crisps during the site visit, and advised that the Old Surrey was included in the MI with a Category A ranking, and that the City's Design Guidelines noted a small weatherboard pavilion and croquet lawn. Mr Crisp pointed out where he thought the croquet lawn had been (now part of their garden), and advised they were well aware of the heritage value of the Old Surrey and that the existing house had been carefully designed not to be intrusive to the site. NL sketched the approximate location of the house on the site, to show the juxtaposition of the buildings and the potential building area**.

Mr Crisp presented some drawings of the proposed studio and NL suggested that further research would be required to help establish the heritage value of the place before any demolition or further development could be considered. The Crisps were somewhat frustrated as they had already prepared a proposal, but appeared willing to consider other options. The drawings were thus only considered briefly, and NL does not recall details of the proposal, although NL believes it was single storey.

On this basis NL raised the option of conserving and adapting the single storey Pavilion and discussed the possible changes that would be required for use as a studio, such as installing appropriate flooring and making the place weatherproof. Mr Crisp appeared open to this idea, except he advised that some of his wife's paintings were very large and that she would require more space. My response was to suggest they could extend the Pavilion in the same style to the north, to

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achieve more space while conserving the place and ensuring the addition was located in the back corner of the property, well set back from the significant Surrey entry / frontage.

Mr Crisp responded that this was not a preferred building site as it would require expensive earth work. NL then suggested a further possibility to locate the studio on the site of the old garage, (constructed c1995 and considered intrusive). This suggestion was based on the fact that a building of no significance already existed in that location, and that this was the best alternative site that would ensure the conservation of the pavilion.

At the conclusion of the meeting there was general agreement about the need for the development to be sympathetic to the heritage values of the place, and NL advised that she would contact them as soon as she had the opportunity to undertake some further research. NL also suggested they contact me at an early stage in the design process to discuss any proposals before commissioning detailed drawings, and advised that the City would most likely refer any future planning applications for my consideration.

(NL attach a sketch** that she made at the time of the site visit, showing the existing buildings, building envelope, and area over former garage site that NL considered could be developed for a studio. The area is longer than the existing garage but only about 5m wide, and was never intended to be a two storey structure.)

18/4/01 Rang Malcolm Trail - he was unable to find any further evidence of the building's period of construction.

26/4/01 Mr Crisp rang to advise that his investigations had turned up oral advice from a Mr John Colgate who's grandfather once lived on the property, and that he remembers the pavilion being there in the early 1950s.

1/5/01 NL rang Malcolm trail - further investigation at the Museum had not uncovered any additional information.

1/5/01 NL rang Herb Copeman, a fairly recent owner - no response.

2/5/01 Mr Crisp rang to advise they have considered the options and decided to conserve the pavilion and build a studio on the former garage site. We discussed the approval process and NL advised he send a concept for her to consider.

7/1/02 Peter Steele requested advice regarding a proposed building licence for a two storey studio at the Old Surrey; 15 Thomas Street. NL reviewed the Design Guideline, and made another visit to the site to assess the possible impact of the scale and location of the proposal. NL then rang Mr Crisp

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to advise him that the location was acceptable but that there was some concern about the scale of the property in relation to the significance of the adjacent entry into the Old Surrey. NL suggested they consider 'scaling down' the structure to be less intrusive, by reducing the height and width. There are two comments in my diary about this - single garage only and preferably single storey. Mr Crisp was adamant they must have a double garage and that all the proposed space was needed and that the bathroom / toilet would also enable the place to be used by occasional guests. Mr Crisp was clear that there would be no negotiation on the proposal, and my response was that NL would discuss the matter with Peter Steele.

In further discussing my concerns with Peter, it was agreed that although the location and design detail were generally acceptable, some modification of scale was required to reduce the visual impact of the building, specifically in regard to the Design Guidelines Development Concept that specifically refers to single storey development "...so that it does not dominate the access way to Old Surrey..."

17/1/02 Mr Crisp sent an email of complaint to me about the City's refusal to grant a building licence for the proposed studio.

17/1/02 NL sent a copy of Mr Crisp's correspondence and my response to City of Albany (P.S) and Heritage Council (S.C).

24/1/02 NL sent a brief response to Mr Crisp acknowledging receipt of his email and advising that NL had forwarded his mail and my response to the City of Albany.

My advice is that the proposed site for a studio is acceptable subject to the scale being reduced to ensure the structure does not detract from the setting of the historic entry to Surrey House, as required under the Albany Council's Design Guidelines for conserving the place. It is recommended that an alternative design is developed comprising a single storey structure, to avoid dominating the access way to the Old Surrey, and to ensure the open landscape in front of the pavilion (former croquet lawn), is retained as part of the historic context of the place.

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Atten Craig Pursey, Notes re 15 Thomas St, for incorporation in your report and to form the basis for our own submission.

Attached i) letter from Mr Steven Lubich (the architect), ii) photographs illustrating existing and proposed views of the site.

Background

The principal purpose for the proposed extension was to build a sizeable studio for Mrs Crisp, who is an artist working with large drawings and canvases. The original idea was to remove the existing pavilion and build a studio in the shape of an octagon, some 8 metres in diameter, on that site. In the first instance, early in 2001 we asked the City Planners for advice on this proposal and Mr Peter Steele came on site to discuss this. Given the possible heritage significance of the pavilion he suggested that the Heritage Consultant, Ms Naomi Lawrence, should be called in and she subsequently also came on site. Though the history and age of the pavilion were not able to be documented, it was made clear that it could not be removed and her advice was that it would be better to demolish the existing garage and site the new structure in its place. Both she and the Planning Department led us to believe that this approach would be favourably viewed. No mention was made at that point of the existing building envelope or of the implications in the "Design Guidelines:Old Surrey...." on the proposed building, nor was our attention drawn to these guidelines.

On this basis we proceeded with initial plans being drawn up by our architect, Mr Steven Lubich. A short letter from him concerning the design is attached.

Given that the garage would be demolished and a replacement needed, it followed logically from the space available that we would need to build a two storey structure with the studio above and a garage and small workspace below. The building space was constrained by:-

- a) the northern lot boundary
- b) the private sewerage line running across the northeast corner
- c) the need to minimise the intrusion southward into our outdoor living/garden area to the north of the existing house.

The size of the building was dictated by the required studio size and the resulting 6.5m x 8m matches in area the original 8m diameter octagon. This size dictates the lower space which accommodates two cars and a small work area. To achieve a studio to accommodate future work the ground plan can not be reduced, if it had not been for the site limitations a bigger building would have been proposed.

The architect's draft sketches, which were close to the final plans as submitted, were shown to Peter Steele in July last year, though he now does not recall this, and on the strength of his comments then, and the earlier advice from him and the Heritage Consultant, we proceeded, at significant expense, with the production of the full detailed plans and the associated site survey and engineering analysis. These were formally submitted at the end of December. We were not made aware that heritage approval would still be required as a key part of the process.

To conform with our house and the spirit of the precinct we have chosen a narrow, Georgian profile, mellow brick and a traditional European roof line with construction in a corresponding "standing seam" iron of a muted grey colour. The garage door will be of an unobtrusive style, colour and construction. The size of the building has been minimised commensurate with its purpose of first and foremost providing a suitably sized studio area. The ground plan is of the minimum width for a two car garage (a single garage would not have yielded a sufficiently large studio above) and ceiling heights have been minimised to reduce the overall building height. Considerations of the sewerage line have meant that the northeast corner and northern wall of the building coincide with the corresponding corner and wall of the existing garage on the site where it was approved in 1997. The setback from the street is some 2 metres behind the setback of the existing house. While the building will be a significant structure, it will be hidden from view, as one approaches up Thomas St, by the existing large trees and will only become fully visible on

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actually entering the property. When entering Old Surrey the proposed building will be discreet and screened by existing plantings, which are growing well, along the northern lot boundary. The plans have been fully discussed with the owners of Old Surrey who support our application and have no objections to offer.

Notes for inclusion in report to Council

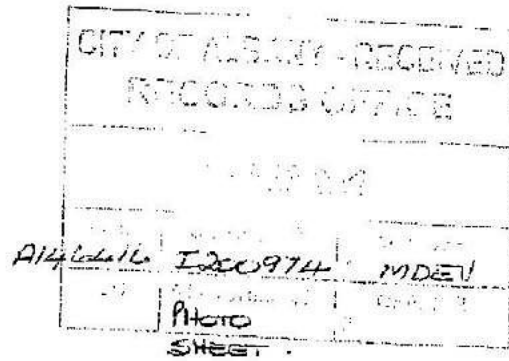
- a) The given building envelope is unworkable and has already been relaxed in the siting of the existing house. The existing garage, as approved, is right outside the building envelope and in what is now raised as a "sensitive" area. In fact, the building envelope also cuts through the middle of the preserved "heritage" pavilion!
- b) The proposed building, though it differs from the house, is subdued and is completely in sympathy with it and the precinct.
- c) The existing entry to 15 Thomas St, which preserved the previously sited entrance to the Old Surrey tennis court area, is essentially retained and no new crossover or driveway is involved.
- d) In designing the house and this addition, attention has been paid to existing buildings in Albany such as the Museum. The style and the choice of a narrow, Georgian, profile brick reflects this. Had they been available, local, used, antique bricks would have been specified.
- e) The proposed roofing in "standing seam" iron closely matches the Town Hall tower and the bandstand in Stirling Terrace.
- f) A two storey structure is in character with the house and with the main Old Surrey house, which itself is two storied.
- g) The garage door, which will be a major visual feature from the entrance, is intended to be red cedar, untreated and allowed to weather grey, as have the exterior timbers of the house. While the new structure is larger, it will have a more pleasing aspect than the existing garage.
- h) The entrance to Old Surrey will be little affected by the new structure, in fact it will be enhanced by the new building which, though larger, will have a less striking impact on the viewer than the current garage, this is apparent in the two northern aspect photographs, where the old building is seen replaced by the new. Trees (chestnut and cretagious???) and shrubs already planted and growing along the northern lot boundary will continue to soften and ultimately hide the new building. The Old Surrey house is not visible from the Thomas St entrance and the proposed building has no effect on the views of it.
- i) The new building is set back some 2 metres further than the house, whose north wall is seen when approaching up Thomas St and it will be more or less hidden until one turns in at the entrance.
- j) The new building, while it contains a necessary toilet and washing area for the studio, is not a separate dwelling but purely additional work space for the main house.
- k) Given our awareness of the nature of the area and our considerable care and effort in that context in the earlier design of the house and then of this building and of our efforts in planting and landscaping, we find it galling that our plans have been held up on heritage grounds. It is doubly galling to look across Thomas St and see the gross, oversized, unsightly, colourbond bus garage, which was constructed in the school parking area, right opposite the Old Surrey entrance, which is to be cherished, without any consultation or control of which we are aware. The fact that it borders this heritage precinct seems to have had no part in the planning of the additions to ASHS lower down Thomas St.

DEVELOPMENT SERVICES REPORTS

1st February 2002

Chief Executive Officer
Town of Albany

Dear Sir



**RE: PROPOSED NEW GARAGE/STUDIO FOR MRS JENNY & MR SEVERIN CRISP
NO. 15 THOMAS STREET, ALBANY**

In support of the above, I write to clarify the design principles followed in the design and documentation of the proposed building. Those principles are as follows:

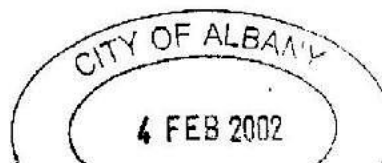
1. The materials selected and colour of the materials have been chosen to minimise the impact from Thomas Street and blend in with the existing home.

The face brickwork on the external walls will match in colour and texture those used in the main house. The roof colour will be slate gray, selected to blend in with the colour of the surrounding vegetation and tree canopies.
2. Existing mature trees on this property and the adjoining properties will screen the building from the north and east.
3. The building height has been kept to a minimum through the use of raked ceilings in the studio. This has allowed the pitching plate for the roof to be lowered to the minimum practical height.
4. In respect of the Heritage Councils wishes and recommendations the owners have retained the summer house, the preferred site of the building, and proposed the construction take place where the existing garage sits. This concept was originally supported in principal by the Heritage Council architect.

On this basis, we request the council support the application.

Yours faithfully


Stephen Lubich
Architect



DEVELOPMENT SERVICES REPORTS



Approach up Thomas St



Entrance to "Old Surrey"



View from the North



Future North Elevation



Entrance to 15 Thomas St



Future West Elevation

DEVELOPMENT SERVICES REPORTS

Response to specific issues raised by Naomi Lawrence and received by us 6/2/02

1. The existing garage was approved and built at the time of building the house in 1997, not "c1995".
2. A single storey structure will not suffice, given the site limitations, if the existing garage is to be removed its replacement must be incorporated in the new building.
3. Ms Lawrence suggests that we are looking to build a double garage. That is not our purpose. We seek to build a sizeable studio area but must retain a garage which becomes double given the size of the studio above it.
4. Ms Lawrence proposes a structure "about 5m" wide. Our proposal for a width of 6.5m is not grossly larger than this.
5. Blocking the direct view and open space in front of the old pavilion occurs in part already with the existing garage and garden plantings and would happen even more with the suggested 5m or 6.5m structures. Any structure of the floor area required, either single or double storeyed will do this.
6. Despite being a two storey structure, we contend that the proposed building, which uses gentle colours and is of an interesting traditional design, will not dominate and detract from the entrance drive to Old Surrey but will in fact enhance it. Reference to the attached photos bears this out.
7. Should the studio/garage structure be constrained to single storey then the open space in front of the pavilion, which was the croquet lawn and is now our courtyard/outdoor sitting area, will all but vanish. The proposed building retains this open area.
8. Ms Lawrence gives a dated list of events in the past, with which we are only in partial agreement. In particular, the guidelines were not directly drawn to our attention, nor were we made sufficiently of the part Ms Lawrence would play in the final consideration.

Severin & Jenny Crisp
6/2/02

11.2 INSPECTION SERVICES

11.3 DEVELOPMENT POLICY

11.4 DEVELOPMENT SERVICES COMMITTEES

Corporate & Community Services

REPORTS

12.0 CORPORATE & COMMUNITY SERVICES

- R E P O R T S -

12.1 FINANCE

12.1.1 List of Accounts for Payment – City of Albany

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

COMMENT/DISCUSSION

1. The list of accounts for payment for the City of Albany is included in the Councillor Report/Information Bulletin and contains the following:-

Municipal Fund		
Cheques 15258-15358	totalling	138,464.36
Electronic Fund Transfer 1343-1758	totalling	990,855.14
Payroll	totalling	577,503.41
Loan Repayments	totalling	
Other Direct Debits	totalling	
TOTAL		<u>1,706,822.91</u>

RECOMMENDATION

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

Municipal Fund	totalling	\$1,706,822.91
Total		<u>\$1,706,822.91</u>

Voting Requirement Simple Majority

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ORDINARY COUNCIL MEETING – 19/02/02
** REFER DISCLAIMER **
CORPORATE & COMMUNITY SERVICES REPORTS

12.1.2 Second Quarter 2001/2002 Budget Review

File/Ward	:	FIN047 (All Wards)
Proposal / Issue	:	Council requested to adopt the 2nd Quarter Review
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer	:	Senior Accounting Officer (R Marchesi)
Disclosure of Interest	:	Nil
Previous Reference	:	Nil
Summary Recommendation	:	That Council adopt the 2nd Quarter Review
Locality Plan	:	N/A

BACKGROUND

1. Council Officers have reviewed the quarterly operating results for their areas together with determinations by Council for the first half of 2001/2002 financial year. Anticipated variances in the full year results have been identified.

STATUTORY REQUIREMENTS

2. Section 6.4 of the Local Government Act 1995 requires that financial reports be prepared and presented in the manner and form prescribed and contain the prescribed information.
3. Clause 35 (c, d) of the Local Government (Financial Management) Regulations 1996 states:

A quarterly report is to be in a form, which identifies any significant variations between the year-to-date income and expenditure totals and identifies areas where the activities of the local government are not in accordance with the estimates set forth in the annual budget that year.

POLICY IMPLICATIONS

4. There is no Council Policy in place relating to this item.

Item 12.1.2 continued.

FINANCIAL IMPLICATIONS

5. Council has adopted a balanced budget for 2001/2002. Any surplus for the financial year can be used to fund the following year's budget with the balance to be reviewed by Council and transferred to reserves for specified purposes. An end of year deficit would require funding from the following year's budget.

STRATEGIC IMPLICATIONS

6. There are no strategic implications relating to this item.

COMMENT / DISCUSSION

7. The quarterly review conducted by officers in January/February 2002 identified savings and additional costs, indicating a minor deficit for the year.
8. Quarterly budget review detail is contained in the Elected Members' Report / Information Bulletin. It includes both a summary and comprehensive list of proposed reallocations.
9. The following is information on significant proposed reallocations:

1. Library Upgrade

The total work proposed for the new library building in this financial year is expected to be only \$400,000. Consequently the City borrowings will reduce to \$209,000 with the balance being funded by a contribution from the University of WA. There is no change to the total project costs or funding at this point.

2. Road Projects

A detailed design has been completed and shows additional costs necessary on the Sandford/Stead RAB and Rufus/Adelaide RAB of \$47,000 and \$69,000 respectively. These are primarily service relocation costs. \$30,000 is required for a raised crossing and footpath as part of the CBD Pedestrian project and \$34,000 is required for drainage works on Ulster Road. These project increases can be funded from operational savings within the existing road works programme.

3. Kojaneerup West Road

A second coat seal is proposed for Kojaneerup West Road and can be funded by an approved grant from Main Roads.

4. Gnowellen Tank Replacement

A water tank is proposed to be constructed at the Gnowellen Bore at a cost of \$10,000. This can be fully funded by a grant from the Rivers and Waters Commission.

ORDINARY COUNCIL MEETING – 19/02/02
** REFER DISCLAIMER **
CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.1.2 continued.

5. Interest on Investments

A drop in interest rates is predicted to result in a \$20,000 shortfall on the interest received on investments.

10. The projected net deficit in the 2nd Quarter review will be \$6,619.

RECOMMENDATION

THAT Council adopt the 2nd Quarter 2001/2002 review.

Voting requirement Simple Majority

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ORDINARY COUNCIL MEETING – 19/02/02
** REFER DISCLAIMER **
CORPORATE & COMMUNITY SERVICES REPORTS

12.2 ADMINISTRATION

12.2.1 Council Representation on Great Southern Equine Industry Council Inc

File/Ward	:	REL116 (All Wards)
Proposal/Issue	:	Council Representation on Committees/Community Organisation.
Subject land/Locality	:	N/A
Proponent	:	NA
Owner	:	N/A
Reporting Officer	:	Senior Administration Officer (S Pepper)
Disclosure of Interest	:	N/A
Previous Reference	:	Nil.
Summary Recommendation	:	Councillor Bojcun be appointed to represent Council on the Great Southern Equine Industry Council Inc.
Locality Plan	:	N/A

BACKGROUND

1. Correspondence has been received from the Great Southern Equine Industry Development Project Committee requesting Council to nominate a representative for the newly created Great Southern Equine Industry Council Inc.

STATUTORY REQUIREMENTS

2. There are no statutory requirements relating to this item.

POLICY IMPLICATIONS

3. There are no policy implications relating to this item.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

5. Council's Albany 2020 Plan encourages compliance with the provisions of the Local Government Act 1995 and all other relevant legislation, and establishing effective two way communication between Council, residents and other stakeholders.

COMMENT/DISCUSSION

6. The horse racing industry in Albany and the region provides a significant contribution to employment and economic activity in the area.
7. Recently a pro-active approach has been adopted by the major parties in the industry, led by the Albany Race Club, to undertake a coordinated approach to the industry's future development.
8. The Equine Development Project Committee had the task of implementing and further developing a recently prepared equine industry development strategy.
9. The marketing plan developed by the Committee, included a recommendation to establish a regionally representative body to continue to guide the project, hence the creation of the Great Southern Equine Industry Council.
10. As the closing date for nominations was the 31st January 2002, Councillors were canvassed, and a nomination forwarded to their Council. Councillor Bojcun has accepted an invitation to represent Council on the Great Southern Equine Industry Council, subject to confirmation from Council that there are no objections to the appointment.

RECOMMENDATION

THAT Councillor Bojcun, be appointed to represent Council on the Great Southern Equine Industry Council Inc.

Voting Requirement Simple Majority

.....

12.2.2 Local Government Statutory Compliance

File/Ward	:	GOV 039 (All Wards)
Proposal/Issue	:	Local Government Statutory Compliance Return for period 1 st January 2001 to 31 December 2001.
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Manager Finance (S Goodman)
Disclosure of Interest	:	N/A
Previous Reference	:	Nil.
Summary Recommendation	:	Adoption of Statutory Compliance return and endorsement of certification.
Locality Plan	:	N/A

BACKGROUND

1. The Department of Local Government produces a statutory Compliance Return for Local Government to use as a check list of statutory obligations and compliance. Copy is included in the Elected Members Report/Information Bulletin.

STATUTORY REQUIREMENTS

2. The statutory compliance return is required under Section 7.13 of the Local Government Act (1995) and items 13.-15 of the Audit Regulations.

POLICY IMPLICATIONS

3. There are no policy implications relating to this item.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

5. There are no strategic implications relating to this item.

ORDINARY COUNCIL MEETING – 19/02/02
** REFER DISCLAIMER **
CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.1.2 continued.

COMMENT/DISCUSSION

6. As indicated in the return, Council has fully complied with the requirements of the Local Government Act 1995.
7. A specific requirement of the adoption procedures is that the Chief Executive Officer or Mayo reads aloud to the meeting the certification contained on Page 26 of the Return, prior to it being signed.

RECOMMENDATION

THAT the Local Government Statutory Compliance Return for the City of Albany for the period 1st January 2001 to 31st December 2001 be adopted; and

RECOMMENDATION 2

(After the Chief Executive Officer has read aloud the certification contained on page 27 of the Return, Council are requested to adopt the following)

THAT the certificate contained within the Local Government Statutory Compliance Return be endorsed appropriately by the Mayor and the Chief Executive Officer.

Voting Required Simple Majority

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12.2.3 Council Representation on the Zone Control Authority

File/Ward	:	GOV004/All wards
Proposal/Issue	:	Council Representation on Committees/Community Organisations
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Administration Officer (A Wiseman)
Disclosure of Interest	:	N/A
Previous Reference	:	Nil
Summary Recommendation	:	Councillor Des Wolfe be appointed to represent Council on the new Zone Control Authorities.
Locality Plan	:	N/A

BACKGROUND

1. Correspondence has been received from the Agriculture Protection Board requesting Council to nominate a representative for the newly constituted Zone Control Authorities.

STATUTORY REQUIREMENTS:

2. There are no statutory requirements relating to this item.

POLICY IMPLICATIONS

3. There are no policy implications relating to this item.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

5. Council's Albany 2020 Plan encourages compliance with the provisions of the Local Government Act 1995 and all other relevant legislation, and establishing effective two way communication between Council, residents and other stakeholders.

Item 12.2.3 continued.

COMMENT/DISCUSSION

6. During the last round of Regional Advisory Committee (RAC) meetings, members were advised of the Government's intention to press ahead with the Machinery of Government Task Force recommendation for full integration of the Agriculture Protection Board with the Department of Agriculture. In line with this intent, the Minister for Agriculture has since directed that the Board's current regional advisory structure be synchronised with the Department's new equivalent. The joint conduct of Board and Departmental consultation arrangements will assist the integrated consideration of industry development, sustainability and bio-security issues.
7. To implement the Minister's directive, the Board has agreed to abolish all existing zones (and therefore the regions within them) and constitute five new zones in the pastoral area and fifteen new zones in the agricultural areas. Accordingly, all current Regional Advisory Committee appointments have now been terminated.
8. The closing date for nominations is Friday 8th March 2002. Councillor Wolfe has accepted the invitation to represent Council on the Zone Control Authorities, subject to confirmation from Council that there are no objections to the appointment.

RECOMMENDATION

THAT Councillor Wolfe, be appointed to represent Council on the Zone Control Authorities given that the Regional Advisory Committee has now been abolished.

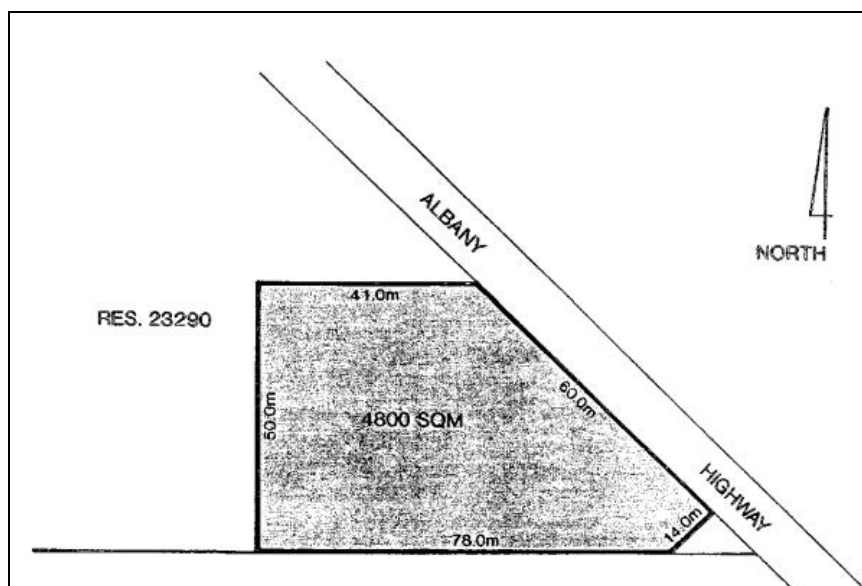
Voting Requirement Simple Majority

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ORDINARY COUNCIL MEETING – 19/02/02
** REFER DISCLAIMER **
CORPORATE & COMMUNITY SERVICES REPORTS

12.2.4 Country and Suburban Tennis Club Inc – Surrender of Liquor Licence

File/Ward	:	PRO240/WEST WARD
Proposal/Issue	:	Intention to Surrender Liquor Licence
Subject Land/Locality	:	Portion of Reserve 23290 Albany Highway
Proponent	:	Country and Suburban Tennis Club Inc
Owner	:	Crown Land - Management Order to the City Of Albany
Reporting Officer(s)	:	Administration Officer (L Freegard)
Disclosure of Interest	:	N/A
Previous Reference	:	Nil
Summary Recommendation	:	Affix City of Albany Common Seal to Surrender of Liquor Licence document.
Locality Plan	:	See Below



ORDINARY COUNCIL MEETING – 19/02/02
** REFER DISCLAIMER **
CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.2.4 continued.

BACKGROUND

1. The Country and Suburban Tennis Club Inc currently leases a portion of Reserve 23290 for a term of 20 years which is not due to expire until 31 December 2016.
2. The City of Albany has been issued with a Management Order from the Department of Land Administration, for Reserve 23290 for the purpose of Recreation, with power to lease for any term not exceeding 21 years.
3. Council has received an application from the Country and Suburban Tennis Club Inc to surrender their current Liquor Licence on portion of Reserve 23290 Albany Highway.

STATUTORY REQUIREMENTS:

4. Section 5.42 of the Local Government Act enables the delegation of some powers and duties to the Chief Executive Officer:
 - 1) a local government may delegate to the Chief Executive Officer the exercise of any of its powers or the discharge of any of its duties under this Act other than those referred to in section 5.43.
 - 2) a delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

POLICY IMPLICATIONS

5. There are no Council Policies in place in relation to this item.

FINANCIAL IMPLICATIONS

6. There are no financial implications in relation to this proposal.

STRATEGIC IMPLICATIONS

7. This request complies with Council's 2020 which in part states as follows:
8. Quality Parks, garden and reserves maintaining their feature status - a diverse range of passive and active recreational areas that are creative, attractive, safe and enjoyable to use.

COMMENT/DISCUSSION

9. The Country and Suburban Tennis Club Inc utilised the liquor licence to accommodate the clubs senior membership after Tennis on a weekend.

ORDINARY COUNCIL MEETING – 19/02/02
** REFER DISCLAIMER **
CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.2.4 continued.

10. At their Annual General Meeting last year it was agreed to discontinue senior club and as such no longer have a senior membership base worthy of a licensing requirement.
11. It was therefore agreed at that meeting not to house any liquor or alcoholic beverages on the premise for resale and to cancel the license.

RECOMMENDATION

THAT;

- i) **Council agrees to affix the Common Seal of Council to the Notice of Intention to Surrender Licence under the Liquor Licensing Act 1988 Sections 129 and 138, provided Council's interests are protected; and**
- ii) **the Chief Executive Officer be delegated authority to approval such application in the future.**

Voting Requirement Absolute Majority

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12.3 LIBRARY SERVICES

12.4 DAY CARE CENTRE

12.5 TOWN HALL

12.6 ALBANY LEISURE AND AQUATIC CENTRE

12.7 CORPORATE & COMMUNITY SERVICES COMMITTEE

Works & Services

REPORTS

WORKS & SERVICES REPORTS

- R E P O R T S -

13.1 WASTE MANAGEMENT

Nil

WORKS & SERVICES REPORTS

13.2 ASSET MANAGEMENT

13.2.1 Purchase of Tractor

File/Ward	:	C01081 (All Wards)
Proposal/Issue	:	Purchase of tractor
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Manager Operations (G Steel) Contracts Officer (R W Henley)
Disclosure of Interest	:	Nil
Previous Reference	:	Nil
Summary Recommendation:		Purchase New Holland TL70 tractor fitted with Quicke 920 loader from DA Slee & Co.
Locality Plan	:	N/A

BACKGROUND

1. Tenders were called for the purchase of a new tractor with trade or outright purchase of the current John Deere 2250 tractor (A26377).
2. A total of thirteen specifications were issued, with a total of eight submissions from seven suppliers and an outright purchase offer received by close of tender.

STATUTORY REQUIREMENTS

3. The tendering process for Goods & Services must be in accordance with sections 11, 18, and 19 of the Local Government (Functions and General) Regulations 1996 of the Local Government Act 1995.
4. In particular, Regulation 18 outlines a number of requirements relating to the choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council; it may also decline any tender.

POLICY IMPLICATIONS

5. The City of Albany Regional Price Preference Policy is applicable to this item.

WORKS & SERVICES REPORTS

Item 13.2.1 continued.

FINANCIAL IMPLICATIONS

6. A total allocation of \$45,000.00 has been made in the 2001/2002 Plant Purchases Budget for changeover of this tractor.
7. The attached table outlines those prices submitted by suppliers for changeover of the tractor. It includes additional calculations to show the actual nett cost (excluding GST) to the City of Albany.

STRATEGIC IMPLICATIONS

8. In the City of Albany's 2020 Plan Charting Our Course, the following Port of Call is identified:

Port of Call

Quality parks, gardens and reserves maintaining their feature status.

Objective:

To provide a diverse range of passive & active recreational areas that are creative, attractive, safe and enjoyable to use.

COMMENT/DISCUSSION

Tender Process

9. Requests for tenders were published in the West Australian on 10 November 2001 and in the Albany Advertiser on 13 November 2001, with closing date for tenders on 28 November 2001.

Tender Evaluation

10. The tender documents included tender evaluation criteria using the weighted attribute method. This method scores the evaluation criteria and weights their importance to determine an overall points score for each tenderer. The criteria and sub-criteria are:

- Suitability for task requirements 40%
 - Operator Occupational Health and Safety
 - Practicability (City of Albany operational use)
 - Serviceability (turn around times)
 - Spare parts, service and technical information back up, warranty periods
- Conformity with requirements 40%
 - Meets specification
 - Reliability of components
 - Fleet standardisation and improvement
- Price 20%
 - Capital Cost
 - Estimated annual depreciation

WORKS & SERVICES REPORTS

Item 13.2.1 continued.

11. Following the opening of tenders, the Parks & Reserves Co-ordinator and Mowing & Sporting Leading Hand carried out detailed preliminary evaluation of the submissions for the tractor. Subsequent to this, there was further evaluation by a tractor driver/operator and workshop mechanic relating to tractor operational performance, maintenance and spares.
12. Four tenders were shortlisted based upon local supply of parts and service and pricing. Inspections and test-drives were organised for these four shortlisted tractors (Kubota, John Deere, New Holland, and Case). The tractor is required to suit specific applications, that of powering turf equipment (corers, scarifiers and flail mowers). The evaluation found that all tractors were of a good standard and met the contract specification.
13. The contract specification required the fitment of the current front-end loader attachment. During the course of tender evaluation, it became apparent that the fitment of this attachment would lessen the potential functionality and serviceability of the tractors offered. Major modification to the tractor structure would be required to accommodate the front-end loader that would be unwieldy to detach or fit, and driver visibility would be impaired with maintenance access restricted.
14. As such, shortlisted tenderers were given the opportunity to provide a revised cost of their tractors fitted with a Quicke 920 level lift (or similar) front-end loader attachment. A table of revised costs is attached.
15. The City of Albany currently has a New Holland tractor on inventory that has given excellent service. The New Holland TL70 tractor with a Quicke new front-end loader attachment offered by a local supplier, DA Slee & Co meets City of Albany requirements in all respects and is considered to best suit the needs of the City of Albany's Parks & Reserves section.
16. The cost of the new tractor with new front-end loader attachment is \$72,877.20 (including GST). After taking into consideration the trade of \$27,203.33 (including GST) for the current tractor, the new tractor has an actual total nett changeover cost of \$41,521.70 (excluding GST). With the budget changeover cost of \$45,000.00, there is an identified cost saving of \$3,478.30.

RECOMMENDATION

THAT Council accepts the tender from DA Slee & Co for contract C01081 for the supply of a New Holland TL70 with a Quicke 920 front-end loader attachment at a total cost of \$72,877.20 (including GST) and trade the current John Deere 2250 tractor (A26377) at \$27,203.33 (including GST), providing an actual nett cost to the City of Albany of \$41,521.70 (excluding GST).

Voting Requirement Simple Majority

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WORKS & SERVICES REPORTS

Item 13.2.1 continued.

Contract C01081 - Tractor with fitment of current front-end loader attachment - \$45,000.00 Budget changeover

Contract	Supplier	Tractor offered	Price (including GST)	Trade-in offer (including GST)	Actual changeover cost (including GST)	Actual changeover cost (excluding GST)	Evaluation - final overall rankings of tenderers
C01081	DA SLEE & CO	NEW HOLLAND TL70	\$ 61,954.42	\$ 21,600.92	\$ 40,353.50	\$ 36,685.00	77.2%
	BOYA EQUIPMENT	KUBOTA M6800 FCX	\$ 54,900.00	\$ 12,000.00	\$ 42,900.00	\$ 39,000.00	72.0%
	PL BOLTO & CO	KUBOTA M6800 FC	\$ 75,416.00	\$ 23,542.20	\$ 51,873.80	\$ 47,158.00	70.5%
	WESTERN AG PTY LTD	McCORMICK CX70	\$ 64,900.00	\$ 22,000.00	\$ 42,900.00	\$ 39,000.00	70.5%
	WANNEROO AGRICULTURAL MACHINERY	CASE CX70	\$ 65,400.00	\$ 20,350.00	\$ 45,050.00	\$ 40,954.55	69.5%
	HOWARD MACHINERY	JOHN DEERE 5420	\$ 61,159.00	\$ 16,555.00	\$ 44,604.00	\$ 40,549.09	69.1%
	CJD EQUIPMENT (1)	JOHN DEERE 5420	\$ 62,489.00	\$ 15,720.00	\$ 46,769.00	\$ 42,517.27	66.1%
	CJD EQUIPMENT (2)	JOHN DEERE 5420	\$ 70,350.00	\$ 21,120.00	\$ 49,230.00	\$ 44,754.55	64.9%
	RANGE EQUIPMENT	OUTRIGHT PURCHASE		\$ 17,380.00			

WORKS & SERVICES REPORTS

Item 13.2.1 continued.

Contract C01081 - Tractor with fitment of new loader - \$45,000.00 Budget changeover

Contract	Supplier (shortlisted)	Tractor offered with Quicke loader (or similar) fitted)	Price (including GST)	Trade-in offer (including GST)	Actual changeover cost (including GST)	Actual changeover cost (excluding GST)
C01081	BOYA EQUIPMENT	KUBOTA M6800 FCX	\$ 66,026.00	\$ 13,750.00	\$ 52,276.00	\$ 47,523.64
	DA SLEE & CO	NEW HOLLAND TL70	\$ 72,877.20	\$ 27,203.33	\$ 45,673.87	\$ 41,521.70
	HOWARD MACHINERY	JOHN DEERE 5420	\$ 70,403.00	\$ 20,900.00	\$ 49,503.00	\$ 45,002.73
	WANNEROO AGRICULTURAL MACHINERY	CASE CX70	\$ 65,400.50	\$ 20,350.00	\$ 45,050.50	\$ 40,955.00

WORKS & SERVICES REPORTS

13.2.2 Purchase of Ride-On-Mower

File/Ward	:	C01074 (All Wards)
Proposal/Issue	:	Purchase of Ride-on-mower
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Manager Operations (G Steel) Contracts Officer (R W Henley)
Disclosure of Interest	:	Nil
Previous Reference	:	Nil
Summary Recommendation:		Purchase Toro 328-D Groundsmaster ride-on-mower from Total Toro.
Locality Plan	:	N/A

BACKGROUND

1. Tenders were called for the purchase of a new ride-on-mower with an optional cab, with trade or outright purchase of the current John Deere F1145 ride-on-mower (9JH 387).
2. A total of fourteen specifications were issued, with a total of six submissions from five suppliers and an outright purchase offer received by close of tender.

STATUTORY REQUIREMENTS

3. The tendering process for Goods & Services must be in accordance with sections 11, 18, and 19 of the Local Government (Functions and General) Regulations 1996 of the Local Government Act 1995.
4. In particular, Regulation 18 outlines a number of requirements relating to the choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council; it may also decline any tender.

POLICY IMPLICATIONS

5. The City of Albany Regional Price Preference Policy is applicable to this item.

FINANCIAL IMPLICATIONS

6. A total allocation of \$28,000.00 has been made in the 2001/2002 Plant Purchases Budget for changeover of this ride-on-mower.

WORKS & SERVICES REPORTS

Item 13.2.2 continued.

7. The attached table outlines those prices submitted by suppliers for changeover of the ride-on-mower. It includes additional calculations to show the actual nett cost (excluding GST) to the City of Albany.

STRATEGIC IMPLICATIONS

8. In the City of Albany's 2020 Plan Charting Our Course, the following Port of Call is identified:

Port of Call

Quality Parks, gardens and reserves maintaining their feature status.

Objective:

- To provide a diverse range of passive & active recreational areas that are creative, attractive, safe and enjoyable to use.

COMMENT/DISCUSSION

Tender Process

9. Requests for tenders were published in the West Australian on 10 November 2001 and in the Albany Advertiser on 13 November 2001, with closing date for tenders on 28 November 2001.

Tender Evaluation

10. The tender documents included tender evaluation criteria, using the weighted attribute method. This method scores the evaluation criteria and weights their importance to determine an overall points score for each tenderer. The criteria and sub-criteria are:

- Suitability for task requirements 40%
 - Operator Occupational Health and Safety
 - Practicability (City of Albany operational use)
 - Serviceability (turn around times)
 - Spare parts, service and technical information back-up, warranty periods
- Conformity with requirements 40%
 - Meets specification
 - Reliability of components
 - Fleet standardisation and improvement
- Price 20%
 - Capital Cost
 - Estimated annual depreciation

11. Following opening of tenders, the Parks & Reserves Co-ordinator and Mowing & Sporting Leading Hand carried out detailed preliminary evaluation of submissions for the 4WD ride-on-mower.

12. During the evaluation process DA Slee & Co withdrew their tender because they would not be able to supply a tractor within the required timeframe.

WORKS & SERVICES REPORTS

Item 13.2.2 continued.

13. All four mowers were evaluated by a driver/operator and workshop mechanic for operational performance, maintenance and spares. It was found that the Toro Groundsmaster 328-D mower is mechanically rugged and particularly suitable for its intended task of operation in difficult areas.
14. The Toro Groundsmaster 328-D is capable of accommodating an optional cab. If taken up the cab option should result in greater work flexibility coupled with increased operator safety and comfort. Total Toro has also offered a wide front wheel option that provides better drive capability, grip and spreads the load of the cab; it also lessens turf and surface damage.
15. The cost of optional "Superior" decks was requested from suppliers. However, these were not considered in the final evaluation as the Toro decks are of high quality and robustness that meet requirements. In addition the Toro decks are treated with a polyurethane coating that should extend their life.
16. The City of Albany currently operates four other Toro mowers. It is recommended that a Toro Groundsmaster 328-D with cab and wide wheel options be purchased from Total Toro, as it is capable of carrying out the required tasks and provides commonality of servicing and spares.
17. The cost of the new mower is \$33,000.00 (including GST), the costs of a cab and a front wide wheel upgrade are \$12,800.00 and \$200.00 respectively (including GST), to a total of \$46,000.00 (including GST). After taking into consideration the trade of \$10,001 (including GST) for the current mower, the new mower has an actual total nett changeover cost of \$32,726.36 (excluding GST). The budget changeover cost is \$28,000.00 giving a shortfall of \$4,726.36. Coupled with the identified cost saving of \$3,478.30 associated with the purchase of a tractor for contract C01081, other cost savings identified in the overall plant purchase 2001/2002 budget allocations would offset the remaining shortfall of \$1,248.06.

RECOMMENDATION

THAT Council:

- (i) **accepts the tender from Total Toro for contract C01074 for the supply of a Toro Groundsmaster 328-D with cab and front wide wheel upgrade at a total cost of \$46,000.00 (including GST) and trade of current John Deere F1145 ride-on-mower (9JH 387) at \$10,001.00 (including GST), providing an actual nett cost to the City of Albany of \$32,726.36 (excluding GST);**

and

- (ii) **reallocates additional funds of \$4,726.36 from cost savings identified in the overall plant purchase 2001/2002 budget allocations.**

Voting Requirement Simple Majority

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ORDINARY COUNCIL MEETING AGENDA – 19/02/02

** REFER DISCLAIMER **

WORKS & SERVICES REPORTS

Item 13.2.2 continued.

Contract C01074 - 4WD ride-on-mower - \$28,000.00 Budget changeover

Contract	Supplier	Mower offered	Price of new mower (including GST)	Trade-in offer (including GST)	Changeover cost (including GST)	Changeover cost (Excluding GST)	Price of optional cab (including GST)	Changeover cost (including GST) (with optional cab)	Changeover cost (excluding GST) (with optional cab)	Evaluation - final overall rankings of tenderers
C01077	TOTAL TORO	TORO GROUNDMASTER 228-D or 328-D	\$ 33,000.00	\$ 10,001.00	\$ 22,999.00	\$ 20,908.18	\$ 12,800.00	\$ 35,799.00	\$ 32,544.55	71.1%
	CJD EQUIPMENT (1)	JOHN DEERE F1145	\$ 32,275.10	\$ 7,150.00	\$ 25,125.10	\$ 22,841.00	\$ 14,300.00	\$ 39,425.10	\$ 35,841.00	67.6%
	PL BOLTO & CO	KUBOTA F2560 4WD	\$ 34,010.00	\$ 8,899.00	\$ 25,111.00	\$ 22,828.18				66.6%
	BOYA EQUIPMENT	KUBOTA F2560 4WD	\$ 28,270.00	\$ 5,000.00	\$ 23,270.00	\$ 21,154.55				65.7%
	CJD EQUIPMENT (2)	JOHN DEERE F1145 (with cab ready fitted)	\$ 46,135.10	\$ 8,455.10	\$ 37,680.00	\$ 34,254.55				62.7%
	DA SLEE & CO	NEW HOLLAND MC28	\$ 36,841.20	\$ 9,408.52	\$ 27,432.68	\$ 24,938.80				withdrew
	DAVID LARSEN	OUTRIGHT PURCHASE		\$ 4,460.00						

WORKS & SERVICES REPORTS**13.2.3 Robinson Road Upgrade**

File/Ward	:	C01071 – West Ward
Proposal/Issue	:	Road upgrade - Robinson Road by public tender
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Design Services Co-ordinator (John Willis)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 18 September 2001 Item 13.2.1 OCM 20 November 2001 Item 13.2.3
Summary Recommendation:		Accept tender from A D Contractors for contract C01071 – Road Upgrade - Robinson Road
Locality Plan	:	N/A

BACKGROUND

1. The 2001/2002 Budget provided a Capital Works Program that to be completed will require the use of external construction contractors and engineering consultants, in addition to Council's day labour force and Design Services. Where applicable these works are to be undertaken by a public tender process; the upgrade of Robinson Road is one of these projects.
2. The detailed design, documentation, tender evaluation and site superintendence for this project is being carried out by WML Consultants, on behalf of Council's Design Services.
3. Robinson Road is already sealed between Roberts Road and chainage 1.510. Between chainage 1.510 and the Lower Denmark Road the road has an existing gravel pavement approximately 6.5 metres wide.
4. The contract works comprise the construction of pavement overlay and primersealing on Robinson Road between chainage 1.510 and 5.830 (intersection of Lower Denmark Road), together with intersection improvements on three side roads; Racecourse Road, Gledhow South Road and Gledhow West Road and some minor reconstruction of the Lower Denmark Road.
5. The tender documents included a provisional sum allowance for the section of road (3.540 – 3.800). This section is subject to approval under section 18 of the Aboriginal Heritage Act 1972 and the compulsory resumption of land on lots 8 and 9 to accommodate the re-alignment around the twin karris in accordance with Council's resolution of item 13.2.3 of the 10th November 2001 Ordinary Council Meeting.

WORKS & SERVICES REPORTS

Item 13.2.3 continued.

6. The City of Albany has been advised by the Albany branch of the Department of Indigenous Affairs that records indicate burial remains in the vicinity of the black stump at the intersection of the Gledhow South Road. The design documents reflect these concerns by minimising the impact of construction in this area and prohibiting any excavation works. The process of approval includes a submission to the Aboriginal Cultural Material Committee. The submission was forwarded to the Committee for consideration at their 5th February 2002 meeting.
7. The section of road around the twin karris at lots 8 and 9 represents the extent of actual road re-alignment required. However, the existing alignment encroaches on property boundaries in eleven (11) other locations as the road does not follow the road reserve. Through the community consultation and design process, the request to maintain existing roadside vegetation, in particular the karri trees, was identified. To meet this objective, the existing alignment is to be maintained resulting in the need for land acquisition in the eleven (11) locations. The affected landowners have been informed on the extent of land acquisition required and provided details of the land acquisition process.
8. At the time of writing this report, staff had received written approval allowing right of entry from six (6) out of the eleven (11) landowners. Verbal discussions with the remaining five (5) landowners is continuing, with clarification on the extent and nature of land required being provided upon request. Staff believe that, with the exception of lots 8 and 9 where alignment occurs around the twin karri trees, agreement can be reached with the landowners to resolve the land acquisition issues. An update on the progress of achieving written approvals will be provided at the meeting.
9. Under Council's adopted Asset Management Strategy – Roads, Robinson Road has been identified as R3 local distributor. The requirement for the retention of existing roadside vegetation and a low speed environment have been addressed, which has resulted in a proposed lump sum civil construction project that includes the following:
 - ◆ minimal clearing of existing road edges and minor earthworks
 - ◆ minimal table drains - stormwater flow is as exists on gravel road
 - ◆ minor subgrade preparation
 - ◆ overlay basecourse construction of varying thickness
 - ◆ bituminous seal application - 5.5 metre wide
 - ◆ kerbing of intersections
 - ◆ all other associated work.

STATUTORY REQUIREMENTS

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

WORKS & SERVICES REPORTS

Item 13.2.3 continued.

11. In particular, Regulation 18 outlines a number of requirements relating to the choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council and it may also decline any tender.

POLICY IMPLICATIONS

12. The City of Albany Regional Price Preference Policy is applicable to this item.

FINANCIAL IMPLICATIONS

13. A total allocation of \$806,600.00 has been made in the 2001/2002 Capital Works Budget for the upgrade of Robinson Road. This budget allocation was estimated on the provision of an R3 local distributor road with new table drains, concrete culverts and associated works. An amount for resolution of land acquisition issues was also included in the budget. The final design represents a reduced scope of work. The total cost of the project is yet to be established, pending licensed valuations of land acquisitions and associated costs. However, it is anticipated that the total project will be able to be incorporated within the existing budget.
14. Ten sets of tender documents were issued, with six tenders received by close of tender. The following table details the results and ranks the tenders in accordance with the evaluation criteria.

Contractor	Tender Price (including GST)	Tender Price (excluding GST)	Score
AD CONTRACTORS	\$332,556.84	\$302,324.40	77.5%
ERTECH PTY LTD	\$401,970.00	\$365,427.27	75.9%
PENFOLD EARTHMOVING	\$451,338.00	\$410,307.27	49.3%
WESCON	\$576,900.00	\$524,454.55	42.4%
FULTON HOGAN	\$730,000.44	\$663,636.76	39.2%
DENMARK EARTHMOVING	\$510,533.00	\$464,120.91	Non-conforming

STRATEGIC IMPLICATIONS

15. Albany 2020 – Charting Our Course includes the following Ports of Call:
- ◆ *Transport systems and services designed to meet current future needs.*
The quality and range of our transport systems are important factors in the present and future well being of our community. Roads, paths, maritime and aviation facilities improve our working, social and recreation lives, and a sensible, well-planned transport system is also a key ingredient in the development of our economic future. The City has established the following major objectives to ensure this Port of Call is realised.
 - ◆ *Transport infrastructure planning*
To plan Albany's transport infrastructure to meet future needs complementary to the City's form and sense of place.

WORKS & SERVICES REPORTS

Item 13.2.3 continued.

◆ *Transport infrastructure and services management*

To effectively and efficiently manage the City's transport infrastructure

- ◆ to provide a high quality service;
- ◆ to meet community expectations;
- ◆ to minimise whole life costs; and
- ◆ in alignment with transport plans.

COMMENT/DISCUSSION

Tender Process

16. A request for Tenders was published in the West Australian on 5 January, with closing date on 23 January 2002.

Tender Evaluation

17. The tender documents included tender evaluation criteria, using the weighted attribute method. This method scores the evaluation criteria and weights their importance to determine an overall points score for each tenderer. The criteria are:

Financial Accounting (Price)	50%
Relevant Skills and Experience	20%
Safety Management	10%
Reliability of Tenderer	10%
Quality Accreditation	5%
Other Considerations	5%

18. The City of Albany's Design Co-ordinator and WML Consultants carried out the tender evaluation. The City of Albany regional price preference policy was applied to this tender.

19. Denmark Earthmoving submitted a non-conforming tender and withdrew during the evaluation process.

20. The price tendered by AD Contractors was substantially lower than the other four remaining tenders and as such was subjected to greater scrutiny in the form of an interview with their managing director, Mr Brian Atwell.

21. Extracts from WML Consultants evaluation report:

"As part of our tender assessment for the Robinson Road Upgrade Contract I met with Mr Brian Atwell and Mr Peter Crawford of A D Contractors on February 4th to discuss their tender for the project.

A D Contractors tendered price was significantly lower than the other tenders received (17% lower than the next lowest tender price) and was certainly lower than our expectation.

WORKS & SERVICES REPORTS

Item 13.2.3 continued.

Being a Lump Sum Tender for which the Tenderers were required to determine the quantities I was particularly keen to determine that A D Contractors Tender Price did not reflect an error in quantities. The works involve a pavement overlay of varying depth and therefore the calculation of the quantity of gravel is less than straightforward.

The major cost in the project is in the supply and construction of the gravel pavement and the primersealing. For example, in A D Contractor's tender the Pavement and bituminous surfacing items represent about 80% of the overall price. I have consequently focused my review on these two components of the tender.

The quantities of gravel and primerseal that A D Contractor advised me they have used to price their tender agrees closely with my calculations.

During our discussions A D Contractors confirmed that they have a sand pit close to the project and also supply most of the gravel in the Albany area. They have a good understanding of the scope of the works and have priced their tender keenly.

The scope of the project as designed is quite straightforward. With the exception of a couple of short reconstruction sections the scope of work involves cleaning sand or other debris from the existing pavement, importing shaping and compacting gravel and applying a primerseal. Traffic volumes on the road are relatively low and the work should proceed quite quickly... ”

Therefore, based on the evaluation process, staff recommend the tender submission by AD Contractors be accepted to undertake the works.

RECOMMENDATION

THAT Council accept the tender from AD Contractors Pty Ltd and award them Contract C01071 - Road Upgrade - Robinson Road for the lump sum price of \$332,556.84 (including GST) providing an actual cost to the City of Albany of \$302,324.40 (excluding GST).

Voting Requirement Simple Majority

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WORKS & SERVICES REPORTS

13.2.4 Purchase of Grader

File/Ward	:	C01073 (All Wards)
Proposal/Issue	:	Purchase of grader
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Manager Operations (G Steel) Executive Director of Works and Services (B Joynes)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 18 December 20001 Item 13.3.2
Summary Recommendation:		Issue tenders for new maintenance grader.
Locality Plan	:	N/A

BACKGROUND

1. Tenders were previously called for the purchase of a used Caterpillar 12G grader with trade or outright purchase of the current Caterpillar 130G grader (AL11041).
2. At the full Council meeting of 18 December 2001 Council resolved to;
 - “i) not accept any tender;*
 - ii) investigate with Council’s finance department as to the economic viability of purchasing a new grader this financial year, within existing Budget constraints; and*
 - iii) that this report be brought to the February meeting of Council.”*

STATUTORY REQUIREMENTS

3. The tendering process for Goods & Services must be in accordance with sections 11, 18, and 19 of the Local Government (Functions and General) Regulations 1996 of the Local Government Act 1995.
4. In particular, Regulation 18 outlines a number of requirements relating to the choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council; it may also decline any tender.

WORKS & SERVICES REPORTS

Item 13.2.4 continued.

POLICY IMPLICATIONS

5. The City of Albany Regional Price Preference Policy is applicable to this item.

FINANCIAL IMPLICATIONS

6. Written estimates and information for the cost of a new grader were obtained from Westrac Equipment and CJD Equipment for financial analysis only.
7. The estimated nett costs to the City of Albany are as follows:
- ◆ Caterpillar 120H less trade of current Caterpillar 130G grader - estimated \$220,100.00 (excluding GST)
 - ◆ Volvo G710 less trade of current Caterpillar 130G grader - estimated \$204,340.00 (excluding GST)
8. Currently there is a total allocation of \$145,000.00 in the 2001/2002 Plant Purchases budget for changeover of the current Caterpillar 130G grader and purchase of a second-hand unit.
9. Following previous recommendations on all allocated plant purchases, together with anticipated plant purchases, overall plant purchasing will result in a nett saving of \$63,911. With the \$145,000.00 already allocated, the saving would provide the City of Albany with the ability to purchase a new grader within overall plant purchasing constraints (total \$208,911).

STRATEGIC IMPLICATIONS

10. In the City of Albany's 2020 Plan Charting Our Course, the following Ports of Call are identified:
- Port of Call*
Transport systems & services designed to meet current & future needs
- Objective:
- To effectively and efficiently manage the City's transport infrastructure

COMMENT/DISCUSSION

11. Grader usage, potential productivity savings, downtime and maintenance costs were analysed. The Manager of Finance, Works Co-ordinator and Contracts Officer were consulted as part of this process.
12. The Manager Finance subsequently carried out a whole life comparative costing of both new and used graders. This included annual and major maintenance costs, utilisation, loan repayments, together with depreciation based on purchase costs and disposal values based on the current average usage of 1,100 hours per year.

WORKS & SERVICES REPORTS

Item 13.2.4 continued.

13. The Australia-wide resale value of used motor graders was researched, including the average resale value for Caterpillar and Volvo graders of various ages and hours usage. Those researched resale prices used in calculations excluded GST and included inflation, producing an anticipated trade figure for graders.

FOR ESTIMATES ONLY

		Replacement (Hours)	Purchase cost	Resale value	Whole of life cost
1	Grader New -Volvo G70	9,000	\$239,000	\$97,472	\$255,070
2	Grader New Caterpillar 120H	9,000	\$275,000	\$121,840	\$271,070
3	Grader	20,000	\$160,000	\$33,229	\$265,727
4	Grader	15,000	\$160,000	\$79,070	\$264,909

14. From the above it can be concluded, having considered all factors, that the best long-term solution is to purchase a new motor grader.

RECOMMENDATION

THAT Council;

- i) instruct staff to call tenders for the supply of a new maintenance grader, and**
- ii) authorise the reallocation as necessary of remaining 2001/02 plant purchase funds for this purchase.**

Voting Requirement Simple Majority

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ORDINARY COUNCIL MEETING AGENDA – 19/02/02

** REFER DISCLAIMER **

WORKS & SERVICES REPORTS

Item 13.2.4 continued.

PURCHASED WITH CITY FUNDS

	YEAR 0 PURCHASE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	NPV 2.5%
Inflation		0.025	0.025	0.025	0.025	0.025	0.025	0.025	0.025	
Debt funding		1.025	1.050625	1.076890625	1.103812891	1.131408213	1.159693418	1.188685754	1.218402898	

GRADER - NEW - Volvo G70

<i>hours on machine</i>		<i>1,100</i>	<i>2,200</i>	<i>3,300</i>	<i>4,400</i>	<i>5,500</i>	<i>6,600</i>	<i>7,700</i>	<i>8,800</i>	
NEW MACHINE PURCHASE	239,000									
MAINTENANCE-ANNUAL		7,893	8,090	8,292	8,499	8,712	8,930	9,153	9,382	
Utilization %	80%									
DISPOSAL VALUE (9000 HOURS)									(97,472)	
<i>Cash Flow</i>	239,000	8,993	10,290	11,592	12,899	14,212	15,530	16,853	(79,291)	250,078 500,155
	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	
NPV	239,000	8,773	9,794	10,764	11,686	12,561	13,391	14,178	(65,077)	255,070

GRADER - NEW - Cat 120H

<i>hours on machine</i>		<i>1,100</i>	<i>2,200</i>	<i>3,300</i>	<i>4,400</i>	<i>5,500</i>	<i>6,600</i>	<i>7,700</i>	<i>8,800</i>	
NEW MACHINE PURCHASE	275,000									
MAINTENANCE-ANNUAL		7,893	8,090	8,292	8,499	8,712	8,930	9,153	9,382	
Utilization %	80%									
DISPOSAL VALUE (9000 HOURS)									(121,840)	
<i>Cash Flow</i>	275,000	8,993	10,290	11,592	12,899	14,212	15,530	16,853	(103,659)	261,710 523,419
	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	
NPV	275,000	8,773	9,794	10,764	11,686	12,561	13,391	14,178	(85,077)	271,070

ORDINARY COUNCIL MEETING AGENDA – 19/02/02

** REFER DISCLAIMER **

WORKS & SERVICES REPORTS

Item 13.2.4 continued.

GRADER - USED

<i>hours on machine</i>	<i>10,100</i>	<i>11,200</i>	<i>12,300</i>	<i>13,400</i>	<i>14,500</i>	<i>15,600</i>	<i>16,700</i>	<i>17,800</i>		
	130,000									
INITIAL FIX	30,000						14,264	20,713		
MAINTENANCE-ANNUAL	13,325	13,658	14,000	14,350	14,708	15,076	15,453	15,839		
Utilization %	72%									
DOWN TIME COST		0	0	0						
DISPOSAL VALUE (18000 HRS)								(33,229)		
Cash Flow	160,000	13,325	13,658	14,000	14,350	14,708	15,076	29,717	3,323	278,157 556,313
	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	
NPV	160,000	13,000	13,000	13,000	13,000	13,000	13,000	25,000	2,727	265,727

GRADER - USED - replace at 15000hrs

<i>hours on machine</i>	<i>10,100</i>	<i>11,200</i>	<i>12,300</i>	<i>13,400</i>	<i>14,500</i>	<i>15,600</i>	<i>16,700</i>	<i>17,800</i>		
USED MACHINE PURCHASE	130,000						154,529			
INITIAL FIX	30,000						35,661			
MAINTENANCE-ANNUAL	13,325	13,658	14,000	14,350	14,708	15,076	15,453	15,839		
Utilization %										
DOWN TIME COST	0	0	0	0	0	0	0	0		
DISPOSAL VALUE						(79,070)		(110,764)		
Cash Flow	160,000	13,325	13,658	14,000	14,350	14,708	(63,994)	205,643	(94,925)	276,765
	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	
NPV	160,000	13,000	13,000	13,000	13,000	13,000	(55,182)	173,000	(77,909)	264,909

ORDINARY COUNCIL MEETING AGENDA – 19/02/02

** REFER DISCLAIMER **

WORKS & SERVICES REPORTS

Item 13.2.4 continued.

PURCHASED WITH LOAN FUNDS

	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	NPV
PURCHASE										2.5%
<u>GRADER - NEW - Volvo</u>										
NEW MACHINE PURCHASE	239,000									
LOAN RECEIVED	(239,000)									
MAINTENANCE-ANNUAL		7,893	7,893	7,893	7,893	7,893	7,893	7,893	7,893	
Utilization %	80%									
LOAN REPAYMENT		33,148	33,148	33,148	33,148	33,148	33,148	33,148	33,148	
DISPOSAL VALUE									(97,472)	
<i>Cash Flow</i>	0	41,040	41,040	41,040	41,040	41,040	41,040	41,040	(56,432)	230,850
0	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	
NPV	0	40,039	39,063	38,110	37,180	36,274	35,389	34,526	(46,316)	214,264

	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	NPV
PURCHASE										2.5%
<u>GRADER - NEW-Cat</u>										
NEW MACHINE PURCHASE	275,000									
LOAN RECEIVED	(275,000)									
MAINTENANCE-ANNUAL		7,893	7,893	7,893	7,893	7,893	7,893	7,893	7,893	
Utilization %	80%									
LOAN REPAYMENT		38,141	38,141	38,141	38,141	38,141	38,141	38,141	38,141	
DISPOSAL VALUE									(121,840)	
<i>Cash Flow</i>	0	46,033	46,033	46,033	46,033	46,033	46,033	46,033	(75,807)	246,425
0	1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	
NPV	0	44,910	43,815	42,746	41,704	40,687	39,694	38,726	(62,218)	230,064

ORDINARY COUNCIL MEETING AGENDA – 19/02/02

** REFER DISCLAIMER **

WORKS & SERVICES REPORTS

Item 13.2.4 continued.

GRADER - USED	130,000									
INITIAL FIX	30,000							14,264	20,713	
LOAN RECEIVED	(160,000)									
MAINTENANCE-ANNUAL		13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	
Utilization %	72%									
DOWN TIME COST		5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	
LOAN REPAYMENT		22,191	22,191	22,191	22,191	22,191	22,191	22,191	22,191	
DISPOSAL VALUE										
Cash Flow	0	40,191	40,191	40,191	40,191	40,191	40,191	54,455	60,904	356,505

0		1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	
	NPV	0	39,211	38,254	37,321	36,411	35,523	34,657	45,811	49,987	317,175

GRADER - USED-replace at 1500 hrs	130,000								154,529	
INITIAL FIX	30,000								35,661	
LOAN RECEIVED	(160,000)									
MAINTENANCE-ANNUAL		13,000	13,000	13,000	13,000	13,000	13,000	13,000	13,000	
Utilization %	72%									
DOWN TIME COST			0	0	0	0	0	0	0	
LOAN REPAYMENT		28,883	28,883	28,883	28,883	28,883	28,883	28,883	28,883	
DISPOSAL VALUE									(79,070)	
Cash Flow	0	41,883	41,883	41,883	41,883	41,883	41,883	232,072	(37,187)	446,181

0		1.00	1.03	1.05	1.08	1.10	1.13	1.16	1.19	1.22	
	NPV	0	40,861	39,865	38,892	37,944	37,018	36,115	195,234	(30,521)	395,408

WORKS & SERVICES REPORTS

13.2.5 Purchase of Heavy Tipper Tray Truck

File/Ward	:	C01079 (All Wards)
Proposal/Issue	:	Purchase of a Heavy Tipper Tray Truck (22500kg GVM).
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Executive Director of Works and Services (B Joynes)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 15/01/02 Item 13.2.6
Summary Recommendation:		
Locality Plan	:	N/A

BACKGROUND

1. A tender was called for the replacement of Council's Heavy Tipper Tray Truck, AL851, 22500 kg GVM, on the 27th October 2001.
2. Staff evaluated the tenders, with the results tabled in the report to Council on the 15 January 2002. Only one conforming tender was received from Skippers Trucks for the supply of an International ACCOF 2350G/250 truck for \$129,782.73.
3. The tender results were reported to Council at its Full Council meeting of 15 January 2002, with Council passing the following motion (14-0), to enable the tendering process to be investigated further:

***MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WALKER***

“That this item be deferred so that the tendering process could be investigated further, and that it be tabled again.”

STATUTORY REQUIREMENTS

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

WORKS & SERVICES REPORTS

Item 13.2.5 continued.

5. In particular, Regulation 18 outlines a number of requirements relating to the choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council; it may also decline any tender.

POLICY IMPLICATIONS

6. The City of Albany Regional Price Preference Policy is applicable to this item.

FINANCIAL IMPLICATIONS

7. An allocation of \$100,000 has been made in the 2001/2002 Plant Purchases Budget for changeover of this truck. The conforming tender was received for an International ACCOF 2350G/250 truck from Skippers Trucks for \$129,782.73.
8. The net cost over-expenditure to the City of Albany 2001/2002 Plant Purchases Budget would be \$29,782.73 if Council were to accept the only conforming tender.

STRATEGIC IMPLICATIONS

9. In the City of Albany's 2020 Plan Charting Our Course, the following Ports of Call are identified:
Port of Call
Transport systems & services designed to meet current & future needs.
Objective:
 - To effectively and efficiently manage the City's transport infrastructure.

COMMENT/DISCUSSION

10. The tender process undertaken was evaluated and found to be compliant with all Statutory requirements.
11. Staff further investigated the specification for the new Truck that had been issued to ascertain the ability of the Tenderers to comply with the specification. Whilst one non-conforming Tenderer did provide a submission after the close of Tenders, the specifications that were issued could have been complied with, as had been the case in previous years.
12. The investigations into the specifications did highlight that Council had not been evaluating the cost of the specification over and above that of a 'standard' truck. In essence, Council was not making an informed decision over the value of those parts of the specifications that were outside that of a normal road-ready vehicle direct from the dealer. The degree to which a 'standard' truck was compliant, varied greatly from company to company, as does the cost of bringing these vehicles up to Council's current requirements. In future, these costs will be evaluated to ensure more informed decisions are made.

WORKS & SERVICES REPORTS

Item 13.2.5 continued.

13. The trade vehicle, AL851, had some minor refurbishment and a total engine overhaul 16 months ago, is currently in good condition, and capable of a further 6 months operation, without significant depreciation or cost.
14. The issue of the age of changeover of this type of truck was also evaluated with the analysis provided by the Manager of Finance attached. It is evident that the optimum changeover time for this vehicle should have been at 6 years of age.
15. Further investigations are required to review the correct changeover period of not only the truck fleet, but of the grader fleet and all other heavy vehicles in Council's ownership. It would therefore be prudent to review Council's current Plant Replacement Program, prior to next financial year's budget being set.
16. Due to the facts that the only conforming Tender received was \$29,782.73 over budget, room exists for improvement in the evaluation of the cost of the specifications, and the optimum changeover times for the plant fleet as a whole, Council should not accept any Tender at this stage.

RECOMMENDATION

THAT Council;

- i) not accept any Tender for C01079,**
- ii) instruct staff to review the Plant Replacement Program, with emphasis on appropriate changeover periods, and**
- iii) upon adoption of a Plant Replacement Program by Council, recall tenders for the replacement of Council's Heavy Tipper Tray Truck, AL851.**

Voting Requirement Simple Majority

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ORDINARY COUNCIL MEETING AGENDA – 19/02/02

** REFER DISCLAIMER **

WORKS & SERVICES REPORTS

Item 13.2.5 continued.

CITY OF ALBANY - TRUCK COMPARISON

Fund Internally

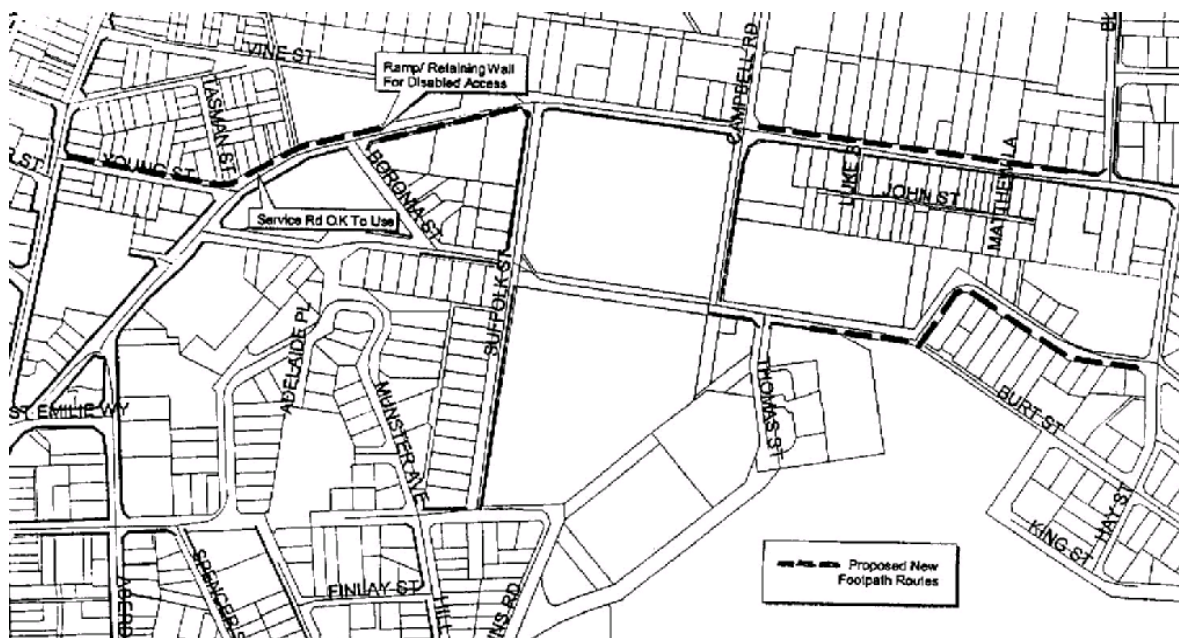
	YEAR 0	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10	YEAR 11	YEAR 12	NPV
Case A	<i>Inflation</i>	2.50%	1.025	1.051	1.077	1.104	1.131	1.160	1.189	1.218	1.249	1.280	1.312	5.0%
TRUCK - Replace every 6 years														
	<i>Machine Hours (cum)</i>	1200	2400	3600	4800	6000	7200	1200	2400	3600	4800	6000	7200	
NEW MACHINE PURCHASE	153,000						173,105							
LOAN RECEIVED														
MAINTENANCE-ANNUAL		4,000	4,613	5,253	5,923	6,623	7,354	4,639	5,349	6,092	6,869	7,681	8,529	
Utilization %	80%													
DISPOSAL VALUE							(79,199)						(91,846)	
Cash Flow	153,000	4,000	4,613	5,253	5,923	6,623	101,261	4,639	5,349	6,092	6,869	7,681	(83,318)	227,984
	1.00	1.05	1.10	1.16	1.22	1.28	1.34	1.41	1.48	1.55	1.63	1.71	1.80	
NPV	153,000	3,810	4,184	4,538	4,873	5,189	75,563	3,297	3,620	3,927	4,217	4,491	(46,394)	224,313
Case B														
TRUCK - Keep 12 years														
	<i>Machine Hours (cum)</i>	1200	2400	3600	4800	6000	7200	8400	9600	10700	11550	12400	13250	
MACHINE PURCHASE	153,000													
MAINTENANCE-ANNUAL		4,000	4,613	5,253	5,923	6,623	7,354	8,118	8,915	9,747	10,615	30,082	11,153	
DOWN TIME COST Hire @ 40/hr			0	0	0	0	0	0	0	4,874	17,484	17,921	18,369	
DISPOSAL VALUE													(28,866)	
Cash Flow	153,000	4,000	4,613	5,253	5,923	6,623	7,354	8,118	8,915	14,621	28,099	48,003	656	295,178
	1.00	1.05	1.10	1.16	1.22	1.28	1.34	1.41	1.48	1.55	1.63	1.71	1.80	
NPV	153,000	3,810	4,184	4,538	4,873	5,189	5,488	5,769	6,034	9,425	17,251	28,066	365	247,991
COMPARATIVE CASH FLOW														
	0	0	0	0	0	0	(93,907)	3,479	3,566	8,529	21,231	40,323	83,974	67,194
	1.00	1.05	1.10	1.16	1.22	1.28	1.34	1.41	1.48	1.55	1.63	1.71	1.80	
NPV	0	0	0	0	0	0	(70,075)	2,473	2,414	5,498	13,034	23,576	46,760	23,678

4,874 17,484 17,921 18,369 58,648
3,141.57 10,733.71 10,478.14 10,228.67 34,582

WORKS & SERVICES REPORTS

13.2.6 Albany Primary School Footpath

File/Ward	:	Frederickstown
Proposal/Issue	:	Albany Primary School Footpath Requirements
Subject Land/Locality	:	Middleton Road Surrounds
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Executive Director of Works and Services (B Joynes)
Disclosure of Interest	:	Nil
Previous Reference	:	Nil
Summary Recommendation:		Council contribute 50% of cost of new paths
Locality Plan	:	



WORKS & SERVICES REPORTS

Item 13.2.6 continued.

BACKGROUND

1. The new Albany Primary School on Middleton Road is near completion. The existing Albany Primary School on Albany Highway established a 'Road Wise' sub committee that has recently developed a plan for vehicle, bus, foot and bicycle traffic for their new school on Middleton Road.
2. The school committee has mapped the 'Safe Routes to School' network for their children, with some of the recommended walking routes having non – existent or insufficient paths, for their need.
3. Council staff have estimated the costs of these paths at \$107,000.
4. The City staff have met with the Albany Primary School Council, with Roadwise Officer's, and the Primary School Principal, and have agreed that the routes suggested are the most appropriate routes considering the information supplied by the School.
5. The first approach from the Albany Primary School and School Council was to seek all of the necessary funding from the Education Department (letter attached) as part of the entire works of the new School development, as the paths were a direct result of the new School.
6. The Education department have indicated through the Primary School that the provision of the paths are primarily the responsibility of the City Council as it is their infrastructure, but may consider a joint sharing arrangement to facilitate the early supply of the pathways. To this end, staff have sent a letter to the Education Department requesting a commitment for a 50% share of the costs (letter attached).

STATUTORY REQUIREMENTS

7. Council has the duty of care and control of the Road Reserve under Section 3.54 of the Local Government Act 1995.

POLICY IMPLICATIONS

8. There are no policy implications related to this item.

FINANCIAL IMPLICATIONS

9. The Council has not budgeted for this item in this financial year.

STRATEGIC IMPLICATIONS

10. In the City of Albany's 2020 Plan Charting Our Course, the following Ports of Call are identified:
Port of Call
Transport systems & services designed to meet current & future needs
Objective:
 - To effectively and efficiently manage the City's transport infrastructure

WORKS & SERVICES REPORTS

Item 13.2.6 continued.

COMMENT/DISCUSSION

11. Council is currently formulating it's Pathways Master Plan, which seeks to set out the future needs of the City of Albany, by auditing our current network, prioritising future need and developing forward planning estimates that align with the Fifteen Year Financial Plan, and whole of life-cycle costs. However, this plan is still some three to six months from adoption and will need to include extensive community consultation.
12. The pathway routes required as part of the 'Safe Routes to School' for the new school are complimentary to the City's needs to link and upgrade it's own network. It is estimated that the pathways proposed would be used approximately 50% by new school traffic, and 50% by non school pedestrians and shared users.
13. The crossing of children across Middleton Road to the West of the new School will require a guarded crossing, however, a guarded crossing will not be approved by Main Roads WA until there is a safe link at both ends of the crossing.
14. The pathways will generally be required by the start of the next financial year (July 2002), but matching funds are currently not available within this year's budget. Consideration should be given at the next quarterly budget review for this funding, in line with other priorities, but recognising the essential timing of these works.

RECOMMENDATION

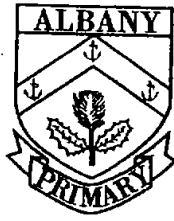
THAT Council;

- i) **provide 50% of the cost of the provision of safe pathways as detailed in the 'Safe Routes to School' proposal (estimated at \$107,000 by City of Albany Staff), provided that the Education Department agrees to provide a matching 50% funding contribution, and**
- ii) **these funds be provided in the next quarterly review, if budget and priorities permit, otherwise in the next financial year, and**
- iii) **instruct staff to formalise the agreement with the Education Department, should the Education department agree to the proposal.**

Voting Requirement Simple Majority

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WORKS & SERVICES REPORTS



ALBANY PRIMARY SCHOOL

*"Strive to Achieve"*CITY OF ALBANY - RECEIVED
RECORDS OFFICE

14 NOV 2001

FILE	CORRO NO.	OFFICER
96083	117353	EDNS, CEO
CC		OFFICER WM



13/11/01
Mr Rod Baker
District Director
Albany District Education Office
Serpentine Rd
Albany 6330

COPY

Dear Rod

We write to you seeking your support for funding for footpaths leading to the new Albany Primary School site.

We have established a 'Road Wise' committee that has developed a plan for vehicle, bus, foot and bicycle traffic for our new school. Some of the recommended walking routes have non-existent or insufficient footpaths. Our initial investigations indicate that approximately 1000 metres of paths, at an approximate cost of \$60 per metre (total of \$60 000) would be required.

Our initial discussions with City Council staff indicate that they believe that, as the paths have been necessitated by the relocation of the school, it is the responsibility of the Department of Education to fund these paths. We have given the City Council a copy of plans and they have accepted them with minor changes.

Our plan has recommended the placement of a 'manned' crosswalk on Middleton Rd between Vine St and Boronia St. An initial application to the Commissioner of Police has met with the response that a crosswalk would not be granted until a footpath was in place on the eastern side of Middleton Rd.

The school community is very supportive of our move to the new school. This issue has the capacity to cause conflict within the community, conflict that we would like to avoid.

Obviously, time is of the utmost importance as we need to have this issue resolved so that the paths can be in place from the first day of school at the new site. We ask that you forward this request to Mr Steve Harvey as soon as possible as, depending on his response, further action may need to be taken by the school community.

Regards

Noel Strickland
(PRINCIPAL)

Rod Hedderwick
(SCHOOL COUNCIL CHAIRPERSON)

Albany Highway, Albany WA 6330 Phone 98411355 Fax 98422497
Email albany.ps@eddept.wa.edu.au

cc. CEO
Hedderwick

Item 13.2.6 continued.

WORKS & SERVICES REPORTS

Our Ref: SER083 (20204BJ2:NKA)
Enquiries: Mr Brett Joynes

4th February 2002

Mr Steve Harvey
Director of Facilities & IT Services
Department of Education
151 Royal Street
EAST PERTH WA 6004

Dear Steve

RE:- FOOTPATHS – MIDDLETON ROAD

Council staff have received deputations from Albany Primary School (letter attached), the local RoadWise Committee (Safe Routes to School) (letter attached), Parents & Citizens Committee and members of the local community concerning the establishment of footpaths surrounding the new school on Middleton Road.

City of Albany staff have undertaken a detailed cost estimate of the basic footpath requirements requested, which are attached. The cost of these works are an estimated \$107,000 which includes a concrete pathway, ramps, retaining walls and service relocations as required along the basic routes.

As discussed with Mr Nick Pollard today from your department, there are grounds from both the Education Department and the City of Albany to either fund or deny these works for a number of reasons, however, the paths are required, but neither party has any available funds in this financial years' budget.

The City of Albany staff therefore propose that, subject to Council approval, both parties jointly fund the works on a 50/50 basis in next financial year's budget. Works could be supervised by the City of Albany with audited costs provided.

Could you please indicate whether this proposal and its timing is satisfactory, prior to the 19th February 2002, as City staff will be taking this item to the next Full Council Meeting.

Should you have any further queries, or request any further information regarding this matter, please do not hesitate to contact myself on (08) 9841 9250 or 0429 908 351.

Yours sincerely



BRETT JOYNES
EXECUTIVE DIRECTOR WORKS & SERVICES

WORKS & SERVICES REPORTS

13.3 WORKS

Nil

13.4 AIRPORT MANAGEMENT

Nil

13.5 RESERVES PLANNING & MANAGEMENT

Nil

WORKS & SERVICES REPORTS

13.6 WORKS AND SERVICES COMMITTEES

13.6.1 Albany Airport Advisory Committee Minutes of 3rd December 2001

File/Ward	:	MAN007 (All Wards)
Proposal/Issue	:	Committee Items for Council Consideration
Reporting Officer	:	Executive Director Works and Services (B Joynes)
Summary Recommendation	:	That the minutes of the Albany Airport Advisory Committee held on 3 rd December 2001 be adopted.

Confirmation of the minutes of the Albany Airport Advisory Committee of 3rd December 2001.

RECOMMENDATION

THAT the minutes of the Albany Airport Advisory Committee held on the 3rd December 2001 be received (copy of minutes in the Elected Members' Report/Information Bulletin).

Voting Requirement Simple Majority

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General Management Services

REPORTS

14.1 STRATEGIC DEVELOPMENT

14.1.1 Community Events Funding –GWN Albany Family Fishing Festival

File/Ward	:	REL110 (All Wards)
Proposal/Issue	:	Approval of funding for General Community Event
Subject Land/Locality	:	N/A
Proponent	:	GWN Albany Family Fishing Festival for Telethon Committee
Owner	:	N/A
Reporting Officer(s)	:	Strategic Projects Officer (P Terry)
Disclosure of Interest	:	N/A
Previous Reference	:	N/A
Summary Recommendation	:	Council approves/does not approve funding to the value of \$_____
Locality Plan	:	N/A

BACKGROUND

1. A request has been received from the GWN Albany Family Fishing Festival Committee for a donation for the Festival. The Festival will be conducted over the Easter Long Weekend and organisers are anticipating 3000 plus entrants to participate in the Festival.
2. There has traditionally been a fishing festival held in Albany over the Easter Long Weekend and it is the intention of organisers to make this event a showcase family event in Albany each Easter for years to come, with proceeds from the event going to Telethon. If this event becomes as big as the organisers think it will then it could be classed as an Albany Icon event, as defined in the Community Events Policy.
3. With Telethon's commitment to return at least 50% of the funds raised in country areas back in facilities/grants for needy children, the event will likely benefit Albany in the short and long term. For example the recent Telethon Trek, where five vehicles from Albany and the Great Southern competed, returned a \$10,000 dividend to the Albany Secondary Education Support Centre at North Albany Senior High School for a secure shed to store a bus for the Centre's intellectually handicapped students. The shed will also double as a third classroom.

Item 14.1.1 continued

STATUTORY REQUIREMENTS

4. There are no statutory requirements relating to this item.

POLICY IMPLICATIONS

5. Criteria to be classed as a General Community Event is contained in the Community Events Policy. This event satisfies the criteria for a General Community Event.
6. In the guidelines of the policy it is required that Community organisations submit an application by 31 May of each year. Obviously for events in the Financial Year 2001/02 this is not possible. It is therefore proposed that funding for events in this financial year be allocated on a similar basis as has been done in previous years to ensure that funding is made for these events.

FINANCIAL IMPLICATIONS

7. The funding request falls within the total allocation in the Financial Year 2001/02 budget for Other Special Events. Of the \$5,000 allocated in the budget to date \$1,000 has been expended.

STRATEGIC IMPLICATIONS

8. Albany 2020 Charting Our Course

Port of Call – A reputation for professional excellence

To promote Albany and facilitate the celebration of events and achievements of significance to the City of Albany.

COMMENT/DISCUSSION

9. The request for funding of \$3,000 specifically relates to the payment of an insurance premium for the \$25,000 prize. This prize will be claimed if a lucky fisher catches a tagged salmon. Other prizes for tagged whiting and skippy have been covered by other sponsors' donations.
10. In return for sponsorship the City of Albany will receive the following benefits –
 - City of Albany's logo will be included in television advertising promoting the event,
 - Website links to the City of Albany's website,
 - Full page advertisement in the competitors information brochure,
 - City of Albany logo on posters,
 - City of Albany logo on York St banner, and
 - Public thanks at registration and weigh-in stages of the event.

Item 14.1.1 continued

11. Entrance fees for the competition will be \$10 per adult, \$5 per child or \$20 per family. Organisers are anticipating 3000 plus competitors so it could be argued that if the entrance fee was raised by \$1 per person then this could cover the insurance premium.
12. Conversely, if the organisers decided not to charge an extra \$1 entrance fee then the cost of the \$3000 insurance premium would come off the donation that would be available to Telethon, which in turn could reduce a likely return to the community of 50% of this donation in the form of facilities/grants for needy children.
13. By supporting the GWN Albany Family Fishing Festival for Telethon the City of Albany also has the opportunity to become actively involved in one of this state's premier fund raising events for children, ie Telethon. Telethon is currently considering proposals for a major project in the vicinity of \$100,000 to be undertaken in the Albany area during 2002/03 so if the City were to show it's support to the GWN Albany Family Fishing Festival through the requested sponsorship the return on the investment to the community may be fairly substantial in the short term.
14. The GWN Albany Family Fishing Festival for Telethon has the capacity to attract a significant number of visitors from across the State and will showcase the magnificent fishing opportunities that Albany and the South Coast has to offer.
15. The rise in the popularity of recreational fishing over the last few years coupled with the prizes on offer for the festival will undoubtedly draw many people to Albany over the Easter weekend. The potential for this event to attract even more tourists to Albany and surrounding regions over the Easter weekend is very likely and the flow-on economic effect this will have on the community would be very beneficial. The impact of events such as the recent Australian National Laser Championships and WA Country Surf Lifesaving Carnival attest to this fact.
16. A covering letter and application for funds from the GWN Albany Family Fishing Festival for Telethon committee follows this report.

RECOMMENDATION:

THAT Council:

Does/does not approve funding to the value of \$____ for the GWN Albany Family Fishing Festival for Telethon to be held on the Easter long weekend on Saturday 30 & Sunday 31 March 2002 from the 2001/02 Other Special Events budget.

Voting Requirement Simple Majority

.....

GWN Albany Family Fishing Festival for Telethon

Mr Andrew Hammond
Chief Executive Officer
City of Albany
P.O. Box 484
ALBANY WA 6331

CITY OF ALBANY - RECEIVED RECORDS OFFICE		
31 JAN 2002		
FILE	CORRO NO.	OFFICER
FINC 1200823	1.	DO
CC	ATTACHMENTS	2.

Telethon
7

Re: Sponsorship Request

Date January 29, 2002

Dear Mr Hammond,

The GWN Albany Family Fishing Festival for Telethon will be held over 24 hours from 1pm Saturday March 30, 2002. As the name suggests, this Albany events' purpose is to bring families together here in a healthy pastime whilst raising funds for this States largest children's charity, Telethon. Participants will be fishing on our beaches and harbour from Cheynes to Lowlands. With incentive prizes valued at \$7000 for specific category and species prizes there is an incentive to add to this fun aspect. In addition participants can also catch one of three tagged fish to win (\$2000 – Sand Whiting, \$5000 – Skippy, \$25,000 – Salmon). These fish will be tagged just prior to the event and released in our waters with assistance from Fisheries Western Australia.

Because this event will generate an expected large amount for Telethon and with Telethon's commitment to return at least 50% of the funds raised in country areas back in facilities/grants for needy children, this event will see Albany benefit in both the short and long terms.

In the short term, Albany will be visited by many additional people over the Easter break. The expected 3000+ participants in the GWN Albany Family Fishing Festival for Telethon will inject more into the local economy with immediate benefit as well as a long lasting effect.

These people will be drawn here through the awareness created by a campaign on GWN with personalities like Chris Maynard, Jennifer Koss, Chris Mills, Shauna Willis and even Doopa Dog promoting this event well in advance across our regional statewide network. Channel 7 will also join in the promotion in the metro area. Additionally, West Australian Newspapers have committed to putting a "wrap around" 8 of its major country newspapers prior to the event. Plus there is a website set up to provide event information, accommodation, bookings information, registration and payment for event entry online, as well as visibility for sponsors and supporters.

GWN ALBANY FAMILY FISHING FESTIVAL FOR TELETHON

PO Box 1325, Albany WA 6331
Tel 08 9841 7169 Fax 08 9841 8364

E A S T E R W E E K E N D C O M P E T I T I O N

14.1.2 Community Events Funding – Great Southern Tour

File/Ward	:	REL110 (All Wards)
Proposal/Issue	:	Approval of funding for General Community Event
Subject Land/Locality	:	N/A
Proponent	:	Albany Cycling Club in conjunction with the West Australian Cycling Federation
Owner	:	N/A
Reporting Officer(s)	:	Strategic Projects Officer (P Terry)
Disclosure of Interest	:	N/A
Previous Reference	:	N/A
Summary Recommendation	:	Council approves/does not approve funding to the value of \$_____
Locality Plan	:	N/A

BACKGROUND

1. A request has been received from the Albany Cycling Club for financial assistance, to the value of \$1,500 plus \$250 'in-kind' support, to help run and promote the Great Southern Cycling Tour that will be held on the weekend of Saturday 27 and Sunday 28 April 2002. The event will be the season opener of the West Australian Cycling Federation's 'Prestige Road Racing Series'.
2. The series has been developed to highlight Western Australia's lengthy cycling heritage and showcase it to feature the colour and excitement of modern cycling. The Great Southern Tour is the first of seven in the series and will involve three main stages over two days.
3. The tour will start off on Saturday 27 April 2002 at the Amity Brig and follow a course along Chester Pass Rd via the Porongurups to Mt Barker and back to Albany. On Sunday morning the tour will follow an old classic road race route out to Frenchman Bay and return finishing adjacent to Trudy's Cabin on Frenchman Bay Road. On the Sunday afternoon the Great Southern Tour will finish off with a 'Criterion' that will be held around Eyre Park.

Item 14.1.2 continued

4. The dates of the Great Southern Tour coincide with the Celebrate Albany Festival and will have the potential of drawing extra people to Albany for the duration of the Festival and it is likely there will be some cross promotional opportunities for both events.

STATUTORY REQUIREMENTS

5. There are no statutory requirements relating to this item.

POLICY IMPLICATIONS

6. Criteria to be classed as a General Community Event is contained in the Community Events Policy. This event satisfies the criteria for a General Community Event.
7. In the guidelines of the policy it is required that Community organisations submit an application by 31 May of each year. Obviously for events in the Financial Year 2001/02 this is not possible. It is therefore proposed that funding for events in this financial year be allocated on a similar basis as has been done in previous years to ensure that funding is made for these events.

FINANCIAL IMPLICATIONS

8. The funding request falls within the total allocation in the Financial Year 2001/02 budget for Other Special Events. Of the \$5,000 allocated in the budget to date \$1,000 has been expended.

STRATEGIC IMPLICATIONS

9. Albany 2020 Charting Our Course

Port of Call – A reputation for professional excellence

To promote Albany and facilitate the celebration of events and achievements of significance to the City of Albany.

COMMENT/DISCUSSION

10. The request for funding of \$1,500 specifically relates staging and promoting the event. As mentioned above there could be some cross promotional opportunities with the Celebrate Albany Festival if the two event organising committees wish to do so. The \$250 'in-kind' support related to Ranger's assistance with setting up road blocks and traffic management signage.

Item 14.1.2 continued

11. In return for sponsorship the City of Albany will receive the following benefits –
 - City of Albany’s logo will be included in advertising promoting the event,
 - City of Albany logo on posters,
 - City of Albany logo in competition information brochures for competitors and spectators, and
 - Public thanks at awards presentation and various times throughout the event.
12. As mentioned above the Albany Cycle Club’s ambition to re-establish Albany as a high profile cycling destination will have long term positive effects on exposure of the sport in Albany and the Great Southern and also to the wider community at large due the drawing power of another high quality sporting event on a State Sporting Association’s yearly event calendar. The return on the investment for the community of Albany would be significant.
13. By supporting the event the Albany Cycle Club will also draw on the experience of the State body, which will be quite beneficial for the local club in terms of staging larger events. Cycling is an increasing popular sport for competitors and spectators alike and is second to soccer in Europe in terms of popularity.
14. Please see the letter of application from the Albany Cycle Club and information on the Great Southern Tour in the attached Bulletin.

RECOMMENDATION:

THAT Council:

Does/does not approve funding to the value of \$_____, including \$250 for ‘in-kind’ support for Ranger services, for the Albany Cycling Club’s Great Southern Tour, held in conjunction with the West Australian Cycling Federation, to be held on the weekend following ANZAC Day on Saturday 27 & Sunday 28 April 2002 from the 2001/02 Other Special Events budget.

Voting Requirement Simple Majority

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14.2 ORGANISATIONAL DEVELOPMENT

Nil

14.3 ECONOMIC DEVELOPMENT

Nil

14.4 GENERAL MANAGEMENT SERVICES COMMITTEES

14.4.1 The Albany Boat Harbour Reference Group Minutes of 22nd January 2002

File/Ward	:	MAN 127(All Wards)
Proposal/Issue	:	Committee Items for Council Consideration.
Reporting Officer	:	Economic Development Officer (J Berry)
Summary Recommendation	:	That the following recommendations made at the Committee meeting held on 22 nd January 2002 be adopted.

Confirmation of the minutes of the Albany Boat Harbour Reference Group Committee of 22nd January 2002.

Recommendation

THAT the minutes of the Albany Boat Harbour Reference Group Committee of 22nd January 2002, be received (copy of minutes in the Elected Members' Report/Information Bulletin), and the following item 5.0 be adopted.

5.0 Replacement Member

THAT Mr Peter Watson, MLA, Member for Albany is appointed as a new member to the Albany Boat Harbour Reference Group.

Voting Requirement Absolute Majority

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14.4.2 The Economic Development Unit Minutes of 29th January 2002

File/Ward	:	MANOO8(All Wards)
Proposal/Issue	:	Committee Items for Council Consideration
Reporting Officer	:	Chief Executive Officer (A Hammond)
Summary Recommendation	:	That the minutes of the Economic Development Unit held on 29 th January 2002 be adopted.

Recommendation

THAT the minutes of the Economic Development Unit held on the 29th January 2002 be received (copy of minutes in the Elected Members' Report/Information Bulletin), and the following items 8.1, 8.2., 8.2.4, 8.6, 8.7 be adopted.

Item 8.1 Air and Maritime Servicing Opportunities – including Antarctica

THAT the AEDU establish a sub-committee (working group) to further develop an airport marketing program. The group to be Chaired by Dr John Maloney and to include Bruce Manning (GSDC) and a member of the Albany Airport Advisory Committee.

Item 8.2.2 Great Southern EcoTourist Information Project

THAT Council support an allocation of \$2,500 from the 2001/02 Economic Development Budget as a minor contribution to Stage 1 of the Great Southern EcoTourist Information Project proposed by Greenskills Inc, subject to the majority of funding being committed from other sources.

Item 8.2.2 Duyfken Shed

THAT Council write to the Albany Maritime Foundation commending the Committee for its new strategic direction and that Council recognises the Albany Boat Shed as an integrated component of future tourism infrastructure initiatives including the proposed Boat Harbour, Vancouver Waterways project and industry training opportunities

Item 8.6 Wireless West Mobile Phone Project

THAT Council advise the Department of Industry and Technology it will consider an allocation of \$20,000 as a contribution to the CDMA mobile phone base station proposed at Mt Boyle/Mt Mason North in the course of its 2002/03 budget deliberations.

Item 14.4.2 continued

Item 8.7 Invitation to establish twinning partner-municipality of Overstrand, Western Cape, South Africa

THAT Council write to the Municipality of Overstrand, South Africa declining its offer to establish a formal twinning relationship with Albany

Voting Requirement Simple Majority

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