



A G E N D A

ORDINARY MEETING OF COUNCIL

on

Tuesday, 21st August 2001

7.30pm

City of Albany - Mercer Road Office

City of Albany

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Signed _____ Date: 15th August 2001

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, 21st August 2001 in the Council Chambers, Mercer Road, Albany commencing at 7.30 pm.

(Signed)

Andrew Hammond
CHIEF EXECUTIVE OFFICER

15th August 2001

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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

4.1 D. Dufty

The following is an extract from the “Open Forum” section of the minutes of the Ordinary Council Meeting held on 26th June 2001:

“Mr Dufty referred to Item 11.1.2 and asked the following questions:

- 1. Has a traffic study been carried out on Chester Pass Road?*
- 2. Has a study of future traffic conflict been considered?*
- 3. What contribution to the Mercer Road & Catalina Street intersections on widening Chester Pass Road had been made by King Open Pty Ltd?*
- 4. Is it logical to promote a rezoning of industrial land that is completely surrounded by industrial land and create a ‘second front’ in Yakamia completely isolated from suburban growth?*
- 5. Is it logical to promote a major shopping precinct that will cause major traffic conflicts and likely fatalities in the future when that development will completely negate any future development of the Walmsley precinct?*
- 6. Why is the rezoning of the “Catalina Precinct” being considered without full commercial modelling?*
- 7. What is the criteria for the increase to a neighbourhood shopping centre where there is no neighbourhood – all customers must come by car?*
- 8. Why was the increase that was suggested totally refused at the last rejection of the Orana plan?*
- 9. Does it seem sensible or reasonable to reject a proposal surrounded by the fastest growing suburbs of Albany and support the doubling of a site with absolutely no adjoining suburban area?*
- 10. Will the store continue to trade 7 days under new ownership?*
- 11. Does the purchase include the proposed mixed business zone?*
- 12. Has the rezoning been assured prior to purchase?”*

The following response was provided to Mr Dufty by letter dated 26th July 2001:-

Item 4.1 continued

“I refer to the questions which Her Worship the Mayor took on notice during the Public Question Time of the Council meeting of 26th June 2001 and wish to provide to you the following response:

- 1. A number of traffic studies have been carried out on Chester Pass Road by Main Roads WA at various locations along Chester Pass Road. Traffic modelling has also been undertaken to determine the likely impacts of development on traffic volumes into the foreseeable future. Current traffic volumes on Chester Pass Road in the general vicinity of the Catalina Central Structure Plan area indicate that approximately 8,000 vehicles per day use that section of road. Traffic modelling indicates that those volumes are unlikely to substantially increase in the foreseeable future.*
- 2. As part of the rezoning documentation submitted by KingOpen Pty Ltd, a traffic analysis was undertaken to determine the likely impact of the proposed development on the local and district road network.*
- 3. To the City of Albany’s knowledge, no contribution has been made by KingOpen Pty Ltd to previous intersection and widening treatments along Chester Pass Road.*
- 4. You question the logic of rezoning industrial land that is completely surrounded by other industrial land and creating a second development front. The development and uptake of industrial land occurs as a different process to the development of standard urban residential fronts. The servicing requirements for industrial sites is also different of residential areas. A clear example of that is the development of the industrial sites south of Newbey Street in the Milpara Industrial Estate which continues in isolation to residential urban development.*
- 5. The City of Albany is not creating a major shopping precinct with the development of Catalina Precinct. Current planning initiatives ensure that the natural development of business activity along Chester Pass Road occurs in a manner which minimises traffic conflict on Chester Pass Road, provides design continuity, provides maximum utilisation of carparking facilities and develops a more aesthetically pleasing entrance into the City of Albany. The development of the Catalina Precinct will be for a range of mixed business and retail activities which are already occurring along Albany Highway and Chester Pass Road, albeit in an adhoc fashion, and the rezoning before Council should not unduly impact upon the future development of the Walmsley Precinct.*
- 6. The submission of the officer’s report dealing with the rezoning of the Catalina Precinct was delayed until such time as Council was able to receive an independent report reviewing the retail modelling undertaken by the proponents to justify the rezoning. That process, and the modelling that was undertaken, is consistent with the requirements of the Commercial Strategy and sound planning principles.*
- 7. Within the Commercial Strategy for Albany (1994) it was proposed that a neighbourhood centre would be developed south of the Walmsley Centre within the suburb of Yakamia. Within the Review of the Commercial Strategy (2000) it was agreed that that neighbourhood shopping facility would be moved to the*

Item 4.1 continued

Farm Fresh complex; that complex had previously been developed and there was no justification for two neighbourhood shopping facilities within close proximity to each other at Yakamia. It is acknowledged that the shopping facilities for Yakamia are now located on the boundary of the catchment, however the change in the strategic direction does nothing more than acknowledge an ‘as existing’ situation.

8. *Previously, the Farm Fresh retail complex was limited to a maximum floorspace of 2,600m² which is less than the floorspace recommended for a “neighbourhood” shopping facility. The amendment allows Farm Fresh to grow to a size consistent with a neighbourhood shopping facility. An opportunity exists for the Orana site to be developed in a similar fashion. The plans before Council for the Orana development seek to develop a “district” shopping facility upon a site zoned “Local Shopping”.*
9. *All retail modelling and the Commercial Strategy for Albany acknowledge that the population in Orana will be adequate to sustain a neighbourhood shopping facility. Albany’s long-term urban growth, as detailed in the Albany Local Planning Strategy, is to the east and north-east of Albany and it is desirable that “district shopping facilities” be developed within that urban growth corridor.*
10. *The capacity for Farm Fresh to continue to trade 7 days per week can be reviewed at any time by Council and a recommendation made to the Office of Fair Trading to adjust those hours under the Retail Trading Act.*
11. *The City of Albany has not been advised of any purchase of the subject land. Any zoning applied to the land becomes effective, irrespective of the ownership of that land.*
12. *The ultimate decision on a rezoning rests with the Minister for Planning and Infrastructure.*

I trust that this advice adequately responds to the questions you have raised.”

4.2 D. Phillips

The following is an extract from the “Open Forum” section of the minutes of the Special Council Meeting held on 3rd July 2001:

“Mr Phillips addressed Council regarding the funding application for the Duyfken Shed. He referred to the Council resolution regarding this matter (refer Council Meeting 16/11/99 Item 13.1.3) and questioned whether the milestones set for the Duyfken Shed had been achieved. With regard to financial reporting, has Council got the detailed financial reports from the Boat Shed Manager? Have the job creation claims (ie. boat building, tour guiding, retail merchandise sales, delivery of short courses to community groups, boat tour operations, maintenance and repairs) been achieved?”

A response was provided to Mr Phillips directly from the Chairman of the Albany Maritime Foundation on 7th August 2001.

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 MEETINGS

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

DRAFT MOTION:

THAT the following minutes:

- Ordinary Council meeting held on 17th July 2001
 - Special Meeting of Council held on 31st July 2001
- as previously distributed be confirmed as a true and accurate record of proceedings.

7.0 APPLICATIONS FOR LEAVE OF ABSENCE

8.0 DISCLOSURE OF FINANCIAL INTERESTS

[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 9-119]

12.0 REPORTS – CORPORATE & COMMUNITY SERVICES

[Reports from this portfolio are included in the Agenda and photocopied on yellow –
See Pages 120-210]

13.0 REPORTS – WORKS & SERVICES

[Reports from this portfolio are included in the Agenda and photocopied on pink –
See Pages 211-236]

14.0 REPORTS – GENERAL MANAGEMENT SERVICES

[Reports from this portfolio are included in the Agenda and photocopied on buff –
See Pages 237-260]

15.0 ELECTED MEMBERS' REPORT/INFORMATION BULLETIN

15.1 Minutes of the Maritime Recreational Advisory Committee meeting held on
the 2nd August 2001.
[Bulletin Item 2.1 refers]

DRAFT MOTION

THAT the minutes of the Maritime Recreational Advisory Committee meeting
held on the 2nd August 2001 be noted (reference Item 14.1.1)

15.2 Elected Members' Report/Information Bulletin

DRAFT MOTION

THAT the Elected Members' Report/Information Bulletin, as circulated, be
received and the contents noted.

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 18th September 2001, 7.30pm

21.0 CLOSURE OF MEETING

Development Services

REPORTS

DEVELOPMENT SERVICES REPORTS

- R E P O R T S -

11.1 DEVELOPMENT

11.1.1 Initiate Rezoning – Pt. Loc. 1342 Stead Road, Centennial Park

File/Ward : A88264A/AMD130 (Frederickstown Ward)

Proposal/Issue : Rezone portion Reserve 34020 to “Residential R 40” and “Special Sites” zones.

Subject Land/Locality : Lot 1342 (69-77) Stead Road and Lot 38 and Pt Lot 39 Hymus Street, Centennial Park

Proponent : SJB Town Planners

Owner : Education Department of WA

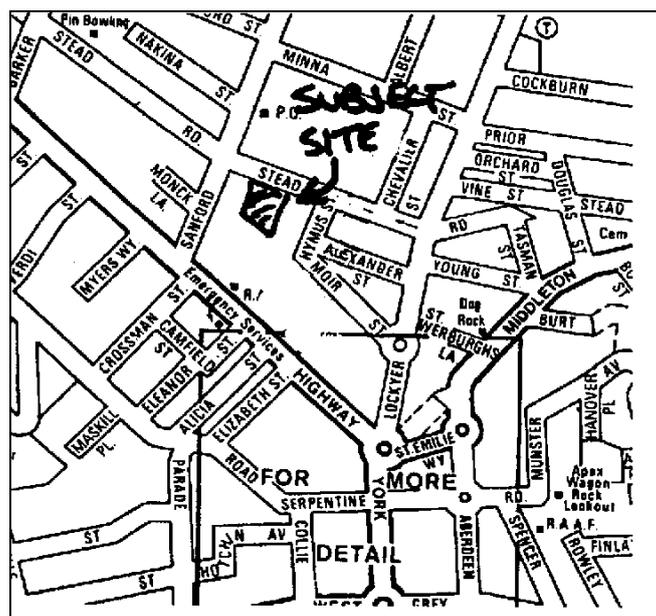
Reporting Officer : Strategic Planning Officer (P Tvermoes)

Disclosure of Interest : Nil

Previous Reference : OCM 28/11/00 Item 11.1.7

Summary Recommendation: Initiate amendment to Town Planning Scheme 1A.

Locality Plan :



DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

BACKGROUND

1. Council has received a request from SJB Town Planners, on behalf of the Education Department of WA, to rezone Portion Location 1342, part of Reserve 34020 Stead Road, Centennial Park from “Public Use Reserve” to “Residential R 40” and “Special Sites” zones. The amendment would accommodate the development of residential scale buildings, with a range of alternate uses.
2. At the meeting held on 28 November 2000 a Scheme Amendment Request covering the subject site was considered at which time it was resolved;

“That the applicant be advised that Council would support the request for an amendment to Town Planning Scheme No. 1A to reclassify Portion Location 1342 Stead Road and Lot 38 and Part Lot 39 Hymus Street, Centennial Park from “Public Use Reserve” to “Residential” zone with R40 density;

That upon submission of amending documents, Council will require the Schedule for Additional use to be modified to read:

| No. | Property Details | Additional Use | Conditions |
|-----|---|--|--|
| | <p><i>Portion Location 1342 Stead Road, Centennial Park. (Reserve 34020) and Lot 38 and part Lot 39 Hymus Street, Centennial Park</i></p> | <p><i>Consulting Rooms Office Restaurant</i></p> | <p><i>Despite anything else in the Scheme a Development Guide Plan is to be prepared by the proponent and approved by the local government before any subdivision or development. The Development Guide Plan is to consider:</i></p> <p><i>Traffic on Stead Road and management of traffic generated by the use of the land;</i></p> <p><i>Mixed land uses that are compatible with uses on adjoining land and land on the opposite side of Stead Road;</i></p> <p><i>Design guidelines for the frontage to Stead Road, which produce buildings with a residential character and scale.”</i></p> |

3. Amending documents have now been prepared, to a suitable standard and are submitted for formal initiation of the amendments by Council. A copy of the amending document is included in the Elected Members’ Report/Information Bulletin.

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

STATUTORY REQUIREMENTS

4. Although Council previously considered the amendment “in principle” it is now required to formally initiate the amendment. Council’s resolution under the Town Planning Regulations 1967 is required to amend the Scheme. This is the action which will commence the legal process pursuant to the Act.
5. The documents will be forwarded to the Department of Environmental Protection (DEP) upon passing the resolution to initiate the amendment. The DEP has the capacity to require a formal assessment of the proposal at this stage. Following receipt of the DEP’s advice, staff will advertise the proposal for 42 days for public comment. The document will then be referred back to the Council for final approval.
6. A resolution to amend a Town Planning Scheme is not to be construed to mean that final approval will be granted to the amendment.

POLICY IMPLICATIONS

7. 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).
 - The Albany Regional Strategy (1994)
 - The Albany Commercial Strategy (1994)
 - The Albany Commercial Strategy Review (2000)
 - The Local Planning Strategy (Draft).
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. There are no financial implications relating to this item.

STRATEGIC IMPLICATIONS

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

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

COMMENT/DISCUSSION

11. Any development guide plan for the site (a requirement of the amendment) must include a set of detailed design guidelines for the whole site, to ensure a continuity of building mass, height, setbacks and materials used. In addition, elements of the streetscape, both external and internal, should not create conflict with structures (both commercial and residential) in the immediate vicinity.
12. The emerging issue of water sensitive landscape design and solar access may also be addressed in the development of the outline development plan for the site.
13. Staff consider that Council requirements in relation to the amending documents have been met and the application to rezone the property is ready to be progressed through the statutory process.

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’s Town Planning Scheme 1A by:

- i) **rezoning portion Reserve 34020 Albany Highway, Albany from “Public Use” to “Residential R 40” and “Special Sites” zones; and**
- ii) **adding a “Special Site” in Appendix II.**

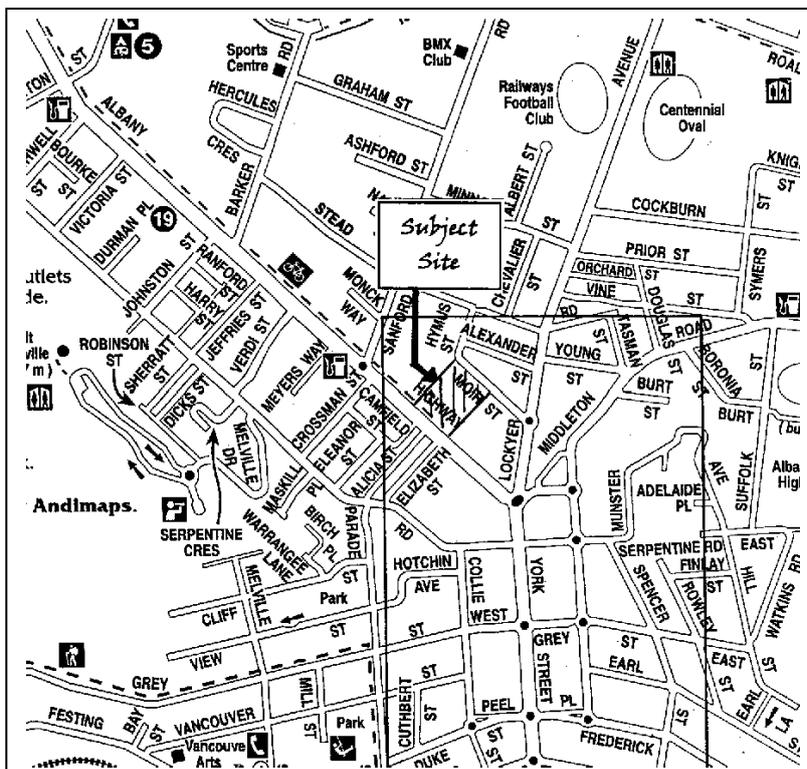
Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

11.1.2 Initiate Rezoning – Lot 1274 Albany Highway, Centennial Park

- File/Ward** : A131518A/AMD127 (Frederickstown Ward)
- Proposal/Issue** : Rezoning Portion Reserve 34020 from ‘Public Use’ to ‘Central Area’ and ‘Special Site’
- Subject Land/Locality** : Lot 1274 Albany Highway, Centennial Park (Reserve 34020)
- Proponent** : SJB Town Planners
- Owner** : Education Department of WA
- Reporting Officer** : Strategic Planning Officer (P Tvermoes)
- Disclosure of Interest** : Nil
- Previous Reference** : OCM 11/4/00 Item 12.1.6
- Summary Recommendation:** Initiate amendment to Town Planning Scheme 1A.
- Locality Plan** :



DEVELOPMENT SERVICES REPORTS

Item 11.1.2 continued

BACKGROUND

1. Council has received a request from SJB Town Planners, on behalf the Education Department of WA, to rezone Lot 1274 Albany Highway, Centennial Park (Reserve 34020) from ‘Public Use Reserve ’ to ‘Central Area’ and ‘Special Site 37’.
2. At the meeting held on 11th April 2000 a Scheme Amendment Request covering the subject site was considered at which time it was resolved;

“That the applicant be advised that Council would support request to amend the zoning of Lot 1274 (#70-88) Albany Highway, Centennial Park from a reserve for ‘Public Purposes’ to ‘Central Area’ and requires the proponent to lodge amending documents which include:

- i) The provisions of an “Impact Statement”, in accordance with Clause 11.5 of the Commercial Strategy for Albany; and*
- ii) Planning justification for the proposed zone and consideration of the impacts of alternate zones.”*

3. The amending document has now been prepared and is submitted for formal initiation of the amendment by Council. A copy of the amending document is included in the Elected Members’ Report/Information Bulletin.

STATUTORY REQUIREMENTS

4. Although Council previously considered the amendment “in principle” it is now required to formally initiate the amendment. Council’s resolution under the Town Planning Regulations 1967 is required to amend the Scheme. This is the action which will commence the legal process pursuant to the Act.
5. The documents will be forwarded to the Department of Environmental Protection (DEP) upon passing the resolution to initiate the amendment. The DEP has the capacity to require a formal assessment of the proposal at this stage. Following receipt of the DEP’s advice, staff will advertise the proposal for 42 days for public comment. The document will then be referred back to the Council for final approval.
6. A resolution to amend a Town Planning Scheme is not to be construed to mean that final approval will be granted to the amendment.

POLICY IMPLICATIONS

7. There are various policies and strategies that have relevance to this proposal. They include:

DEVELOPMENT SERVICES REPORTS

Item 11.1.2 continued

- The State Planning Strategy
 - The Western Australian Planning Commission Statement of Planning Policy No. 8 (SPP 8).
 - The Albany Regional Strategy (1994)
 - The Albany Commercial Strategy (1994)
 - The Albany Commercial Strategy Review (2000)
 - The Local Planning Strategy (Draft).
8. The purpose of SPP8 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. There are no financial implications relating to this item.

STRATEGIC IMPLICATIONS

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

COMMENT/DISCUSSION

11. Staff consider that the relevant issues pertaining to the amendment have been met albeit that the impact statement does not include detailed retail modelling. Prior to advertising the amending document a number of minor changes need to be made to the format to meet recognised documentation standards.
12. The application to rezone the property is ready to be progressed through the statutory process.

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’s Town Planning Scheme 1A by:

- (i) rezoning Portion Reserve 34020 Albany Highway, Albany from “Public Purpose” to “Central Area” and “Special Site” zones; and
- (ii) adding a “Special Site” in Appendix II.

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

11.1.3 Subdivisional Appeal – Lot 2 Hunton Road, Kalgan

File/Ward : A5824S (Kalgan Ward)

Proposal/Issue : Consideration of Council’s response to appeal on subdivisional refusal

Subject Land/Locality : Lot 2, Plantagenet Location 38, Hunton Road, Kalgan

Proponent : EH & EM Williams

Owner : EH & EM Williams

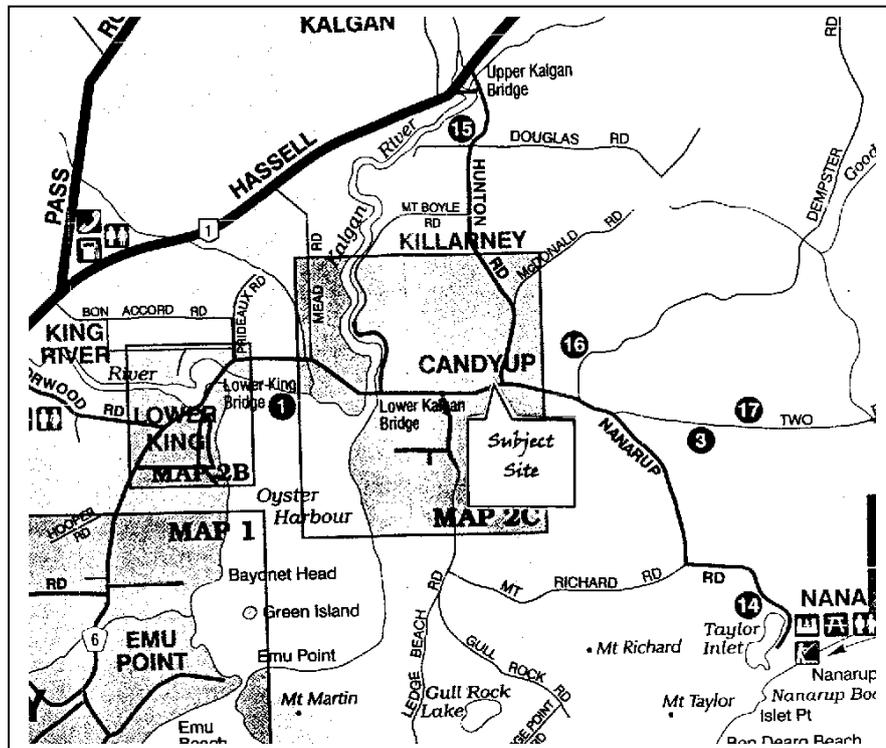
Reporting Officer(s) : Executive Director Development Services (R Fenn)

Disclosure of Interest : Nil

Previous Reference : Nil

Summary Recommendation: Council not support subdivisional appeal

Locality Plan :



DEVELOPMENT SERVICES REPORTS

Item 11.1.3 continued

BACKGROUND

1. Mr & Mrs Williams own a 4.1684 hectare land parcel on the corner of Nanarup Road and Hunton Road, Kalgan. That property had been developed over a 30 year period as a viable orchard with appropriate facilities onsite for the harvesting, packaging and sales of products grown on the land. Two dwellings had also been constructed on the land (second approved in 1998) to provide the necessary infrastructure for that business to continue into the future.
2. The fires of December 2000 destroyed the bulk of the orchard, nursery facilities and one of the dwellings located on the property and as a consequence, an application was lodged with the Western Australian Planning Commission (WAPC) on 17th April 2001 for the land to be subdivided into two equal parcels. By a decision of 27th June 2001, the WAPC advised that the application had been refused on the basis of City of Albany and WAPC guidelines for the subdivision of “Rural” land.
3. Mr Williams has recently succumbed to a long-term terminal illness and Mrs Williams is currently exploring the desirability of proceeding to appeal the WAPC decision; her appeal would need to be lodged no later than 27th August 2001. Councillor Emery has requested, given the exceptional personal circumstances, that this item be placed on the Council agenda for debate.

STATUTORY REQUIREMENTS

4. The WAPC is the approving authority for applications to subdivide land. It is a requirement of the Commission and the Minister that no provision in Council’s Town Planning Scheme fetter the right of the Commission to assess a subdivision application. The City of Albany is consulted prior to a decision being taken and by letter dated 19th June 2001, the WAPC was advised that, based upon the City’s policy, Council recommended that the application for subdivision should not be supported.

POLICY IMPLICATIONS

5. Within the City of Albany Local Rural Strategy there are two general policies relating to rural subdivision which support the general objective *“to protect existing and potential agricultural production from unjustified urban development and to promote the sustainable use of land and water resources in order to maximise the long term future of agriculture”*.
6. General Policy 30 (GP30) provides the criteria for support for subdivision of rural land and states in part:

“Council may support the subdivision of rural land where:

- (a) the subdivision is within a “Rural Residential” or “Environmental Protection” zone and appropriate land use provisions are in place;*

DEVELOPMENT SERVICES REPORTS

Item 11.1.3 continued

- (b) *the subdivision is for rural consolidation purposes and complies with Policy GP31;*
- (c) *the purpose of the subdivision is to excise an approved intensive agricultural enterprise and Policy GP32 is complied with; and*
- (d) *the purpose of the subdivision is to excise an approved tourist or industrial development, or for other uses which would be ancillary to the legitimate rural use of land, and Policy GP33 is complied with.”*

7. General Policy 32 (GP32) deals with subdivision for intensive agricultural purposes and states:

“Council may support the subdivision of rural land for intensive agricultural enterprises on the basis of a comprehensive submission demonstrating that:

- (a) *the subject land has lot size, water supply and soil characteristics that would support the enterprise;*
- (b) *the enterprise could be undertaken without resulting in unacceptable nutrient loss to waterways;*
- (c) *the enterprise would not unreasonably impact upon adjoining uses or residents;*
- (d) *the likely viability of the enterprise has been properly investigated; and*
- (e) *Council is satisfied that the subdivision will not constitute a defacto rural residential development.”*

8. WAPC Policy DC3.4 – Rural Land Use Planning Policy has guidelines which are predicated against the subdivision of “Rural” land and clause 4.2.3 states:

“The Commission will not approve applications for subdivision which result in lot sizes below those:

- *permitted within the zone in which the land is situated where there is a minimum lot size specified within an approved Town Planning Scheme;*
- *specified within a Local Rural Strategy;*
- *prevailing within the zone in which the land is situated where a minimum lot size is not specified in either an approved Town Planning Scheme or Local Rural Strategy;*

Exceptions to these circumstances may apply in the following instances where:

1. *In the opinion of the Commission, substantial development has taken place and the additional subdivision would not be detrimental to the locality;*
2. *The lots have already been physically divided by significant natural or man-made features (unless a precedent would be established);*
3. *The lots are for farm agistment and provisions are in place to restrict the erection of dwelling houses;*
4. *The lots are for specified uses such as recreation facilities and public utilities compatible with the objectives of this policy;*
5. *In special circumstances the lots would result in the achievement of the objectives contained in this policy; and*

DEVELOPMENT SERVICES REPORTS

Item 11.1.3 continued

6. *The lots are required for the establishment of uses ancillary to rural uses of the land, are required for the travelling public and tourists or are homestead lots to be exercised from a farming property for residential purposes.”*

FINANCIAL IMPLICATIONS

9. There are no financial implications to the City of Albany resulting from a decision on this application.

STRATEGIC IMPLICATIONS

10. The City of Albany is in the process of preparing the Albany Local Planning Strategy (ALPS) and the inaugural City of Albany Town Planning Scheme No. 1 to replace the existing Town Planning Scheme’s 1A and 3. The draft of the ALPS currently highlights the problems associated with the indiscriminate fragmentation of agricultural land to provide for lifestyle allotments in rural areas. It recommends that Council establish a policy position on that matter as part of the preparation of the City’s Town Planning Scheme.
11. A sub-consultancy has been let to Landvision to progress the rural land use policy and to meet with various community groups and industry sector representatives on this issue. Landvision are currently in the process of preparing an initial draft issues paper and rural communities are soon to be consulted on the level of protection and development they would like to see in rural areas. A policy position will then be submitted to Council for determination.

COMMENT/DISCUSSION

12. Prior to the recent fires, Lot 2 was a viable intensive agricultural enterprise and the entire lot was being used for that business enterprise. Had the landowners lodged an application for subdivision to split the property in half, it is highly probable that each of the remaining lots would not have satisfied the requirements of GP30 part (c) or GP32 parts (a) and (d). The destruction of the orchard and one of the residences upon the property, albeit as a result of a wildfire, exacerbates the ability of the landowner to justify the subdivision of the land pursuant to Council’s Policy GP30 (c).
13. The WAPC policy only supports the subdivision of land where it is appropriately zoned or there is a Local Planning Strategy in place supporting the subdivision. The Williams’ property is currently zoned “Rural” in the City of Albany Town Planning Scheme No. 3 and the existing lot size, at 4.168 hectares, is substantially smaller than general rural lots in the locality. A number of smaller lots exist in close proximity to the subject land, however those lots are a result of historic subdivision patterns and the Williams’ application is seeking to establish a new criteria for lot sizes.

DEVELOPMENT SERVICES REPORTS

Item 11.1.3 continued

14. The subdivision of a lot results in the fragmentation of land into multiple ownerships. Seldom is land aggregated or amalgamated after the initial subdivision process is completed. It is for this reason that the State Government controls the subdivision process. Also, the person claiming extenuating circumstances at the time that a subdivision application is lodged, usually severs their ties with the land upon the subdivision thereof. In many instances, promises given by current landowners are not translated into actions by subsequent landowners; the potential for conflict is further increased when new residents move onto small rural lots expecting a lifestyle which cannot be achieved because of adjoining land uses.
15. Included within the Elected Members' Report/Information Bulletin is an advice from the Minister for Planning and Infrastructure rejecting an appeal for the subdivision of rural land based upon criteria not dissimilar to the application before Council. Over the previous 12 months, there have been a number of appeals lodged against refusals for rural subdivisions and, almost without exception, the Minister has dismissed those appeals. At the same time, a number of subdivision applications have been lodged and refused by the WAPC without those decisions being appealed.
16. Attached to this report is a copy of the submission lodged by the landowner in support of the subdivision application and it is the belief of Council staff that the decision is soundly based. A plan showing lot sizes in the immediate locality is also attached. Council may wish to review its policy framework over the coming months and provide more appropriate recommendations to the WAPC on the subdivision of rural land within the new district Town Planning Scheme. That action however will not fetter the right of the WAPC to make an independent decision on subdivisions.

RECOMMENDATION

THAT:

- (i) **should EH & EM Williams appeal the decision to refuse the subdivision application for Lot 2 of Plantagenet Location 38, Hunton Road, Kalgan, Council advise the Western Australian Planning Commission that it does not support the proposed appeal; and**
- (ii) **Council encourage rural landowners to become actively involved in the project being undertaken by Landvision to establish a policy framework for the future subdivision and development of rural land within the City of Albany.**

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS



Ayton Taylor Burrell

Consultants in Urban & Regional Planning

12 April 2001

01-20-01.ATB.DOC

Phil Woodward
Regional Manager
Ministry for Planning
The Coach House - Peels Place
ALBANY WA 6330

Dear Phil

PROPOSED SUBDIVISION: LOT 2 HUNTON ROAD – CITY OF ALBANY

We are pleased to attach a subdivision application including necessary forms, attachments, application fees and plan copies relating to the two lot subdivision of Lot 2 Hunton Road, Kalgan.

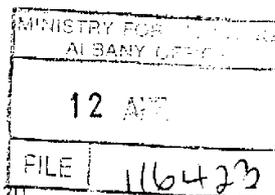
BACKGROUND

Lot 2 comprises the Suncrest Orchard which, until the site was burnt out by the recent wild fire (which only left one dwelling and some damaged sheds standing) comprised the culmination of over 30 years investment and development. This site development included mature and viable orchard areas, harvesting, packaging and sales facilities, established profile, goodwill and markets, two dwellings and associated ancillaries, nursery areas and greenhouses turning out commercial orchard stock and associated development such as fencing, bird control netting and other plant and equipment; none of which was insured.

PURPOSE

The proposed subdivision is to excise the remaining dwelling, damaged sheds and previous nursery areas from the bulk of the best orchard areas.

Such a subdivision will allow for the build up of a similar orcharding use on the best orchard area (Lot B) whilst the landowners can retain the house lot (Lot A) and thus maintain their long association with the area. The sale of Lot B will also assist with the landowners recovery from the significant losses attributable to the wildfire and assist with the provision of medical care and support for Mr Williams (diagnosed with cancer).



11 Duke Street, Albany, Western Australia 6330

Phone: (08) 9842 2304 Fax: (08) 9842 1340 Email: atb@iinet.net.au

ABN 15 061 140 172

DEVELOPMENT SERVICES REPORTS

SERVICING

Potable water is available via the Two Peoples Bay supply line whilst power and other services are available within surrounding road reserves. The land is also served by two bitumen road frontages.

PLANNING

Although the land is zoned Rural, it is located within a node of smaller rural lots and intensive and alternate rural, tourist, nature and residential based uses. Indeed, uses in the immediate locality include orchards, vineyards, holiday accommodation, tourism, rural residential, residential, recreation, grazing, conservation and the like whilst the lot sizes range from rural lots of 3837m² and 1.2ha through those proposed (2ha) to 10ha, 20ha and 40ha allotments. Existing and approved rural residential zones in the locality comprise/will comprise lots of between 1ha, 2ha and 5ha.

Whilst it is noted the land is not within a Local Rural Strategy policy area that specifically allows for subdivision, the proposal does not conflict with most of the nominated general policies. Further, as the Local Rural Strategy is a policy of Town Planning Scheme No. 3 specifically notes that they shall not be binding and that, depending on circumstances and context, an application can be supported whether or not it conforms entirely with the policy.

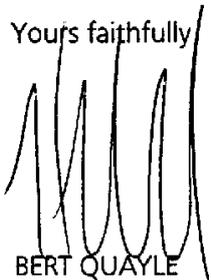
Further, with regards Town Planning Scheme No. 3, whilst rural residential lot is noted as an "X" use, it is not defined in the scheme and neither is a minimum lot size nominated for the rural zone.

CONCLUSION

In summary, although the proposal is not foreshadowed by Council policy, it is not out of context with the existing and future nature and of development in the locality. These factors couple with the unfortunate circumstances of the landowners to make a compelling case for support and approval.

If you require further information in this regard or wish to contact the landowners, please phone me on 9842 2304.

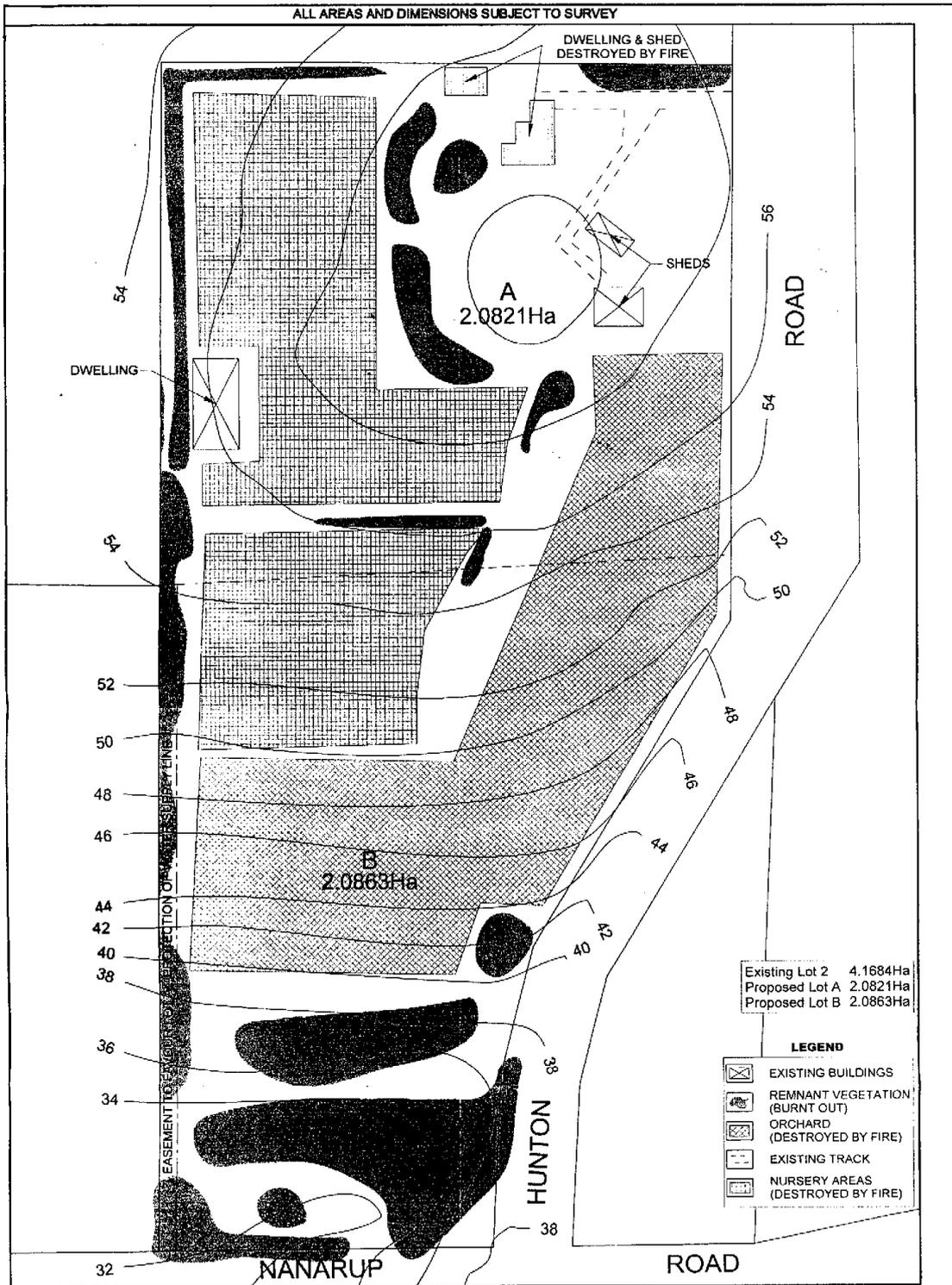
Yours faithfully



BERT QUAYLE

AYTON, TAYLOR & BURRELL

DEVELOPMENT SERVICES REPORTS



Plan of Subdivision
Suncrest Orchard
Lot 2 Hunton Road
City of Albany

APPROVED FOR PLANNING
CITY OF ALBANY
12 APR 01
FILE 116423

SCALE
1:1000
Orig A3

01-20-01 WR

AYTON TAYLOR & BURRELL
Consultants in Town Planning
11 Duke Street Albany W.A.

DEVELOPMENT SERVICES REPORTS

11.1.4 Request for Relaxation of Policy – Outbuilding – Lot 68 King George Street, Little Grove

File/Ward : A36869 (Vancouver Ward)

Proposal/Issue : Non Complying Outbuilding

Subject Land/Locality : Lot 68 (8) King George St, Little Grove

Proponent : RT & AP Woonings

Owner : RT & AP Woonings

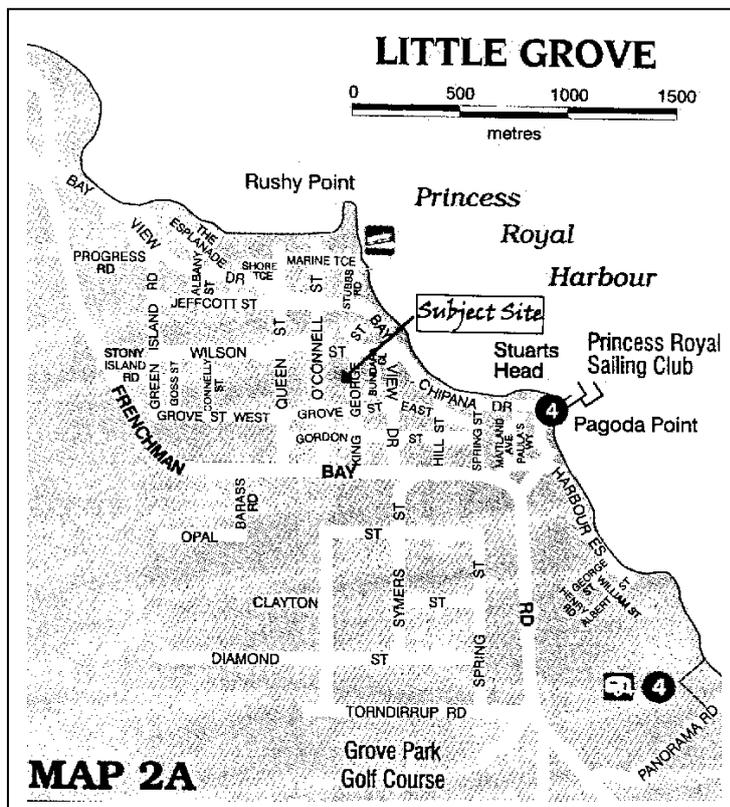
Reporting Officer(s) : Planning Officer (R Hindley)

Disclosure of Interest : Nil

Previous Reference : Nil

Summary Recommendation: Approve Non - Complying Outbuilding subject to Conditions

Locality Plan :



DEVELOPMENT SERVICES REPORTS

Item 11.1.4 continued

BACKGROUND

1. An application has been received from RT & AP Woonings to construct a non-complying outbuilding for personal use upon Lot 68 King George Street, Little Grove. The shed is proposed to be 84m² and has a maximum eave height of 5.0m from natural ground level. The outbuilding is to be constructed with Colorbond and will have “wheat” coloured walls and roof.
2. The applicant has requested an oversized outbuilding to accommodate a boat with a cabin height of 4.1m. To house the boat, a door has been incorporated into the design with an opening height of 4.3m.
3. The applicant has provided a letter outlining why an opening of 3.8m to 4.3m is required. A copy of this information, as well as a copy of the application, are on the pages following this report.
4. The property is 3,440m² in area and is zoned “Residential Development” under Town Planning Scheme No.3.

STATUTORY REQUIREMENTS

5. Under Development Guideline No.3 of Council’s Town Planning Scheme No.1A;
 - for outbuildings that are in excess of 75m², the height of all openings to the outbuilding(s) is to be less than 3.3 meters.
 - the maximum ridge/gable height for outbuildings in excess of 75m² is 5.0 metres.
6. Clause 6.9.4 of the Scheme States:

“A Town Planning Scheme Policy shall not bind the Council in respect of an application for Planning Scheme Consent...”

POLICY IMPLICATIONS

7. Under Guideline No.4 – Outbuildings, there is no flexibility for staff to support oversized outbuildings (greater opening height than 3.3m) where the area of the proposed outbuilding is in excess of 75m².
8. Guideline No.4 takes into account issues of amenity. In this regard the proposed outbuilding should:
 - (a) be totally or partially screened from the street by a dwelling and/or landscaping capable of reaching a height equivalent to the eave height of the outbuilding;
 - (b) not have a detrimental impact upon streetscape, the amenity of the locality or land uses in the vicinity of the subject land;

DEVELOPMENT SERVICES REPORTS

Item 11.1.4 continued

- (c) be clustered with other outbuildings and/or residence to limit the visual impact; and
- (d) be constructed of masonry, timber, hardi-plank or similar non-reflective material or clad in factory applied colour finished sheet metal.

FINANCIAL IMPLICATIONS

- 9. There is no financial implication relating to this item.

STRATEGIC IMPLICATIONS

- 10. If Council was to approve a relaxation of its policy, a precedent could be set for other “Residential Development” zoned lots throughout the City. It should however be noted that the outbuilding complies with the stipulated maximum height and the opening is designed for the storage of a boat on the property.

COMMENT/DISCUSSION

- 11. The lot is zoned “Residential Development” and it is likely to be further subdivided for residential purposes in the short to medium term, once reticulated sewer becomes available.
- 12. Staff believe the oversized outbuilding would not have a detrimental impact on amenity and streetscape due to the following reasons:
 - (a) The proposed outbuilding does not exceed the maximum eave height allowed for an outbuilding of this size;
 - (b) The shed will be constructed of non-reflective Colorbond;
 - (c) The applicant has provided a justifiable reason for the approval of an increased opening of 4.3m;
 - (d) The outbuilding is set back 58 metres from the O’Connell Street boundary and is screened from the road by a dwelling; and
 - (e) The outbuilding is set back approximately 103 metres from the King George Street Boundary and screened by vegetation.
- 13. It is recognised that there is potential for the proposed outbuilding to be utilised for other than garaging of a boat. The approval would need to be conditioned to restrict usage to domestic storage only.

DEVELOPMENT SERVICES REPORTS

Item 11.1.4 continued

RECOMMENDATION

THAT Council grant a Planning Scheme Consent for the proposed non-complying outbuilding on Lot 68 (5) King George Street, Little Grove subject to the outbuilding being used for domestic storage only and not for commercial or industrial use, including the housing of commercial vehicles.

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

10 JULY 2001

THE CITY OF ALBANY
PO BOX 484
ALBANY WA 6331

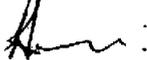
ATTENTION: RICHARD HINDLEY
REF NO: A36869

RE: OUTBUILDING, LOT 68 KING GEORGE STREET LITTLE GROVE

DEAR RICHARD

THE REASON FOR THE LARGE OPENING IS DUE TO THE CABIN HEIGHT. AT THIS HEIGHT, I ONLY CLEAR THE BOTTOM OF THE TRUSS BY 200mm. THIS IS ALSO THE REASON FOR THE TRUSS DESIGN TO KEEP THE HEIGHT AS LOW AS POSSIBLE. LENGTH WISE, I ONLY HAVE 500mm TO SPARE BETWEEN THE HITCH AND THE LEGS IN THE DOWN POSITION. WITH THE SHED BEING 58 METRES FROM O'CONNELL STREET AND BEHIND THE HOUSE WITH THE COLOUR BEING APPROXIMATELY THE SAME AS THE HOUSE AND THE ACTUAL POSITION OF THE BLOCK THE VISUAL IMPACT WILL BE VIRTUALLY NIL.

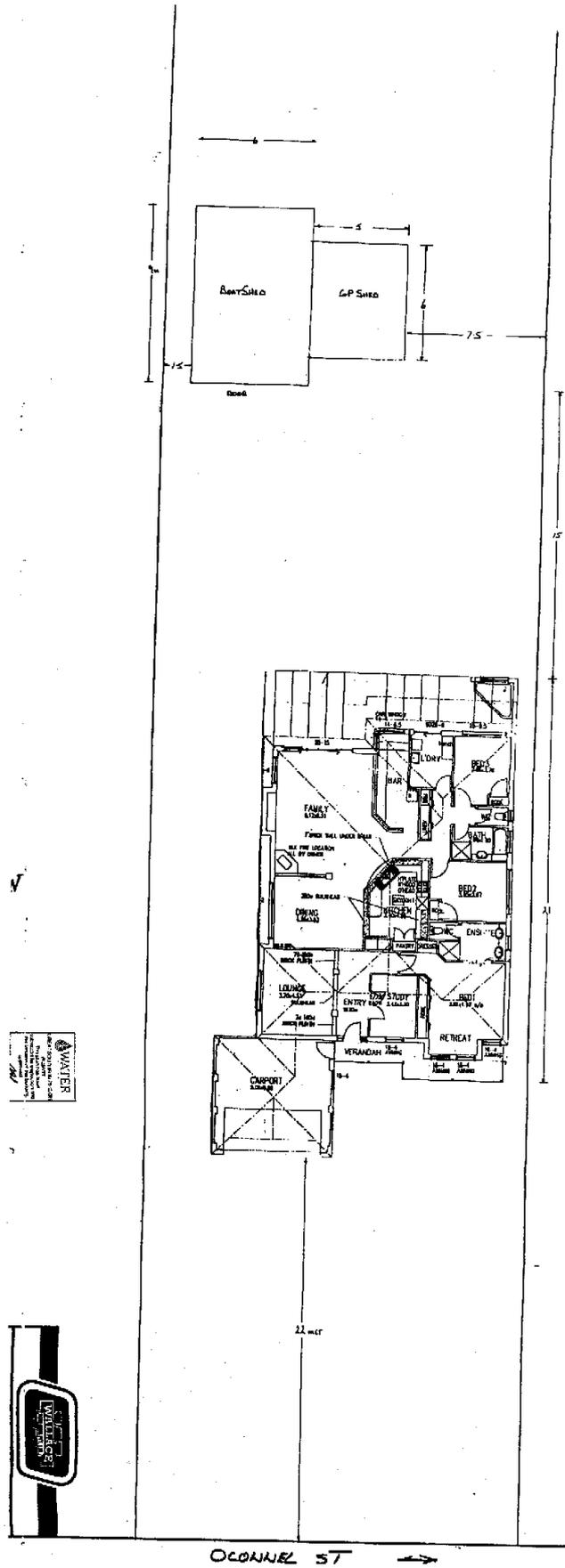
YOURS TRULY



RAY WOONINGS



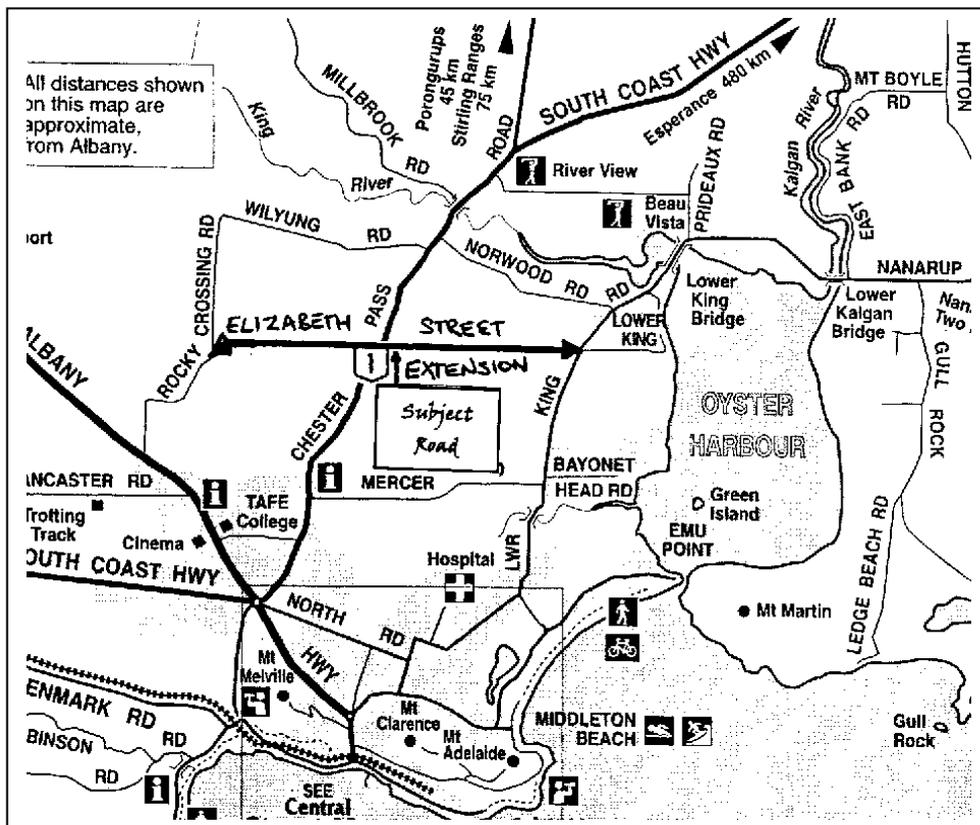
DEVELOPMENT SERVICES REPORTS



DEVELOPMENT SERVICES REPORTS

11.1.5 Street Name – Unnamed Road between Lower King Road and Rocky Crossing Road

- File/Ward** : SER079 (Kalgan/Yakamia)
- Proposal/Issue** : Issue Street Name – Greatrex Road
- Subject Land/Locality** : Section of unnamed road extending from Lower King Road to Rocky Crossing Road
- Proponent** : ME & DM Widdison
- Owner** : Crown Land
- Reporting Officer(s)** : Planning Officer (R Hindley)
- Disclosure of Interest** : Nil
- Previous Reference** : Nil
- Summary Recommendation:** Approve Street Name
- Locality Plan** :



DEVELOPMENT SERVICES REPORTS

Item 11.1.5 continued

BACKGROUND

1. An application has been received from ME & DM Widdison to name a section of unnamed road in Lower King commonly referred to as “Elizabeth Street”. This request was due to inconsistencies in street numbering and confusion over addresses. It is proposed to rename this road and its extension ‘Greatrex Road’, shown on the plan following this report.
2. The proposed name refers to Mr E.W. Greatrex, a resident of Albany from 1889 until at least 1955. During this time he was an engine driver and farmer residing at Prideaux House (corner Nanarup/Prideaux Roads).
3. Due to the perception of the subject street being named ‘Elizabeth Street’ the proposal to rename the street was referred to affected residents and Australia Post.
4. Seven (7) submissions on the proposed name were received and are included in the Elected Members’ Report/Information Bulletin.
5. A number of new lots have been created along the unnamed section of road and in Council’s long term planning many more lots are to be created. Replication of lot numbers that already occurs between this section of road and Elizabeth Street causing confusion which will increase as more lot numbers are created.
6. The subject portion of road is identified as an important regional road under the Draft Albany Local Planning Strategy and is planned to be surrounded by residential and industrial development in the medium to long term. Main Roads WA will be constructing a portion in the next two years (Chester Pass Road to Rocky Crossing Road).
7. Liaison with officers at the Geographic Names Committee has identified the name ‘Greatrex Road’ as being suitable for use on the unnamed section of road.

STATUTORY REQUIREMENTS

8. The Land Administration Act 1997 (as amended) deals with the naming of roads and reads as follows:

“(2) The Minister may by order-

- a) constitute land districts and townsites;*
- b) define and redefine the boundaries of, name, rename and cancel the names of, and subject to this section, abolish land districts and townsites; and*
- c) name, rename and cancel the name of any topographical feature, road or reserve.”*

9. Prior to forwarding a proposed name to the Geographic Names Committee for the Minister’s approval, Council must resolve to support the name.

DEVELOPMENT SERVICES REPORTS

Item 11.1.5 continued

POLICY IMPLICATIONS

10. The Geographic Names Committee has a policy which states that name duplication within local governments or adjoining local governments shall be avoided. This policy prevents the use of Elizabeth Street or any variation for the subject portion of road.
11. The name ‘Greatrex’ complies with the guidelines of the Geographic Names Committee being sourced from a pioneer of the area; compliance with Council’s street naming policy has also been achieved.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

COMMENT/DISCUSSION

14. The name ‘Greatrex’ appears on top of Council’s List of Registered Street Names.
15. The application of ‘Greatrex Road’ is supported by Australia Post due to confusion caused by lot numbers to the postal service.
16. The portion of Elizabeth Street that runs from Lower King Road down towards Oyster Harbour has street numbering beginning at the Lower King Road end. The nature of the numbering makes it impractical to continue numbering onto the section of unnamed road.
17. To minimise any disruption that may result from the application of ‘Greatrex Road’ the name should be applied before further development of the area occurs.
18. During the referral period seven (7) submissions bearing fourteen (14) signatures were lodged on the proposed name change. Of the four submissions objecting to the proposed name, two stated that there was no objection to the existing name or that a variation of Elizabeth Street should be used, such as Elizabeth Road. This is not a viable option; the Geographic Names Committee will not accept the use of ‘Elizabeth’ for this portion of road. One objection was based on the name ‘Greatrex’ being too hard to pronounce and spell. Other submissions addressed the standard of the road which is not relevant to the matter under consideration.

DEVELOPMENT SERVICES REPORTS

Item 11.1.5 continued

- 19. Handasyde Strawberries Albany strongly objected to the proposed naming of the road based on the potential financial burden on their operations. Concern was raised over the cost of re-addressing stationary and labelling and the inability of clients to find the facility. It should be restated that no name has been formally adopted for this road and the name used by Handasyde Strawberries Albany would need to be changed in any case.

- 20. The Geographic Names supports the application of ‘Greatrex Road’ to the unnamed road (see attached).

RECOMMENDATION

THAT Council resolve to approve the application of Greatrex Road to the unnamed section of road extending from Lower King Road to Rocky Crossing Road.

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

| CITY OF ALBANY RECEIVED | | |
|--|----------------------|-----------------|
| 22 NOV 2000 | | |
| FILE 522079 | CORRO No. 0019133 | OFFICER MAUS |
| REPLY <input checked="" type="checkbox"/> Y | ACKNOW SENT 11 | CNL/BLTN |

9th November 2000

To Whom It May Concern,

After our block of land located at lot 31 Elizabeth Street Lower King & constructing a new place of residence, I approached your offices with regards to what our postal address would be, only to find out we are unable to have one because of the fact that we happen to be on the left hand side of Lower King Road and the numbers start on the Right hand side of Lower King Road. We also found out that there is a second lot 31 On Elizabeth Street (the other is on the sealed side)

What we are proposing is that the Albany City Council should turn our side of Elizabeth Street should be turned into Elizabeth Street West.

①

DEVELOPMENT SERVICES REPORTS

Another reason for this is that when Elizabeth Street is opened up to Chester Pass Rd there could be anything up to 150 houses going in along there and they can't all be addressed as lot numbers.

We also have concern as to the mail (our mail) going to the wrong address (number 31 instead of lot 31.) our neighbours at lot 77 have had this problem. I have to many important documents I don't wish to lose because no-one can be organized enough to simply amend the problem.

I hope that you can be of assistance in this matter or at least give us some solutions as to how we can stop this problem.

②

DEVELOPMENT SERVICES REPORTS

Yours Sincerely

Mr & Mrs M.E. & D.M. Widdison
Lot 31 Elizabeth Street
Lower King W.A 6330

Please don't hesitate to contact
me on 040 777 8693.

(3)

DEVELOPMENT SERVICES REPORTS



GEOGRAPHIC NAMES COMMITTEE

Midland Square, Midland WA 6936

Telephone: 9273 7049

Facsimile 9273 7674

Email: Lynne_Smith@dola.wa.gov.au

FAX MESSAGE / MEMO

TO: CITY OF ALBANY

DATE: 25.6.01

ATTN: CRAIG PURSEY

YOUR REF: SER079

FROM: LYNNE SMITH

OUR REF: 1442/998

Urgent

Confidential

Total Pages 3

Bina Stone and I have been checking the status of Elizabeth Street. Elizabeth Street is applied to the road from The Esplanade westward to Lower King Road.

The road from Lower King Road to Rocky Crossing Road is not named. It would be acceptable to name this portion with one or two names. As the middle portion is unconstructed and therefore not connected to Elizabeth Street, we would not extend the name Elizabeth Street to this portion. A new name, or two, would be required.

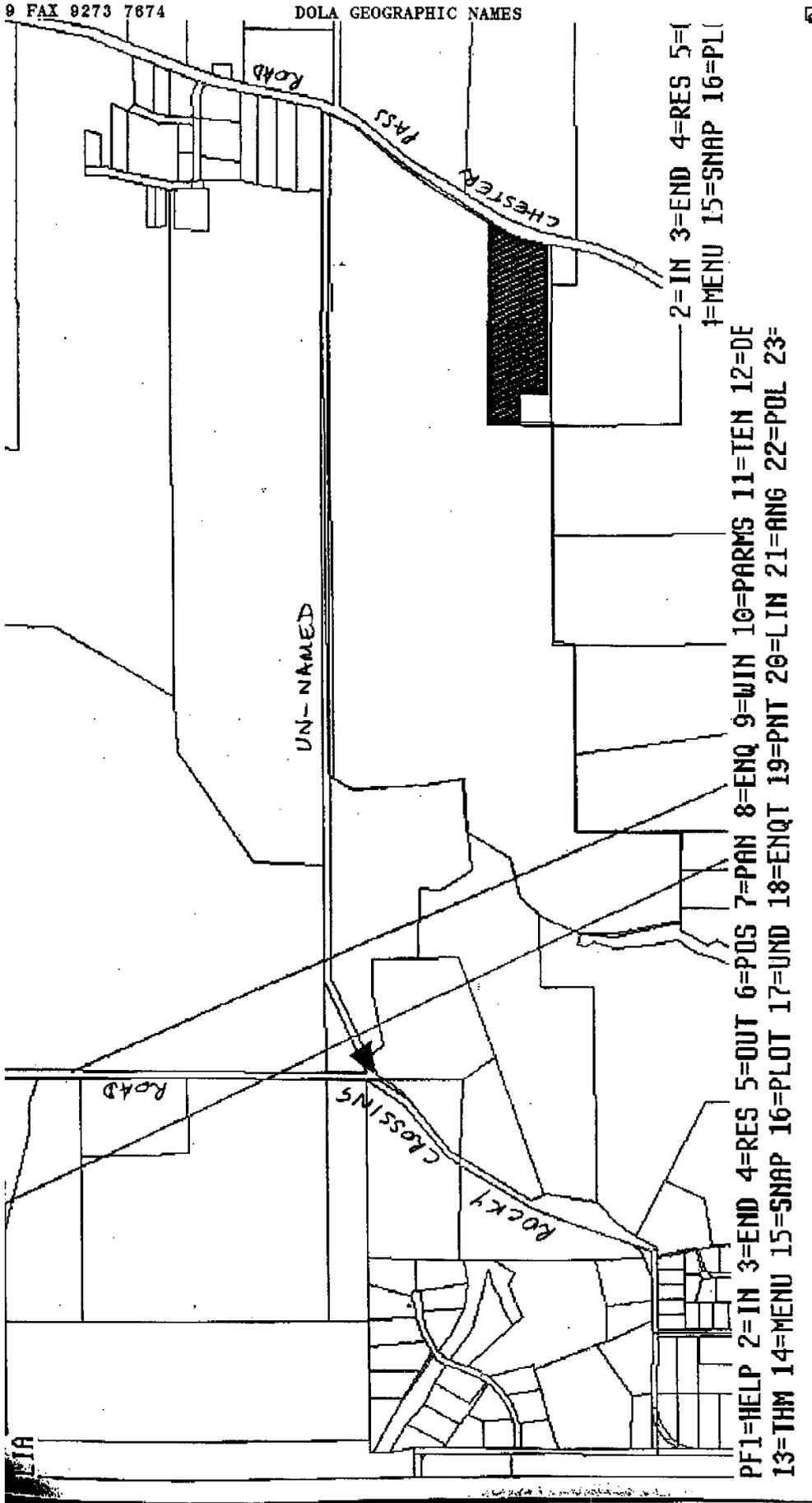
Greatrex Court, Harris Green, Kershaw Place, Parish Gardens, Militiodes Lane and Cranstoun Lane are currently approved names for a Mira Mar subdivision. However, as the subdivision has not eventuated they have not been legally applied to roads. They can be re-used elsewhere.

I trust this clarifies the situation for you. If you have any queries, please don't hesitate to contact us.

Regards

** REFER DISCLAIMER **

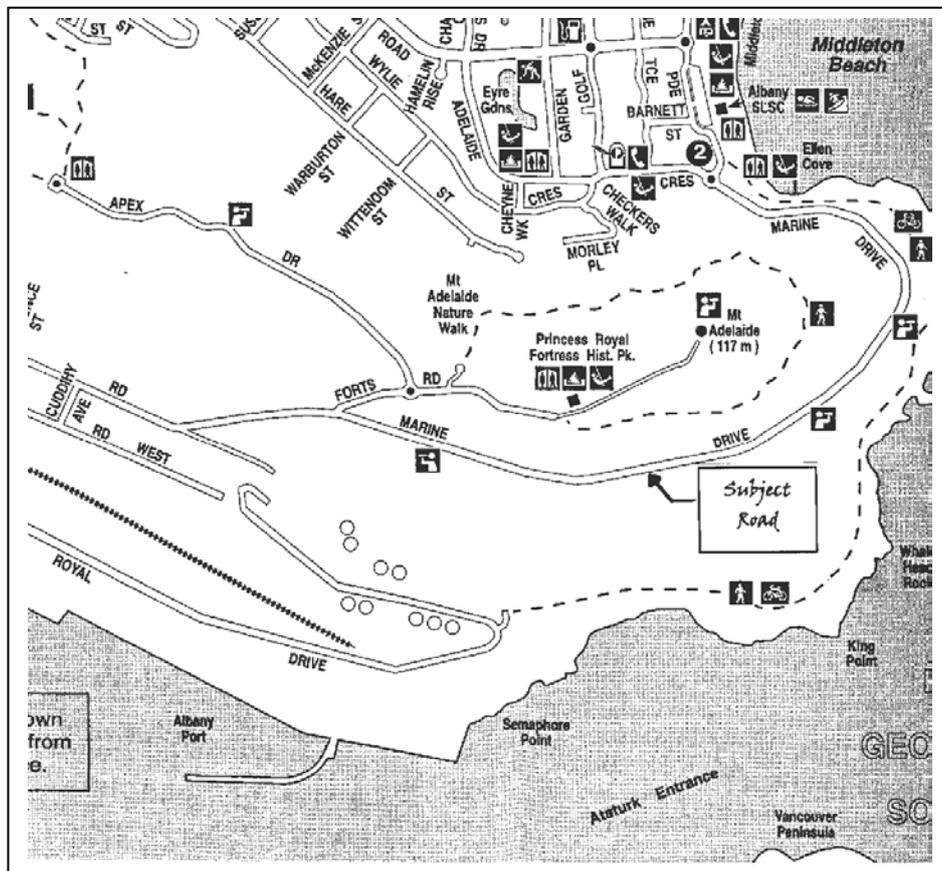
DEVELOPMENT SERVICES REPORTS



DEVELOPMENT SERVICES REPORTS

11.1.6 Street Name - Renaming of Marine Drive

- File/Ward** : SER079/REL071 (Frederickstown Ward)
- Proposal/Issue** : Renaming of Marine Drive
- Subject Land/Locality** : Marine Drive
- Proponent** : SD Perkins
- Owner** : City of Albany
- Reporting Officer(s)** : Executive Director Development Services (R Fenn)
- Disclosure of Interest** : Nil
- Previous Reference** : Nil
- Summary Recommendation:** Request be declined
- Locality Plan** :



DEVELOPMENT SERVICES REPORTS

Item 11.1.6 continued

BACKGROUND

1. Mr SD Perkins is a member of the Returned & Services League (RSL) and he has written to Council on a couple of occasions, the most recent being in April 2001, calling upon the City of Albany to rename Marine Drive to Anzac Drive. In his letter to Council Mr Perkins points out that Marine Drive overlooks King George Sound where the original fleet sailed from Albany in World War I. The renaming of the road would provide a very tangible recognition of this unique sense of place and give greater prominence to the name Anzac within Albany for visitors to the region.
2. Mr Perkins has written to the President of the West Australian Branch of the RSL and obtained 'in principle' support to the idea.
3. Staff have written to all landowners along Anzac Road, a small road in the locality of Mira Mar, seeking feedback on the possibility of transferring the name 'Anzac' to Marine Drive and renaming Anzac Road to an alternate name. The Albany Branch of the RSL was also contacted to ensure the request had some local support.

STATUTORY REQUIREMENTS

4. The Geographic Names Committee of the Department of Land Administration (DOLA) is the official custodian of road names within Western Australia and any request to change a road name would need to be submitted to, and endorsed by that committee.

POLICY IMPLICATIONS

5. It is a normal function of a Local Government to be the spokesperson on behalf of the local community in determining appropriate names for roads and to allocate street numbers.

FINANCIAL IMPLICATIONS

6. There are no direct financial implications for the City of Albany should the name 'Marine Drive' be changed to 'Anzac Drive'. There would be a number of maps and tourist brochures produced throughout the region which would become redundant immediately the name is changed and there is a broader cost to the community associated with that decision. Also, a direct cost would be incurred by those property owners currently fronting Anzac Road in having their property addresses changed, having stationary acknowledge those changes and informing insurance companies, service authorities, friends, relatives and business associates, etc. of that change.

STRATEGIC IMPLICATIONS

7. Albany is the place where the term 'ANZAC' was first used and developed. The term has now gained international recognition. The term 'Anzac' is now formally recognised through Federal legislation and mechanisms are in place to ensure that it is not inappropriately used. Within Albany there has not be a conscious attempt to exploit the name or to fully develop its marketing potential.

DEVELOPMENT SERVICES REPORTS

Item 11.1.6 continued

COMMENT/DISCUSSION

8. Attached to this item are the responses from landowners fronting Anzac Road. Those landowners have raised a number of legitimate concerns regarding the potential renaming of their local street.
9. Of greater interest to Council is the response from the Albany Branch of the RSL wherein their Honourable Secretary has advised that the Albany Branch feels very strongly that Marine Drive should remain as it is. The RSL point out that Albany also has a strong maritime history which is equally worthy of recognition.
10. There has been continual comment made about the possibility of naming ‘Marine Drive’ to ‘Anzac Drive’ and it is an issue which Council needs to clearly take a policy decision on.

RECOMMENDATION

THAT Council advise the Returned & Services League, Mr SD Perkins and residents fronting Anzac Road that it has reviewed the request to rename ‘Marine Drive’ to ‘Anzac Drive’ and that it considers the name ‘Anzac’ could be used in alternate ways which may be more appropriate to honour and respect the ANZAC tradition within the City of Albany.

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

"Sunny Corner" 26 Sandalwood Parade
Halls Head
Mandurah 6210
Western Australia

Tel: 08 9535 5990

15th June 2001

Mr Robert Fenn
The Executive Director Development Services
The City of Albany
PO Box 484
ALBANY W A 6330

Dear Mr Fenn,

RENAMING OF MARINE DRIVE: Your Ref SERO79/REL108 (0105693)

Thank you so much for reply in the above matter.

It is pleasing to know that the procedure for a name change has been put into effect with your approach to the residents of Anzac Road and that the result will be presented to Council for their determination and support for the name change. I expect that the recent events of The Albany Federation Festival and the Albany Anzac Day 2001 have raised the awareness of Albany's residents to the unique part that the Town of Albany played in the growth and development of the "Anzac Tradition". The perpetuation of this theme can only be of immense benefit to The City of Albany and it's surrounds, particularly as Anzac Day this year was so well received throughout Australia by the medium of Television and Radio.

Your final paragraph suggests that I may wish to contact an Albany member of the Albany RSL. Although I lived in Albany some 45 years and took a constant interest in it's progress over those years and being a Member of the Town of Albany for 10 years, I am afraid that I would not be known too well at this time by any local officer of the RSL. I have there today written to Lt Col K Bladen, President of Western Australian Branch of the Returned Services League and acquainted him of the present position, suggesting that he contact his Albany counterpart to make an address to Council when the need arises.

As you know from my letter of the 8th April to The City of Albany my initial approach and submission was made to Lt Col Bladen who passed it on to Mr Don Meredith JP in September of last year, it follows that he should perhaps ask his Albany colleague to support the change. Should that not transpire I myself would be prepared to travel to Albany and address Council, giving my personal support to such an important name change in support of "Anzac" and it's historical importance to all Australians, particularly our younger generation who have become so ardently involved in recent times.

My wife and I will be away in the North of the State for some 2-3 months, "chasing the sun" but will be back at Mandurah shortly after the time span of 2 months given by you. Should you write to me in that time span I would mention that we have our mail forwarded by Australia Post.

Thank you so much for your personal interest in your position of Executive Director of Development Services and the effect that a simple name change could have.

Yours sincerely

SD Perkins (Stan)

* Copy attached

| | | |
|----------------------------|----------------------|-----------------|
| CITY OF ALBANY RECEIVED | | |
| 18 JUN 2001 | | |
| REL108 | | |
| FILE SERO79 | CORRO No. 0109690 | OFFICER EDDS |
| REPLY YAS | ACKNOW SENT / / | CNL/BLTN |

ORDINARY COUNCIL MEETING AGENDA – 21/08/01
** REFER DISCLAIMER **
DEVELOPMENT SERVICES REPORTS

DEVELOPMENT SERVICES REPORTS

"Sunny Corner" 26 Sandalwood Parade
Halls Head
Mandurah 6210
Western Australia

Tel: 08 9535 5990

15th June 2001

Lt Col K Bladen
President of Western Australia Branch
Returned Services League
PO Box Y3023
PERTH WA 6832

COPY

Dear Sir,

RE: RENAMING MARINE DRIVE AT ALBANY TO ANZAC DRIVE Your Ref Kb:rf:KJB:Perkins

I would refer to your letter of the 27th September 2000 in the above matter.

In April of this year I contacted your office by phone to determine whether you had received any reply from Mr Don Meredith JP of Albany. Your office was good enough to ring back and let me know that my letter together with the background material had been passed on to the City of Albany by Mr Meredith. It would seem that both the letter and background material have been mislaid as a letter from them at that time said that they had no record of their receipt.

I have since written to The City of Albany and have today received a reply which would indicate that the procedure to enable a name change to **ANZAC DRIVE** is being instigated. This is indeed a very pleasant thought and trust that the next 2-3 months will see the change.

The City of Albany has suggested that a local Member of the Albany RSL address the Council to support the proposed change, when the matter has progressed to the stage of being implemented. Would your office be kind enough to approach an appropriate Albany RSL member to do this. I myself have offered to travel to Albany if a person is not available, to address Council. Having lived in Albany for some 45 years it would be no problem to do this as I was a former member of The Town of Albany and am conversant with such procedures from years ago. I am assuming of course that you yourself may not wish to address the Council of The City of Albany and would be more than pleased if you could. Such an event is some months away and may even not take place if objections are received to the name change at Albany and are accepted by the Council to keep the status quo.

I am attaching a copy of The City of Albany's letter of the 12th June 2001 and of my reply to them. They mention that there is an existing name of Anzac Road which may need to be changed. I am attaching a plan of that part of the City of Albany and as can be seen it is situated at the base of Mira-Mar adjacent to Lake Seppings and has no outlook towards the King George Sound where the assemblage of ships took prior to their moving off to the Middle East. The existing Marine Drive has a magnificent outlook facing South over King George Sound with a wonderful elevated position for all to see the departure point and the beginning of the **ANZAC tradition**. As you may know the entrance to Princess Royal Harbour from King George Sound was renamed in recent times to **Aitaturk Entrance** in honour of the President of Turkey and their country's association with the Gallipoli landings, there is a plaque erected on Marine Drive to that effect,.....to me it would seem almost inevitable to have a name change from Marine Drive to **ANZAC DRIVE** enacted. Having written to you first in September of 2000, I was hoping that with National interest and the proceedings at Albany for Anzac Day at Albany would have brought about a change at that time.....a timely result on such a great occasion.

Thank you for your support in the past, I would appreciate a reply and if you are not able to organise someone from the Albany RSL to address council, I would feel privileged to do this for you.

Yours sincerely


SD PERKINS (Stan)

ORDINARY COUNCIL MEETING AGENDA – 21/08/01
** REFER DISCLAIMER **
DEVELOPMENT SERVICES REPORTS

DEVELOPMENT SERVICES REPORTS



Returned and Services League

Albany Sub-branch, PO Box 241, Albany, W.A., 6330

Mr Robert Fenn,
City of Albany,
PO Box 484,
Albany WA 6331

Dear Mr Fenn,

Re- Renaming of Marine Drive to ANZAC Drive

In reference to your correspondence of 13 June, 2001 with reference number SERO79/REL071 we hereby pass on to you the report from the general meeting of the above sub-branch held Thursday July 4th, 2001.

At the general meeting, your correspondence was tabled and the contents were discussed at length with the assembled members (approx 50 members). After discussion, the motion was moved that we report back to you that the Albany Sub-Branch of the RSL very strongly feels that Marine Drive should remain as it is. The members felt that it is appropriate because of the strong maritime history associated with Albany.

Whilst the members agree with all that has been expressed regarding the military connections with the ANZAC tradition, they also concede that with the naming of the new ANZAC Memorial Park, the tradition will be kept alive and in the public arena.

If any further information is required please do not hesitate to contact Mr Digger Cleak , President of the Albany Sub-Branch – 98 514 385.

Yours sincerely,

Kay Cleak,
Hon. Secretary

12-7-01

| | | |
|------------------------------------|--------------------|-----------------|
| CITY OF ALBANY RECEIVED | | |
| REL071 16 JUL 2001 | | |
| FILE sero79 | CORRO No 011250 | OFFICER EODS |
| REPLY YK | ACKNOW SENT / / | CNL/BLTN |

DEVELOPMENT SERVICES REPORTS

17 June 2001

RA and VJ Barbour
2 Anzac Road
MIRA MAR WA 6330

Robert Fenn
Executive Director Development Services
City of Albany
P O B ox 484
Albany WA 6330

Dear Robert

| | | |
|----------------------------|----------------------|-----------------|
| CITY OF ALBANY RECEIVED | | |
| 19 JUN 2001 | | |
| FILE 582579 | CORRO No. 0109696 | OFFICER EDDS |
| REPLY YN | ACKNOW SENT / / | CNL/BLTN |

CHANGE OF ROAD NAME

Thank you for your letter of 13 June 2001 in which you ask our opinion on the possibility of having the street name "Anzac" transferred from our locality to that of Marine Drive.

We have been in Albany approximately sixteen years during which time we have lived in the same home on the same block, but have had a number of different addresses.

- We first came to the then Town of Albany in 1984 to an address we were informed was **5 Lake Road**.
- Approximately a year later we were notified that we had been given the incorrect information, our address was not 5 Lake Road, but **7 Lake Road**.
- A few years later we drove home one evening to find a new sign, "Anzac Road", in the place of the previous "Lake Road" sign. A letter from Council informed us that our address would, from then on, be **2 Anzac Road**.
- Our address is currently 2 Anzac Road, but confusion occurs from the map of Albany which names our road as **Anzac Close**.

We have no objection to the renaming of the road as we consider Anzac Drive an appropriate name for the present Marine Drive but we would request that the City of Albany pay the cost of the change of our address on stationery, signage, in telephone books etc as this will be the third time we have had to change our address while not moving from our original home.

Do the present residents living in Anzac Road have any say in the choice of a new name for the road should a change be implemented?

Please keep us informed during the process of change, if it occurs.

Yours Sincerely



Richard and Jeanann Barbour

ORDINARY COUNCIL MEETING AGENDA – 21/08/01

** REFER DISCLAIMER **

DEVELOPMENT SERVICES REPORTS

6 Anzac Road,
Albany. W.A.
6330.

26th June 2001.

Executive Director Development Services
City of Albany,
P.O. Box 484,
ALBANY W.A. 6330

Dear Mr Fenn.

RE CHANGE OF NAME ANZAC ROAD.

In reply to your letter regarding the above, we oppose the possibility most strongly.

The cost and paperwork to us would be huge, as many legal documents etc would have to be Changed.

If in earlier years Council rejected the idea when it was submitted to them, do those reasons Still exist.

"Marine Drive" it has always been, even when those young men went to war.

Perhaps we could call it "Anzac Memorial Drive", leave Anzac Road as it is, and make every-One happy.

Yours Faithfully,

Valerie Marriott

| | | |
|------------------------------------|-----------------------|-----------------|
| CITY OF ALBANY RECEIVED | | |
| 28 JUN 2001 | | |
| FILE 06907A | CORRO No. 0110497 | OFFICER EDDS |
| REPLY M | ACKNOWLEDGMENT / / | CNL/BLTN |

DEVELOPMENT SERVICES REPORTS

Barbara Barclay
PO Box 1128
ALBANY WA 6330

Mr Robert Fenn
Executive Director Development Services
City of Albany
PO Box 484
ALBANY WA 6330

Dear Mr Fenn

CHANGE OF ROAD NAME – MARINE DRIVE to ANZAC DRIVE

Thank you for your letter dated 13th June 2001.

I have read your letter and the letter from Mr S. D. Perkins and wish to advise that I would support the name change provided the Returned Services League of Western Australia upheld the proposal.

I am concerned that the submission to change the name comes from a person who no longer lives in Albany, albeit he spent 50 years as a resident here. Mr Perkins proposal has merit, however, it is important to me that the support of the RSL is obtained to validate the name change.

Thank you for the opportunity to respond.

Yours faithfully


BARBARA BARCLAY
3rd July 2001

| | | |
|----------------------------|----------------------|-----------------|
| CITY OF ALBANY RECEIVED | | |
| - 5 JUL 2001 | | |
| FILE 56079 | ISSUE NO. 0110823 | OFFICER EDDS |
| REPLY Y/N | ACKNOW SENT / / | ONL/BLTN |

DEVELOPMENT SERVICES REPORTS

11.1.7 Nomination to External Committee – Lower Great Southern Regional Strategy

| | | |
|--------------------------------|---|---|
| File/Ward | : | GOV060 (All Wards) |
| Proposal/Issue | : | Council nominate representatives to Steering and Technical Advisory Committee of Lower Great Southern Regional Strategy |
| Subject Land/Locality | : | Entire district of City of Albany |
| Proponent | : | Department for Planning and Infrastructure |
| Owner | : | N/A |
| Reporting Officer(s) | : | Executive Director Development Services (R Fenn) |
| Disclosure of Interest | : | Nil |
| Previous Reference | : | Nil |
| Summary Recommendation: | | Council appoint representatives to Committees |
| Locality Plan | : | N/A |

BACKGROUND

1. The Albany Regional Strategy was released in June 1994 and covered the three Local Government areas of Denmark, Albany and Plantagenet. The Department for Planning and Infrastructure (DPI) was planning to update the Albany Regional Strategy in the foreseeable future, however the recent change of State Government has brought that task forward. The Minister for Planning and Infrastructure has provided the financial means to prepare the Lower Great Southern Regional Strategy and has extended the study boundary to also include the Shire of Cranbrook.
2. The Strategy will be prepared by the DPI under the guidance of a steering committee and a technical advisory group, with input from a community advisory group. The final document will be submitted for consideration and endorsement by the Western Australian Planning Commission (WAPC). Mr Mike Allen, Acting Executive Director of Strategic Planning at the DPI, will chair the steering committee meetings and Mr Phil Woodward, Regional Manager of the Ministry for Planning (MfP), will chair the technical advisory group meetings.
3. The DPI is seeking a Council representative to sit on the steering committee and a City of Albany officer to represent Council on the technical advisory group.

DEVELOPMENT SERVICES REPORTS

Item 11.1.7 continued

STATUTORY REQUIREMENTS

4. The preparation of a Lower Great Southern Regional Strategy (LGSRS) will assist Local Government and State Government in formulating policy and implementing town planning controls in a more strategic manner by documenting those regional influences which may affect local decisions. The LGSRS is non-statutory, however it will be noted within State Planning Policy No. 8 as a regional planning document and Local Government will be required to give consideration to that document in the preparation of Town Planning Scheme amendments and the decision making process.

POLICY IMPLICATIONS

5. There are no immediate policy implications relating to this item.

FINANCIAL IMPLICATIONS

6. The Western Australian government will be fully funding the preparation of the LGSRS and resources from within the DPI and MfP will be used to prepare the document, undertake research, etc. The City of Albany will be required to provide ‘in kind’ support with the provision of information, meeting with officers during the preparation of the document and attending meetings.

STRATEGIC IMPLICATIONS

7. The LGSRS is an important strategic town planning document which has the capacity to provide direction to Local Government in the Great Southern on broader issues such as tree plantations, alignments for gas pipelines, identification of agricultural land of regional significance, establishment of the district road hierarchy, establishing policies for the protection of basic raw materials, etc.

COMMENT/DISCUSSION

8. For several years the City of Albany has been placing pressure upon the WAPC to commence work on a regional planning strategy for Albany and its surrounding Shires. It is encouraging to see the new Labour Government giving this particular project higher priority amongst State funding for planning projects.
9. The first meetings for the LGSRS are to be held on Friday 7th September with the Steering Committee meeting between 1:00pm and 4:00pm and the Technical Advisory Group between 9:00am and 12:00 noon.

DEVELOPMENT SERVICES REPORTS

Item 11.1.7 continued

RECOMMENDATION

THAT, in response to the request from the Department for Planning and Infrastructure, the City of Albany appoint Councillor _____ as the City’s representative, with Councillor _____ as deputy, on the Lower Great Southern Regional Strategy Steering Committee and appoints the Executive Director Development Services, with the Planning Officer (Strategy), as Council’s representative on the Lower Great Southern Regional Strategy Technical Advisory Group.

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

11.1.8 Nomination to External Committee – Torbay Catchment River Restoration Project

| | | |
|--------------------------------|---|---|
| File/Ward | : | MAN095 (West Ward) |
| Proposal/Issue | : | Nomination of Councillor to external committee |
| Subject Land/Locality | : | N/A |
| Proponent | : | Waters & Rivers Commission |
| Owner | : | N/A |
| Reporting Officer(s) | : | Executive Director Development Services (R Fenn) |
| Disclosure of Interest | : | Nil |
| Previous Reference | : | Nil |
| Summary Recommendation: | | Council representative be appointed |
| Locality Plan | : | N/A |

BACKGROUND

1. The Waters & Rivers Commission (W&RC) has been successful in obtaining National Rivers Consortium funding for the “Whole of Torbay Catchment River Restoration Project”. W&RC has recently written to Council seeking a representative upon the Community Steering Committee for the project.
2. The Steering Committee will be responsible for guiding the project to ensure that it addresses stakeholder issues and provides coordination of activities.

STATUTORY REQUIREMENTS

3. There are no statutory requirements relating to this matter.

POLICY IMPLICATIONS

4. Council has no formal policy on this matter.

FINANCIAL IMPLICATIONS

5. There are no financial implications to the City of Albany relating to this item.

DEVELOPMENT SERVICES REPORTS

Item 11.1.8 continued

STRATEGIC IMPLICATIONS

6. Within Albany 2020 Charting Our Course Strategic Plan Council lists as one of its important Ports of Call:

❖ *“A managed healthy land/harbour environment.”*

7. Within that Port of Call a number of objectives are listed including:

- ❑ To provide the community with an effective and environmentally appropriate drainage network and to reduce polluted discharge to and from the stormwater system.
- ❑ To identify and monitor human and environmental hazards at the source.
- ❑ To promote the health of the City’s land and harbour through the raising of community environmental awareness.
- ❑ To maximise partnerships with other stakeholders to ensure the sustainable use and care of our harbours.

COMMENT/DISCUSSION

8. This Federally funded program has the potential to address major land management issues within the Torbay Catchment and to address the high nutrient levels within Lake Powell and the Torbay Inlet.

RECOMMENDATION

THAT Council nominate Councillor _____ as its representative on the Whole of Torbay Catchment River Restoration Project Steering Committee.

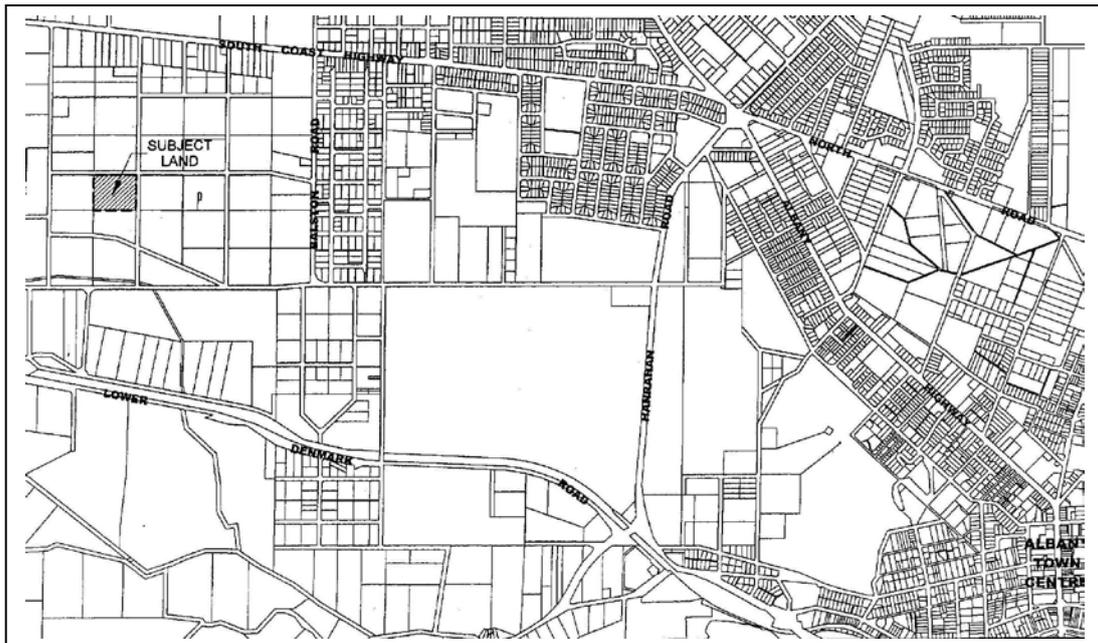
Voting Requirement Simple Majority

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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 Residential’
- Subject Land/Locality** : Lot 126 (#44) Bottlebrush Road, Gledhow
- Proponent** : Ayton Taylor & Burrell
- Owner** : RJ & SR Lange
- Reporting Officer(s)** : Executive Director Development Services (R Fenn)
- Disclosure of Interest** : Nil
- Previous Reference** : OCM 02/04/98 Item 13.3.1
OCM 02/07/97 Item 13.3.1
- Summary Recommendation:** Initiate the 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.

STATUTORY REQUIREMENTS

5. 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.

DEVELOPMENT SERVICES REPORTS

Item 11.1.9 continued

6. 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

7. 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)
8. 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.”

9. 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

10. 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.

DEVELOPMENT SERVICES REPORTS

Item 11.1.9 continued

11. 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

12. 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.
13. 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

14. 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. 169 to the City of Albany Town Planning Scheme No. 3 prepared. They lodged that scheme amendment with Council (copy of report included in the Elected Members’ Report/Information Bulletin) and anticipated that Council would initiate the amendment to the Town Planning Scheme.
15. 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.

DEVELOPMENT SERVICES REPORTS

Item 11.1.9 continued

16. Progressing with a Town Planning Scheme amendment in advance of overall structure planning for an area is often fraught with danger and there is 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 by made.
17. The original amending documents contain a subdivision guide plan for Lot 126 which provides no recognition of the impact of that subdivision upon adjoining lots. A suitable alternate subdivision guide plan needs to be prepared which satisfies the basic requirements of a limited structure plan. The proponents have indicated their preparedness to undertake that work.

RECOMMENDATION

THAT:

- 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”.**

Voting Requirement Simple Majority

.....

DEVELOPMENT SERVICES REPORTS

11.1.10 Proposed Home Occupation (Mobile Welding) – Lot 132 Balston Road, Gledhow

File/Ward : A22139 (West Ward)

Proposal/Issue : Home Occupation (Mobile Welding)

Subject Land/Locality : Lot 132 (#5) Balston Road, Gledhow

Proponent : D & A Matheson

Owner : D & A Matheson

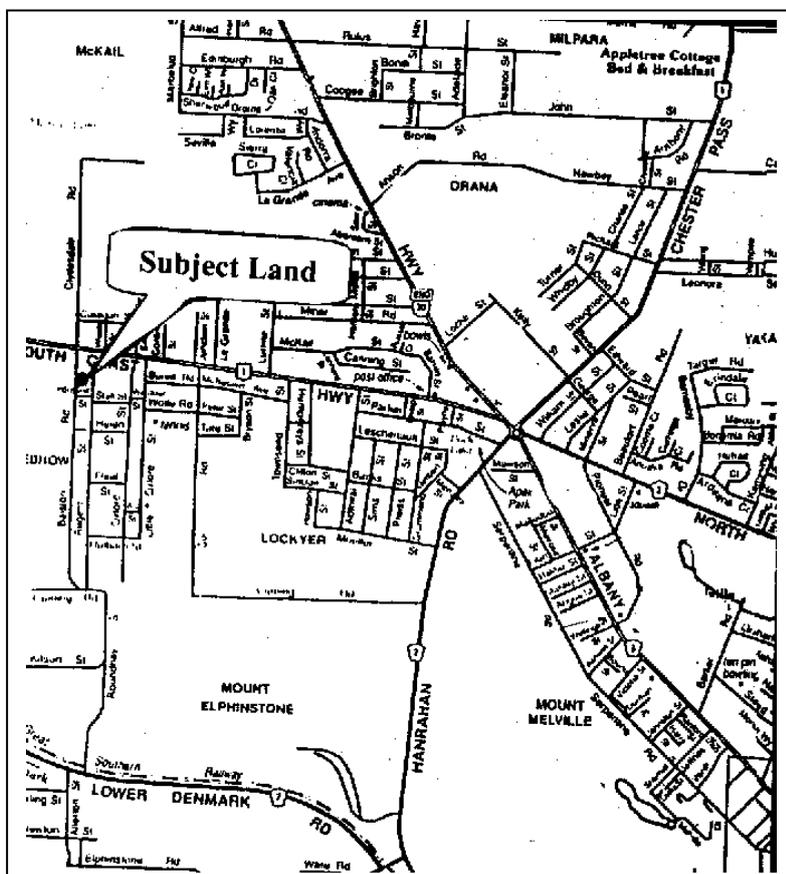
Reporting Officer(s) : Planning Officer (P Steele)

Disclosure of Interest : Nil

Previous Reference : Nil

Summary Recommendation: Approve the proposed Home Occupation with conditions

Locality Plan :



DEVELOPMENT SERVICES REPORTS

Item 11.1.10 continued

BACKGROUND

1. Council received an application from D & A Matheson for a mobile welding business at Lot 132 (#5) Balston Road, Gledhow. A copy of this application follows this report. The proposal falls within the classification of a ‘Home Occupation’.
2. In June 2001 Council officers received a written complaint regarding activities at Lot 132 Balston Road from a nearby resident. Officers attended the site and discussed the matter with the owner of the property and complainant. The owner was requested to apply for a home occupation approval from Council which has prompted this item to Council.
3. As outlined in the letter that accompanied the application it is proposed that a room within the existing dwelling be used as an office for the business and the existing shed be used to store welding equipment and the vehicle containing the mobile welding unit. No welding is proposed at the residential address as part of this proposal.
4. Lot 132 Balston Road is zoned “Residential” zone and a Home Occupation is an ‘A’ use under Town Planning Scheme 3. Home Occupation applications are required to be referred to neighbouring property owners for their comment. The application requires the special consent of Council after consideration of submissions.
5. The proposal was referred to the neighbouring property owners for a period of two weeks during which time two submissions were received.

STATUTORY REQUIREMENTS

6. An application for a home occupation is required to address a number of guidelines designed to primarily protect the amenity of the locality. Two of the requirements of a home occupation that are particularly relevant in this instance are:

“A Home Occupation...

(a) does not cause injury to or prejudicially affect the amenity of the neighbourhood including (but without limiting the generality of the foregoing) injury or prejudicial affection due to the emission of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, waste water, or waste products.

(b) In the case of occupation as a builder, electrician, plumber, carpenter, painter or occupation of a similar nature:

- *the storage of any material or product or waste products is wholly contained within the buildings on the land;*
- *any commercial vehicles kept on the site for a period longer than four hours are stationed behind the building line associated with the property and parked to the rear of the house and appropriately garaged; and*
- *any communications installation associated with the activity is the subject of a separate application to Council for approval.”*

DEVELOPMENT SERVICES REPORTS

Item 11.1.10 continued

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

COMMENT/DISCUSSION

10. Prior to the application being received by Council, a nearby landowner had made a complaint regarding the construction and use of a zincalume outbuilding on Lot 132 Balston Road.
11. The 74.7m² zincalume shed was issued with a building licence on the 6th April 2001 and completed in June 2001.
12. The initial complaints related to the reflectivity of the zincalume into the neighbour's backyard, the size of the outbuilding, the noise that the owner was making within the outbuilding, the stormwater run-off and the condition of the dividing fence. In response to the initial complaint, Council staff conducted a site visit and discussed the issues with the associated parties.
13. The applicant has painted the side of the shed and intends to erect a screen to reduce the glare into the neighbour's property. Council staff believe that this is sufficient to resolve the glare issue.
14. In regards to the noise issue from the shed, the owner has informed Council staff that he was constructing a trailer for personal use.
15. The application was referred to all surrounding landowners for a two week comment period, during which submissions were received from two landowners. Both were opposed to the proposal. It has been asked that one of the submissions not be made public; a copy of this submission has been provided under separate cover to Councillors and a copy of the other submission is located in the Elected Members' Report/Information Bulletin.
16. The submissions mirror issues raised in the initial complaint. These being the noise problem and the welding that occurs in the shed. The submissions believe that the home occupation would be a mobile welding business, with the actual welding business conducted from the existing shed. Included in the submissions are lists of times, types and frequency of the noise emitted from the shed.

DEVELOPMENT SERVICES REPORTS

Item 11.1.10 continued

17. There are a number of other issues that are raised in the submissions, however these are not relevant to the application. They are civil matters to be sorted out between landowners rather than through Council.
18. The submissions highlight that noise is generated within the shed. Council has taken no noise readings for the area whilst any machinery has been in use, nor has any attempt been made to determine if noise is residential or business related.
19. It should be noted that under Regulation 14 of the Environmental Protection (Noise) Regulations 1997 which relates to the use of equipment on a residential premises, a “reasonable” level of noise is permitted to be generated from residential premises. A copy of Regulation 14 follows this report.
20. The proposal for the home occupation (Mobile Welding) complies with the provisions of Town Planning Scheme No. 3 in terms of running an office from within the existing dwelling and storing equipment within a domestic outbuilding; most home occupations operate in this manner.
21. Should an approval be issued for the proposed home occupation it would be subject to conditions associated with using the shed for a commercial use.
22. As mentioned above, a home occupation shall not have a negative effect on the locality. Council staff believe that this application, as proposed, would not have a negative impact on the locality, and with the relevant conditions applied would have no impact on the surrounding properties.

RECOMMENDATION

THAT Council issue a conditional Planning Scheme Consent, valid for a period of two years, to D & A Matheson to conduct a home occupation (Mobile Welding) in accordance with submitted proposal, upon Lot 132 (#5) Balston Road, Gledhow.

Voting Requirement Simple Majority

AND

THAT Council delegate to the Executive Director Development Services the role to formulate and impose appropriate conditions upon the Notice of Planning Scheme Consent for the Home Occupation (Mobile Welding) upon Lot 132 (#5) Balston Road, Gledhow.

Voting Requirement Absolute Majority

.....

- AMENDED RECOMMENDATION -

11.1.10 Proposed Home Occupation (Mobile Welding) – Lot 132 Balston Road, Gledhow

AMENDED RECOMMENDATION

THAT Council issue a conditional Planning Scheme Consent, valid for a period of two years, to D & A Matheson to conduct a home occupation (Mobile Welding) in accordance with submitted proposal, upon Lot 132 (#5) Balston Road, Gledhow.

Voting Requirement Simple Majority

AND

THAT Council delegate to the Executive Director Development Services the role to formulate and impose appropriate conditions upon the Notice of Planning Scheme Consent for the Home Occupation (Mobile Welding) upon Lot 132 (#5) Balston Road, Gledhow.

Voting Requirement Absolute Majority

AND

THAT the Executive Director of Development Services monitor land uses at Lot 132 (#5) Balston Road, Gledhow on a regular basis to ensure compliance with the Planning Scheme Consent and the Noise Regulations and that delegated authority be extended to the Executive Director of Development Services to commence legal proceedings against the developer for any breaches of the consent under clause 6.5 of the City of Albany Town Planning Scheme No. 3, if required.

Voting Requirement Absolute Majority

.....

DEVELOPMENT SERVICES REPORTS

DJ & A Matheson
5 Balston Road
ALBANY WA 6330
(08) 9841 7721

13th June 2001

City of Albany
Attention: Mr Adrian Nicholl
Development Services
PO Box 484
ALBANY WA 6331

Dear Adrian,

I am writing in application for home occupation. I intend to use my outbuilding to store welding equipment as well as a vehicle which I use as a mobile welding contractor. I will be storing machinery which I will use for my own personal use.

A room within our home will be used as an office relating to the mobile welding business.

Our home and our shed will not and is not being used for commercial activities.

Please find enclosed all the necessary documentation relating to the above

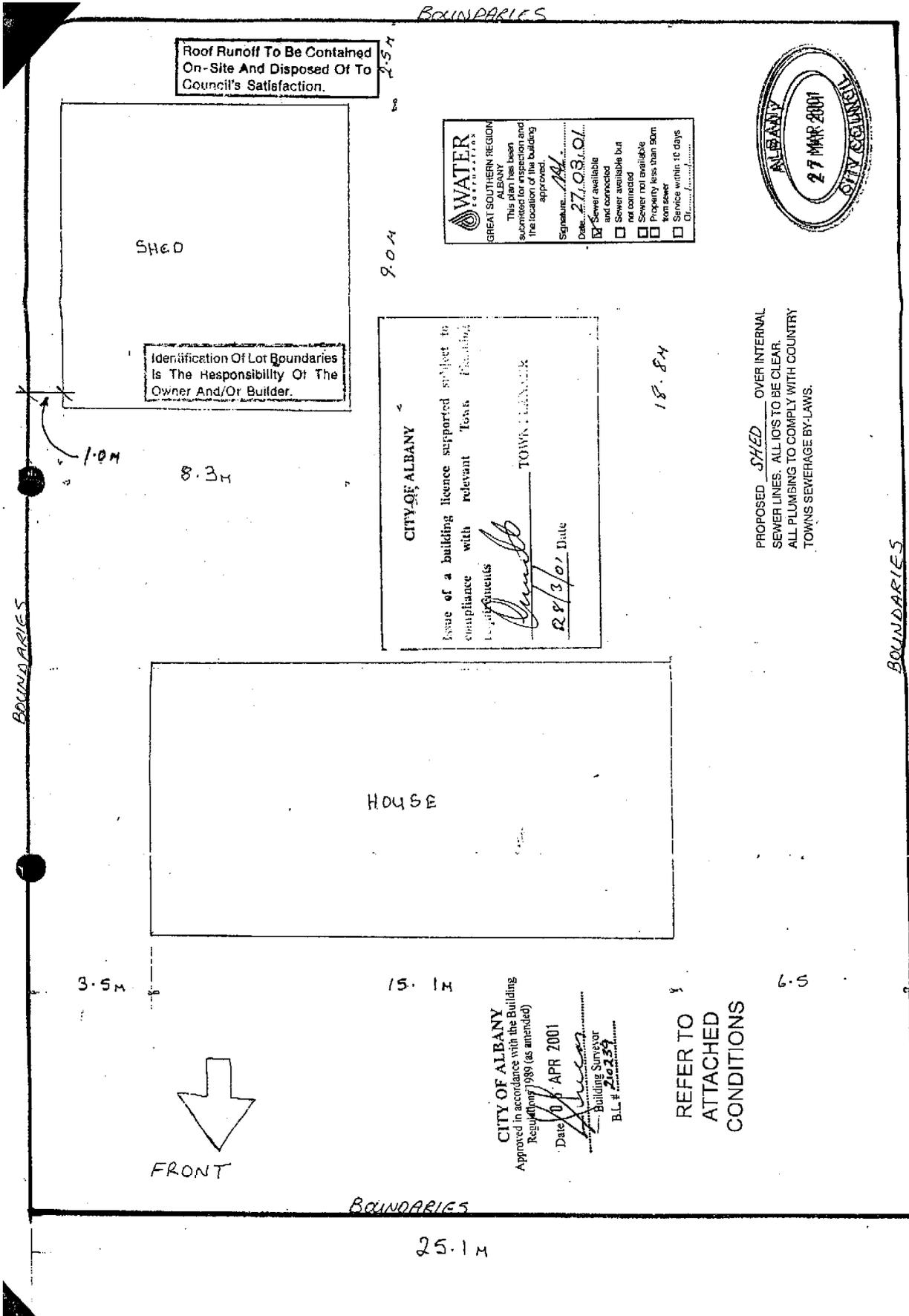
Yours sincerely,

DAVID & ANNIE MATHESON



** REFER DISCLAIMER **

DEVELOPMENT SERVICES REPORTS



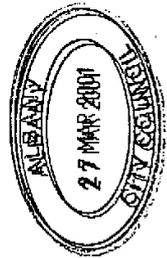
Roof Runoff To Be Contained On-Site And Disposed Of To Council's Satisfaction.

WATER CORPORATION
GREAT SOUTHERN REGION
ALBANY

This plan has been submitted for inspection and the location of the outgoing approved

Signature: *[Signature]*
Date: 27.03.01

Sewer available and connected
 Sewer available but not connected
 Sewer not available
 Property less than 50m from sewer
 Service within 10 days



Identification Of Lot Boundaries Is The Responsibility Of The Owner And/Or Builder.

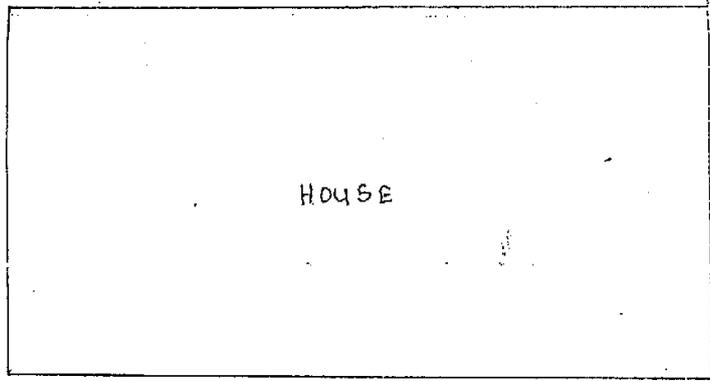
CITY OF ALBANY

Issue of a building licence supported subject to compliance with relevant Town Planning Requirements

[Signature]
R/S/3/01 Date

TOWN PLANNING

PROPOSED SHED OVER INTERNAL SEWER LINES. ALL JO'S TO BE CLEAR. ALL PLUMBING TO COMPLY WITH COUNTRY TOWNS SEWERAGE BY-LAWS.



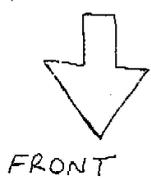
CITY OF ALBANY

Approved in accordance with the Building Regulations 1989 (as amended)

Date: 30 APR 2001

[Signature]
Building Surveyor
B.L.# 210239

REFER TO ATTACHED CONDITIONS



DEVELOPMENT SERVICES REPORTS

Environmental Protection (Noise) Regulations 1997

Equipment used on residential premises

14. (1) In this regulation —

“specified equipment” means any item of equipment which requires the constant presence of an operator for normal use.

(2) Regulation 7 does not apply to noise emitted from residential premises from the use of specified equipment on any day if —

- (a) the specified equipment is used in a reasonable manner;
- (b) the specified equipment has not been used —
 - (i) in the case of equipment other than a musical instrument, for more than 2 hours since the beginning of the relevant day; or
 - (ii) in the case of a musical instrument, for more than one hour since the beginning of the relevant day;
- (c) the noise resulting from the use of that specified equipment on those premises, having regard to the duration of the noise emission, the frequency of similar noise emissions from those premises and the purpose for which the equipment is used, does not unreasonably interfere with the health, welfare, convenience, comfort or amenity of an occupier of premises receiving the noise; and
- (d) the specified equipment is used —
 - (i) between 0700 hours and 1900 hours on Monday to Saturday inclusive; or
 - (ii) between 0900 hours and 1900 hours on a Sunday or public holiday.

Bellringing and calls to worship

15. (1) In this regulation —

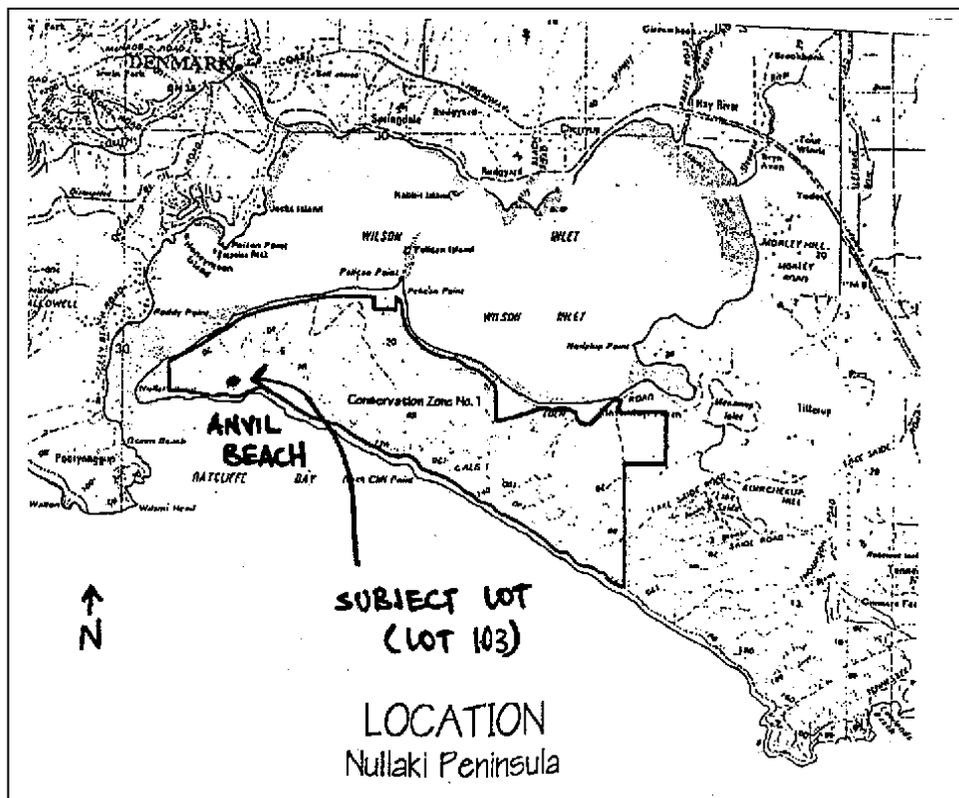
“amplified call to worship” means a call or invitation to worship (including the ringing of a single bell or a set of bells) which is amplified or reproduced by the use of electronic amplification equipment;

“bellringing” means the ringing of a set of bells, where not amplified by electronic amplification equipment;

DEVELOPMENT SERVICES REPORTS

11.1.11 Relaxation Scheme Provision - Dwelling House – Lot 103 Eden Road, Youngs

- File/Ward** : A165319 (West Ward)
- Proposal/Issue** : Location of dwelling outside approved development area
- Subject Land/Locality** : Lot 103 (Location 1828) Eden Road, Youngs
- Proponent** : L Rogerson
- Owner** : L Rogerson
- Reporting Officer(s)** : Planning Officer (G Bride)
- Disclosure of Interest** : Nil
- Previous Reference** : OCM 18/12/97 Item 13.3.9
- Summary Recommendation:** Grant Planning Scheme Consent subject to conditions
- Locality Plan** :



DEVELOPMENT SERVICES REPORTS

Item 11.1.11 continued

BACKGROUND

1. An application for Planning Scheme Consent has been received from L Rogerson (owner of subject land) to establish a residential dwelling house upon Lot 103 Eden Road, Youngs.
2. The property is located within the Nullaki Estate, and is zoned “Conservation (Area No.1)” within Town Planning Scheme No. 3. The scheme requirements for this area state that prior to the issue of Planning Scheme Consent, a development area no greater than 1ha in size shall be designated to the satisfaction of Council. This development area designates where all dwellings and ancillary structures are to be located.
3. Council has previously supported a request to locate a development area upon Lot 103 Eden Road, Youngs. At its meeting dated 18th December 1997, the former Shire of Albany resolved:

“THAT Council advise the proponents it is prepared to reduce the 200m setback from the coastal foreshore reserve and grants Planning Scheme Consent for a dwelling house on proposed Lot 3, Location 2065, subject to:

- i) Submission of detailed plans, including elevations, contours, floor levels, building materials and colours, means of access, fire precautions and water storage.*
 - ii) Compliance with the relevant Special Provisions of Conservation Zone Area No. 1.*
 - iii) The dwelling shall be minimum of 70m from the proposed foreshore reserve boundary.*
 - iv) The boundary of the development area be a minimum of 50m from the proposed foreshore reserve boundary.”*
4. Some time after the applicant had received notification of Council’s resolution, there was some confusion as to the positioning of the development area. The applicant became aware that the site plan submitted to Council showed the development area being 50m from the foreshore reserve, whereas the site discussed with Council officers was immediately adjacent to the reserve (ie. nil setback).
 5. The applicant has stated that, in order to clarify the situation, he contacted Council’s Planning Department, and was advised by a former Planning Officer (on or around 11th January 2000) that the development area inspected on site had been approved. There is no record of this conversation on Council records, with the exception of a fax reinforcing the requirements of Council’s decision (refer attached).
 6. The proposed residence is 30.5m from the foreshore reserve boundary, and is therefore located 39.5m closer to the reserve boundary than the 70 metres referred to in Council’s resolution. For this reason, this item is being referred back to Council for consideration.

DEVELOPMENT SERVICES REPORTS

Item 11.1.11 continued

STATUTORY REQUIREMENTS

7. Within the Conservation Zone (Area No.1), the construction of buildings including associated site works and removal of vegetation, requires a Planning Scheme Consent.
8. The clause most relevant to this application states that the location of development areas within Nullaki Estate should be setback a minimum of 50m from the Wilson Inlet Foreshore Reserve, 200m from the coastal foreshore reserve and 20m from any other lot boundaries. There is also a requirement that a 20m wide “low fuel zone” be accommodated within the development area, effectively requiring any development on Lot 203 to be setback 70m from the foreshore boundary.
9. The decision made by Council on 18th December 1997 is still valid, and should Council refuse the current application, a dwelling could be constructed 70m from the foreshore reserve boundary.

POLICY IMPLICATIONS

10. A walking trail has been designated within the foreshore reserve and should be constructed within the next few years, subject to maintenance issues being addressed by Council and the developers of the estate. A key imperative associated with the trail is to ensure that people using the trail will observe as little private “on lot” development as possible.
11. Staff have walked this trail and support the applicant’s comments that the proposed dwelling will not be visible from any portion of the trail due to the topography of the land.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

COMMENT/DISCUSSION

14. The applicant has stated the following in support of his application (a full copy of the applicant’s statement is attached):
 - The applicant placed an offer of acceptance on the property subject to the house site being approved by Council.
 - The applicant has stated that he received advice from Council’s Planning Department that the house site was approved, despite concerns that the site plan presented to Council was incorrect.

DEVELOPMENT SERVICES REPORTS

Item 11.1.11 continued

- The development area is located off significant ridgelines, is sheltered from the prevailing SW wind direction and avoids sand blowouts.
 - There is no visual impact to public vantages.
 - This type of house site proposed is consistent with the vision of Nullaki Estate (*“As future residents will probably wish to enjoy the spectacular views of the peninsula, a balance will need to be achieved in terms of screening the development while, at the same time, allowing for views to be obtained”*).
 - Flora and fauna reports on the site have confirmed that there will be no significant impact to rare or endangered flora or fauna in developing the site.
 - It is not practical to move the site to another location further from the foreshore, as the gradient of the hill increases significantly as you move north-through east, thereby providing no views.
 - Council’s Environmental Officer has no concerns with the housing site from an environmental point of view.
15. On 27th July 2001, staff undertook a site visit to the property to confirm whether the house site had changed since it was last inspected in December 1997. Whilst almost four (4) years have passed since the site was initially visited, Council’s Environmental Planning Officer (who was present at the original meeting) is confident that the proposed house site remains unchanged, and is acceptable from an environmental perspective. The environmental benefits of the site include:
- The proposed site will minimise disturbance to vegetation and dunes by reducing the length of access track to be constructed;
 - The site is protected from winds to the south and south-west which will reduce the potential for erosion in the area;
 - The dwelling will not be visible from Ocean Beach, Anvil Beach or the adjacent coastal foreshore reserve and walk trail;
 - Other sites on Lot 3 which meet the development requirements would require more earthworks for access, are open to prevailing winds; and
 - The adjacent coastline is stable and there is minimal danger of future coastal movement in the area
16. Since the house plans were lodged with Council on 6th July 2001, staff have liaised with the applicant to ensure that the building does not dominate views from Anvil Beach which is approximately 1 kilometre to the east. The applicant has removed the need for retaining walls, through the use of poles and decking, and has agreed to reposition the front of the house back to the 98m contour line (refer attached). These changes would reduce the visibility of the dwelling from Anvil Beach, whilst allowing the applicant to retain views along a portion of the peninsula.
17. Staff are confident that the previous report submitted to Council in December 1997 refers specifically to the proposed housing site, and that the condition requiring a 50m setback from the reserve was derived from the applicant’s incorrect site plan. On this basis, and in addition to the environmental advantages of the site, staff believe the proposed residential dwelling house could be supported.

DEVELOPMENT SERVICES REPORTS

Item 11.1.11 continued

RECOMMENDATION

THAT Council, pursuant to Clause 6.10 of the City of Albany Town Planning Scheme No. 3, delegate to the Executive Director Development Services the power to set up and impose appropriate conditions upon the Planning Scheme Consent for the development of a residential dwelling house on Lot 103 Eden Road, Youngs, but acknowledging;

- i) that the most eastern internal wall should be set back on the 98m contour line as shown on the site plan; and**
- ii) that the standard conditions associated with Conservation Area Zone No.1 be applied.**

Voting Requirement Absolute Majority

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DEVELOPMENT SERVICES REPORTS

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KARRI MIA RESORT

PAGE 01

NO. 465

P. 1/2

CITY OF ALBANY

Postal Address: PO Box 484, Albany WA 6331
Offices: Mercer Road, Albany
221 York Street Albany
Email: staff@albany.wa.gov.au

Telephone: (08) 9841 9333
Facsimile: (08) 9841 9200
Facsimile: (08) 9841 9222



DEVELOPMENT SERVICES

Offices: 221 York Street
Postal Address: PO Box 484, ALBANY WA 6331



Phone: (08) 9841 9382
Fax - York Street: (08) 9841 9222

Facsimile Message

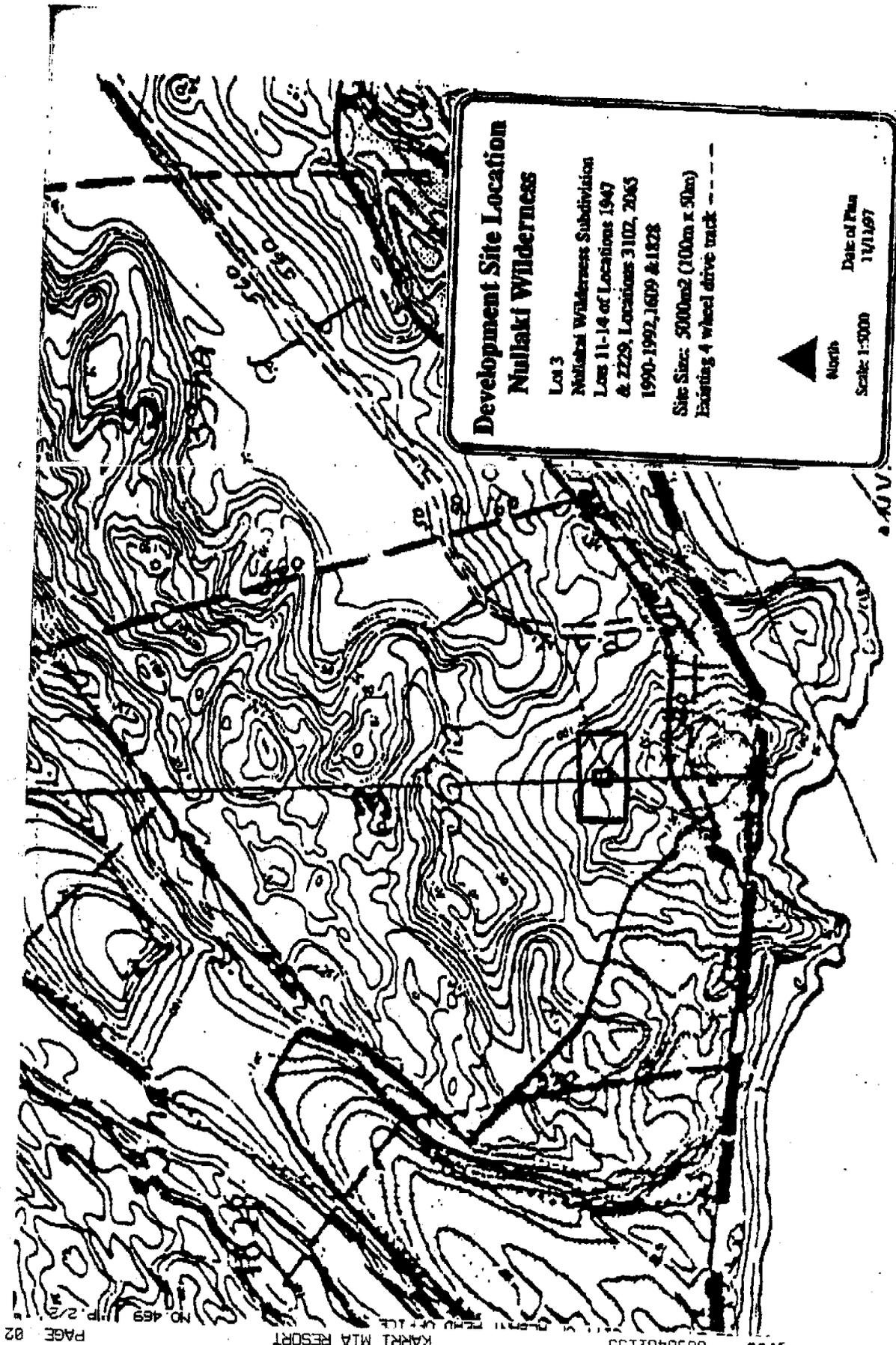
| | |
|--|-----------------------------------|
| To: Peter Robertson <i>ALAN & NEVILLE</i> | From: Alan Augustson |
| Company: | Date: 11 January, 2000 |
| Fax No.: 98481133 | No. of Pages: (incl. This page) 2 |
| Your Ref: Proposed lot 103 Nullaki Drive | Our Ref: A7333 |

Peter,

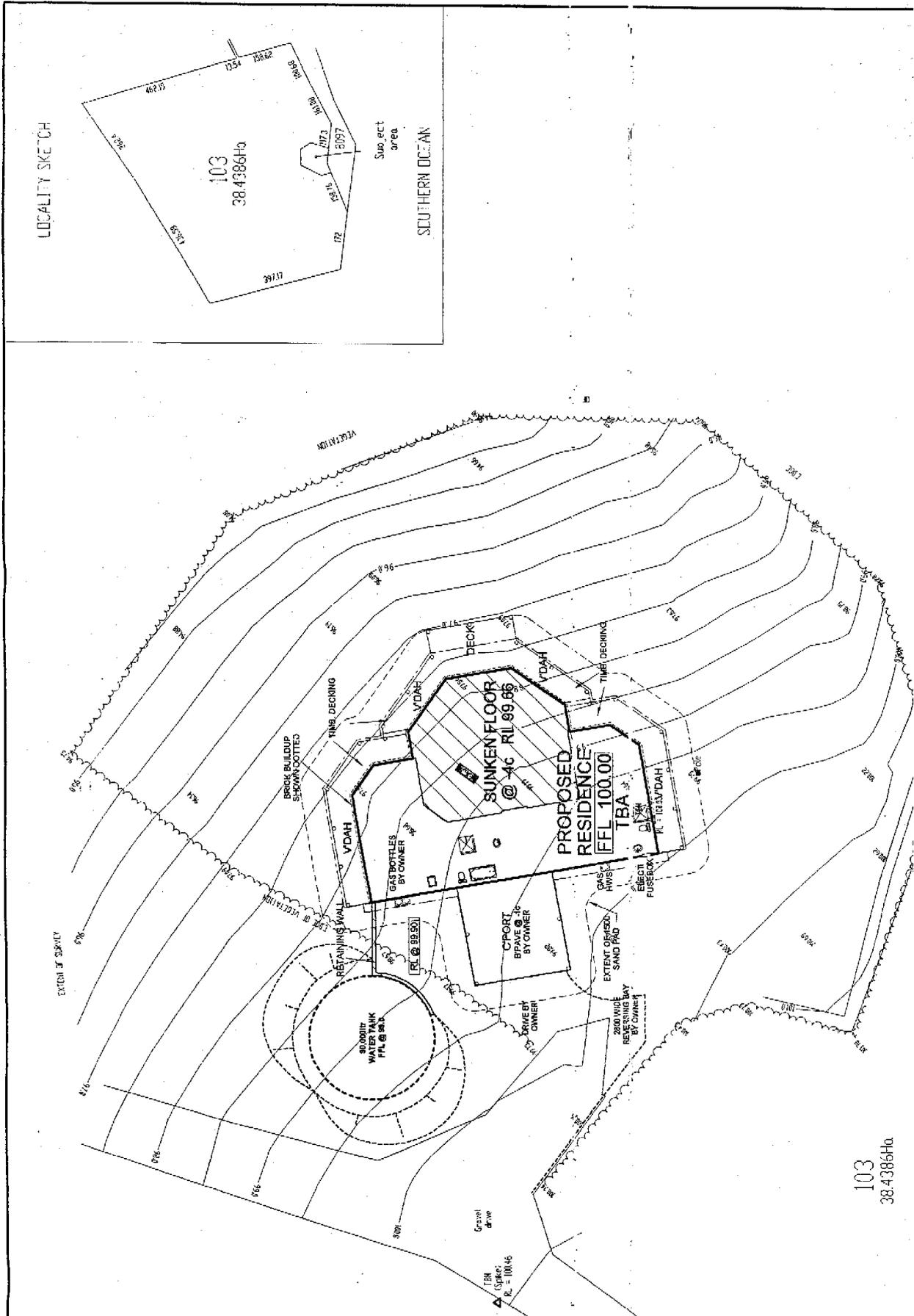
Approval was granted by the Shire of Albany in December, 1997 to relax the building setback from the proposed foreshore reserve on Lot 103. Council officers have since inspected the proposed building site and are satisfied that it complies with the plans submitted. A copy of the proposed building envelope is attached for your information.

Regards Alan

DEVELOPMENT SERVICES REPORTS

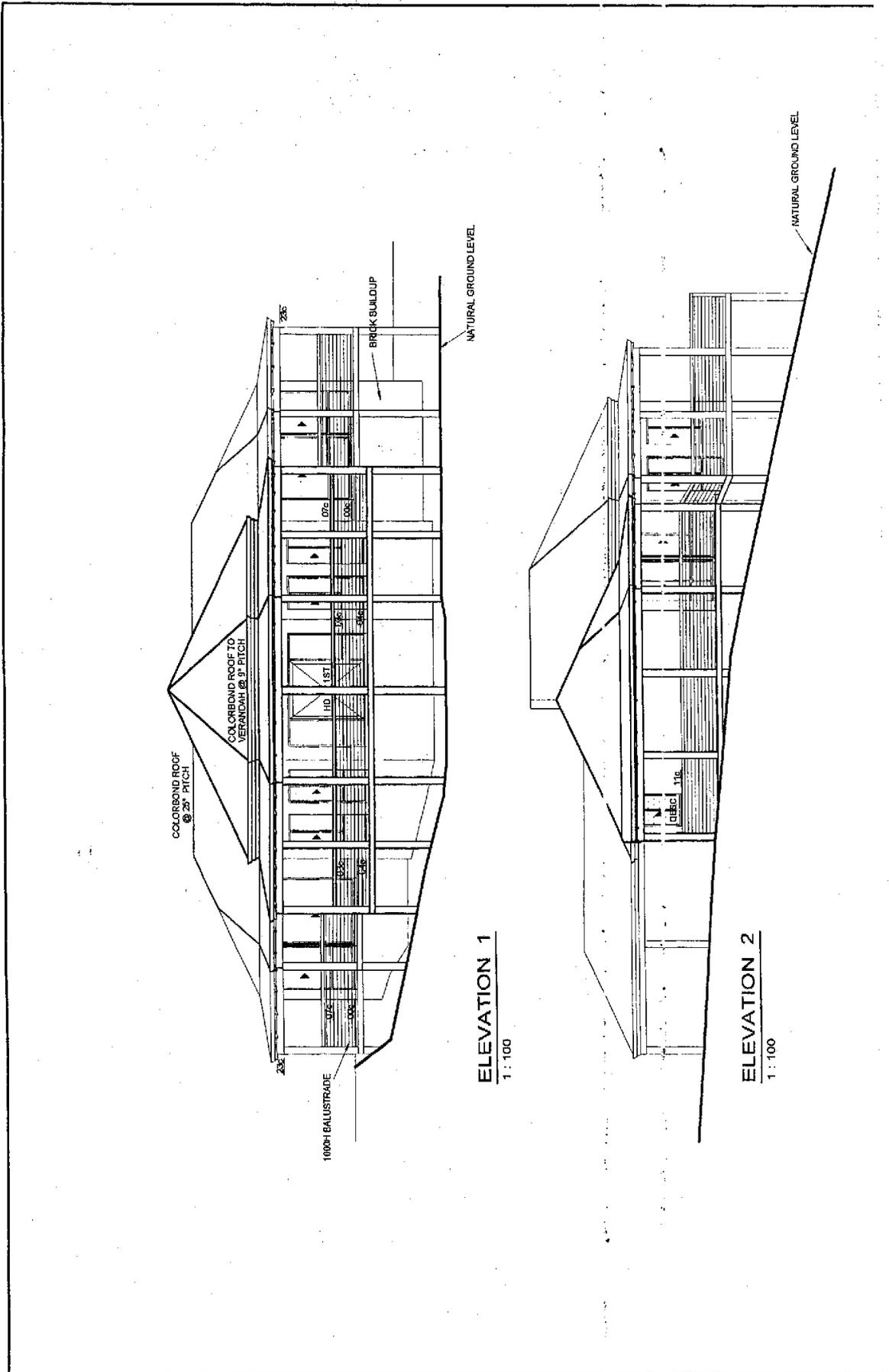


DEVELOPMENT SERVICES REPORTS



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DEVELOPMENT SERVICES REPORTS



ORDINARY COUNCIL MEETING AGENDA – 21/08/01

** REFER DISCLAIMER **

DEVELOPMENT SERVICES REPORTS

From: M.K. & L.M. Rogerson+61(08)92841589

To: Graeme Bride+61(08)98419222

Page 2 of 3, Thursday, August 09, 200

Leanne & Michael Rogerson,
79 Peel Street,
Jolimont, WA, 6014.
8th August 2001.

City of Albany
221 York St, Albany, WA.

Re: Proposed Residential Development – Lot 103 Eden Road, Youngs

Dear Sir/Madam Councillor,

At the next Council Ordinary Meeting, scheduled for 21st August 2001, you will be considering a request for Planning Scheme Consent for a residential dwelling with a foreshore setback relaxation at the above property.

The aim of this letter is to inform you of the full set of circumstances relating to the application.

Background

In 1997 we became aware of the proposal to develop the Nullaki Wilderness Estate. The proposal was exciting to us because we had long been looking for a coastal block in the Albany-Denmark region and we found the concept of the conservation 'Wilderness Estate' very appealing. Being one of the first interested purchasers on site we felt fortunate to get our name down on Lot 3, which promised spectacular views of the peninsula with isolation/privacy and beach access.

A short time later we were given the details of the Town Planning Scheme Number 3, Amendment 130, for the Nullaki Landscape Protection Zone. We immediately withdrew our offer to purchase, as the siting of the development areas seemed to be unrealistic. It was then pointed out that the Council had discretion concerning the setback requirements, and we placed a new offer on the property. This offer was voidable by us if we could not obtain Council approval of a house site that we felt was acceptable.

A house site was identified on the lot, which provided us with a coastal view and yet paid due respect to the conservation zone management issues. A number of Council officers, including Environmental Officer Melanie Price, visited the proposed site and supported our application to have the foreshore reserve setback relaxed. Council approved this application on 23rd December 1997.

When the first phase of the Nullaki Wilderness Estate surveying was completed and pegs were placed, we discovered that the setback relaxation we had been granted did not match the physical location of the selected and inspected site. The discrepancy was discovered in January 2000, when we were in Denmark to settle the property. We immediately contacted the Albany Council Planning Section to confirm that the site as inspected was the site we were settling on. We received first a verbal and then a written confirmation that such was the case. On receiving this advice we paid over the final amount.

On the 20th July 2001 we lodged the Request for Planning Scheme Consent before you now, which gave details of a proposed residence on the development area in question. In response to this request Planning Officer Graeme Bride raised a query with respect to the setback of the development area. An on-site meeting was organised to clarify the matter, held on the 27th July 2001, at which point we provided Council with written evidence supporting our assertions about the development area setback.

Environmental Officer Melanie Price attended the meeting and confirmed that the surveyed development area was in the same physical location as the site she had inspected in 1997. Further, Melanie stated that she was satisfied that the surveyed development area addressed all environmental requirements.

DEVELOPMENT SERVICES REPORTS

From: M.K. & L.M. Rogerson+61(08)92841589

To: Graeme Bride+61(08)90419222

Page 3 of 3, Thursday, August 09, 2001

Planning Officer Graeme Bride had previously indicated that a decision on the development area setback was beyond his authority, and would need to be forwarded to the Executive Director of Development Services, Robert Fenn. This said, Graeme indicated at the meeting that he had no specific objection to the development area from a Planning perspective. He did identify some concerns with the proposed building and site-works however, which he felt would need to be addressed to obtain Planning consent. These modifications have been incorporated in the application now being presented for your consideration

Additional Notes on the Development Area

- The development area is located off significant ridgelines, sheltered from the prevailing SW wind direction. It avoids the sand blowouts and is neither highly exposed, or steeply sloping. (11.4)
- The driveway to the development area has been achieved with minimal disturbance to vegetation and visual impact by following the course of a pre-existing four-wheel drive access track. (11.4)
- There is no visual impact to the public vantages listed in the Town Planning Scheme No. 3, Amendment No. 130 (11.6). The course of the proposed pedestrian pathway across the headland from Anvil Beach to Ocean Beach is such that there is no visual impact from the development area. This is due to the fact that the development area is beside (below) a ridgeline that runs between Lot 103 and the ocean within the foreshore reserve.
- Development areas of this kind were envisaged in the report. (*"As future residents will probably wish to enjoy the spectacular views of the peninsula, a balance will need to be achieved in terms of screening the development while, at the same time, allowing for views to be obtained"* 11.4).
- Flora and Fauna reports on the site have confirmed that there will be no significant impact to rare or endangered flora or fauna in developing the site. (Schedule 5, 4.4)
- It is not practical to move the site to another location further from the foreshore reserve, as the gradient of the hill increases significantly and rapidly as you move North-through-East from the surveyed development area. (Schedule 5, 4.5) Despite attempts, no other potential development site has been identified that will allow us to "enjoy the spectacular views of the peninsula".
- Environmental Officer Melanie Price has stated that she is satisfied that the house site addresses all the environmental requirements, and is in keeping with the intent of the conservation requirements of the Nullaki Wilderness Estate.

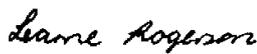
Hopefully we have demonstrated that, with respect to the development area setback, the Request for Planning Scheme Consent currently before you deserves your support for two reasons:

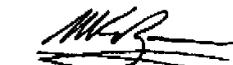
1. In all our dealings in this matter we have acted in good faith, and it is therefore fair and reasonable to expect the Council to act accordingly.
2. The Planning Section and the Environmental Section support the application.

With respect to the proposed building, we believe what we are proposing is "a design, colour and location (within the zone) that meets the constraints of the site, blending in with the landform and comprising natural hues." (11.5)

We find the total concept of the Nullaki Wilderness Development imaginative and exciting and look forward to being part of it.

Sincerely,

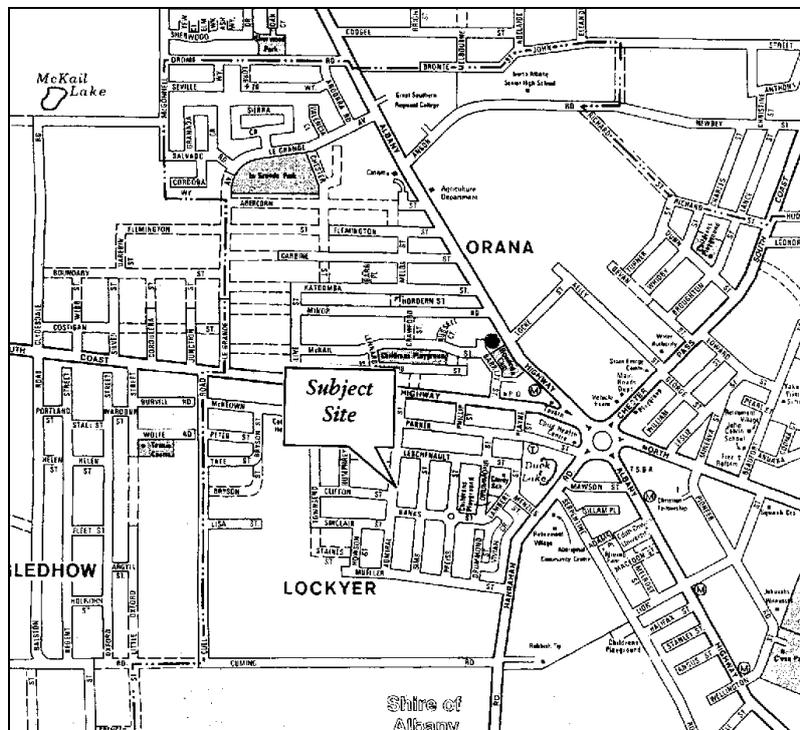

Leanne Rogerson


Michael Rogerson

DEVELOPMENT SERVICES REPORTS

11.1.12 Unapproved Dwellings – Lot 122 Admiral Street, Lockyer

- File/Ward** : A118978 (Vancouver Ward)
- Proposal/Issue** : 2 x 2 Bedroom Dwellings
- Subject Land/Locality** : Lot 122 (#26) Admiral Street, Lockyer
- Proponent** : Spaanderman Homes
- Owner** : Homeswest
- Reporting Officer(s)** : Principal Building Surveyor (D Mexsom)
- Disclosure of Interest** : Nil
- Previous Reference** : OCM 05/06/01 Item 11.1.2
- Summary Recommendation:** Issue a notice for unapproved dwelling units
- Locality Plan** :



DEVELOPMENT SERVICES REPORTS

Item 11.1.12 continued

BACKGROUND

1. At the Council meeting held on 5th June 2001, Council passed the following a motion:

“THAT Council seek legal advice on the prosecution of Spaanderman Homes and authorise the Chief Executive Officer to initiate legal proceedings under Section 374 of the Local Government (Miscellaneous Provisions) Act for commencing a building without Council approving the issue of a building licence.

AND

THAT Council staff prepare a delegation report for Council’s consideration detailing a framework for the processing and/or prosecution of builders/landowners who commence building work without first obtaining a building licence pursuant to Section 374(1) of the Local Government (Miscellaneous Provisions) Act.”

2. Legal advice has since been obtained from Council’s solicitors, Minter Ellison which confirms that enacting Council’s resolution is one available remedy. Prosecution is not the preferred option, given that the Builder has gone into liquidation and is no longer trading.

STATUTORY REQUIREMENTS

3. Where a building is constructed without a building licence, it is normal for Council to issue a Notice under Section 401 of the Local Government [Miscellaneous Provisions] Act 1960. This allows the owner to appeal the provisions of the Notice. The Minister of Local Government can investigate the matter. The Minister can decide to set the notice aside, impose conditions or can uphold the provisions of the notice [this may include the demolition and removal from site of all demolition material]. The Minister can impose specific requirements eg: that a Structural Engineer be engaged to report and or certify the unapproved work.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

5. There are likely to be costs in the order of \$5,000 associated with bringing a breach of the Building Regulations before the court. The maximum available fine is considerably less than the costs incurred by Council, even if a daily penalty was to be applied.

DEVELOPMENT SERVICES REPORTS

Item 11.1.12 continued

STRATEGIC IMPLICATIONS

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

COMMENT/DISCUSSION

7. Following the decision by Council to prosecute Spaanderman Homes, information was forwarded to Council's solicitors. The report from the solicitors basically informed Council that a prosecution would be unlikely to succeed in their opinion.
8. During the time the legal opinion was being obtained, Spaanderman Homes went into receivership. This action has made it impracticable to pursue the prosecution option.
9. To further complicate the issue, Homeswest has made application to Strata Title the two units. Part of that procedure requires Council to issue a "Form 7 Notice" under the Strata Titles Act, which stipulates that, "*the buildings have been inspected and that they are consistent with the approved plans and specifications in respect of the building*". This of course is not the case, because the building plans and specifications are not approved and Council has not had the opportunity to inspect any of the building work. Staff have discussed this issue with Council's insurer and Council has been advised not to sign that part of the Strata Title Form 7.
10. Council could decide to do nothing. If this action was to be taken the building would remain on the site as an "unapproved structure". If Homeswest was to offer the units to tenants under a conditional purchase agreement (most likely if Strata Title clearances are being sought) all liability for the buildings would transfer to the new owners; no mandatory mechanism exists for Council to draw the licensing deficiency to the new owner's attention prior to sale.
11. It would appear to Staff that this situation is now best resolved through the issue of a Notice under Section 401 [1] [c] of the Local Government [Miscellaneous Provisions] Act 1960.
12. This action will allow an appeal to be lodged and an assessment of this matter by the Minister of Local Government. The appeal may result in the Department providing a direction to Local Authorities in relation to future Homeswest developments and hopefully some practical advice to Local Authorities in relation to this retrospective building licence issue.

DEVELOPMENT SERVICES REPORTS

Item 11.1.12 continued

RECOMMENDATION

THAT Council:

- i) based upon the legal advice, withdraw from any action to prosecute Spaanderman Homes for undertaking building work at Lot 122 (#26) Admiral Street, Lockyer; and**
- ii) in relation to the two Homeswest dwelling units at Lot 122 (#26), Location 226 Admiral Street, Lockyer, built without a licence, issue a notice upon Homeswest under Section 401 [1] [c] of the Local Government [Miscellaneous Provisions] Act 1960 requiring the demolition of the buildings and Homeswest be advised of their appeal rights.**

Voting Requirement Simple Majority

.....

DEVELOPMENT SERVICES REPORTS

11.2 INSPECTION SERVICES

11.2.1 Review of Report, Mosquito Nuisances and Preventative Measures

| | | |
|--------------------------------|---|---|
| File | : | SER033 (All Wards) |
| Proposal/Issue | : | Determine the City of Albany’s involvement in the control of disease carrying and nuisance mosquitoes |
| Subject Land/Locality | : | City of Albany |
| Proponent | : | N/A |
| Owner | : | Crown / City of Albany / Private Landowners |
| Reporting Officer(s) | : | Environmental Health Officers (J Freeman-Smith & K MacFarlane) |
| Previous Reference | : | OCM 01/05/01 Item 11.2.1 |
| Summary Recommendation: | | The draft report be amended and the amended report be received. Limited actions be taken to control mosquitoes. |
| Locality Plan | : | N/A |

BACKGROUND

1. At the ordinary Council Meeting held on 1st May 2001, it was resolved that:
 - “i) Council receives and notes the recommendations within the report “Mosquito Nuisance and Preventative Measures”;*
 - ii) The report be advertised for public comment for a period of 42 days; and*
 - iii) Council reconsiders the report once submissions are received and decides the future direction of the City of Albany’s commitment towards the control of disease carrying and nuisance mosquitoes.”*
2. The report was advertised for public comment for a period of 42 days, which closed on 6th July 2001.
3. The report was drafted in response to resident and ratepayer concern regarding mosquito nuisances and primarily due to the numerous cases of Ross River (RR) and Barmah Forest (BF) viruses contracted in the Albany region.

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

4. Council received 93 submissions, the majority of which had mixed comments, i.e. both supporting and opposing sections of the report. In addition, a petition opposing certain aspects of the report containing 820 signatures was lodged. Two late submissions were received but have not been included.
5. A full copy of all the submissions have been forwarded to each Councillor and copies are available for members of the public on request. A schedule of submissions follows this report. This identifies and summarises the major issues in the submissions and corresponds these to the individual respondents.
6. The report and submissions should enable Councillors to determine the feasibility and community support for a long-term mosquito control strategy to minimise the incidence of mosquito borne disease and nuisance in the City of Albany.

STATUTORY REQUIREMENTS

7. The former “Town” area of the City of Albany is governed by the Town of Albany Health Local Laws 1998 of which Local Law 6.2.2 (1) states:

“an owner or occupier of a premises shall ensure that the premises are kept free from possible mosquito breeding sites and shall:

(a) follow any direction of an Environmental Health Officer for the purpose of:

- (i) controlling the prevalence of mosquitoes;*
- (ii) eradication; or*
- (iii) effectively preventing the breeding of mosquitoes.”*

8. The former “Shire” area of the City of Albany is governed by the Model Health By-Laws Series A which states:

“the owner or occupier of any house or premises shall keep such house or premises free of stagnant water liable to breed mosquitoes.”

9. The Local Health Laws pertaining to mosquito control apply to the City of Albany and the Local Laws provide opportunity to control conditions which may contribute to mosquito breeding; the Local Laws do not impose a mandatory obligation to remove mosquito breeding areas.

POLICY IMPLICATIONS

10. The City of Albany has no policies relating to mosquito control on land vested with the City or on behalf of others. Significant mosquito breeding grounds are located on land that is not under the direct control of the City of Albany. Some areas under Council’s management control, such as roadside drainage, contribute to the breeding of mosquitoes. A precedent would be set if Council agrees to initiate control measures in such areas.

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

11. Those local governments that have mosquito control programs in place accept responsibility for the management of mosquitoes where a significant health risk to the community exists, whether the breeding grounds are under their direct jurisdiction or not. It could be argued that mosquito control on river and estuarine floodplains is the jurisdiction of other agencies and not a core function of local government.
12. The draft “Mosquito Nuisance and Preventative Measures” report provided information on the pros and cons of mosquito control; its final recommendations will determine the level of Council involvement.

FINANCIAL IMPLICATIONS

13. The City of Albany has previously committed resources towards the reduction of mosquito numbers at the source. Allocations of \$7,700 in 1999/2000 and \$11,000 in the 2000/01 financial years were set aside. A figure of \$15,000 has been set aside for mosquito control this financial year.
14. Should Council decide to be involved in effective mosquito control, it must be emphasised that the present rate of annual funding is grossly inadequate. Significantly more resources need to be allocated towards engineering controls initially. Once these controls are established, it is anticipated that the current annual figure of \$15,000 for larviciding and maintenance will need to be retained.
15. Acceptance of certain recommendations within the report would obligate the City of Albany to the long-term commitment of control and monitoring of mosquitoes. This would require significant annual funding and human resources.
16. The primary target for mosquito control at this stage is Lower King due to the disease risk implications. However, there may be an increased expectation within other areas of Albany to implement control strategies. There is also the risk of RR virus travelling to other areas of Albany and therefore requiring more urgent treatment. Expanding control measures would result in a requirement for more funding.
17. If effective long-term engineering controls are initially implemented, the ongoing costs will be minimised. Essentially, the law states that individual landowners are responsible for mosquito breeding grounds on their land. However, this legislation does not bind the Crown; only freehold land owned by the City of Albany would require treatment.
18. If mosquito control is a priority, funding would be required for:
 - Preliminary Work on Runnelling Sites at Lower King
 - Acidity Testing \$24,000
 - Environmental Report \$46,000
 - Ethnographic Survey \$10,000

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

- Runnel Construction at Lower King

| | |
|------------------------|----------|
| Surveyor Setout | \$3,000 |
| Engineering Consultant | \$5,350 |
| Runnel Construction | \$19,200 |

- Ongoing Maintenance of Constructed Runnels

| | |
|----------|---------|
| Per Year | \$2,700 |
|----------|---------|

19. Larviciding may also have to be applied in conjunction with the engineering controls in Lower King and Emu Point. For 18 treatments (1 every two weeks) from October to April, the approximate cost is:

- Helicopter Application of Larvicide

| | |
|------------|-----------|
| Lower King | \$44,307 |
| Emu Point | \$136,592 |

20. Application of larvicide would still be required if successful runnels are constructed but at a much reduced application rate and cost.

21. These figures include GST but not State Government Contiguous Local Authority Group (CLAG) funding. Since the draft report was written, a helicopter operator in the area has suggested the initial figures for helicopter application of larvicide could be cut significantly.

22. Within the adopted 2001/02 budget, the funding for runnelling has been removed. If Council wishes to pursue that action, additional funds must be secured or the program delayed for a period of 12 months (subject to it being included in the 2002/03 budget). Council may also wish to consider whether mosquito control expenditure justifies the introduction of a special area rate and over what area that rate levy would be applied.

STRATEGIC IMPLICATIONS

23. The Albany 2020 – Charting Our Course Strategic Plan identifies the following objectives:

- ❖ *“Managed healthy land/harbour environment”*
 - ❑ Environmental Monitoring – To identify and monitor human and environmental hazards at the source.

- ❖ *“The continual development of Council services and facilities to meet the needs of all stakeholders”*
 - ❑ Environmental Health – To provide a range of environmental health services for the benefit of our community.

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

❖ *“Quality parks, gardens and reserves maintaining their feature status”*

- Parks, Gardens and Playgrounds – a diverse range of passive and active recreational areas that are creative, attractive, safe and enjoyable to use.

24. Mosquito nuisances can impact upon a number of Council’s strategic objectives. Some areas that may be affected include development, tourism, health services and the environment.

COMMENT/DISCUSSION

25. The responses to the draft report were varied. There was strong opposition towards the placement of memorials on titles. The majority of respondents stated that mosquito control measures were required. Comments relating to the placement of memorials on titles have been separated from other submissions and have been discussed in detail.

Memorial Issues

26. 81 (or 87%) respondents were against the recommendation to place memorials on the titles of those lots which are situated within 3km of known mosquito breeding grounds which have public health implications. Memorials simply advise successors in title of the potential problem. 41 respondents only had comments regarding the issue of memorials. The main areas of concern about memorials were; that memorials will not solve the problem; detrimental impacts on tourism, economy and Albany in general; and the capacity for memorials to cause devaluation of properties. In addition, respondents felt that any money (estimated to be in excess of \$60,000) used to place memorials on existing titles would be better spent on the actual control of mosquitoes.

27. Placing memorials on titles is a controversial issue. Other local authorities in WA have placed them on the titles of new subdivisions and/or developments in areas that have a very high likelihood of being bitten by a mosquito carrying Ross River or Barmah Forest Virus. The purpose of the memorial is to warn people living in the area of this disease potential and to take precautions to avoid it.

28. Memorials have been placed on all subdivisions by the WAPC since January 1999 in the Peel-Harvey region. They are also being utilised in the Shire of Busselton. The impositions of a memorial is consistent with the WAPC Planning Bulletin Number 3 (June 1995) ‘Record of Information of Titles (Memorials)’ which identifies severe insect caused health problems as a hazard to residential living requiring a memorial.

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

29. Where land is being created in the Albany region (primarily Lower King), it is the recommendation of the Health Department of WA that memorials be placed on titles for new subdivisions in the area. Memorials are used in other areas of the state and there are varying opinions on whether Council may be negligent in not warning potential landowners of the risk. Subdivisions increase the population to the area, with new landowners not being aware that the mosquitoes breeding in that particular area have RR or BF virus. It is not being suggested by any health authorities or planning agencies that Council place memorials on existing lots due to the cost involved and the high level of political opposition to that action. Existing residents can be targeted by way of an education campaign and distribution of pamphlets in the area. Information regarding the presence of RR has recently been added to Zoning Certificates to advise purchasers of property in the disease risk area, however that also has been met with considerable concern by vendors.
30. The 3km buffer proposed by the report around known breeding grounds is being utilised by Mandurah (and supported by the Health Department of WA), is taken from a statistical analysis of the positioning of RR and BF cases in proximity to waterways. Of the cases studied, 64% lived within 1km and 99% within 3km. The types of breeding grounds and mosquito vector of concern in the Mandurah region is similar to what is experienced in Lower King and Emu Point. There have been no other studies elsewhere in the state to establish or verify an accurate buffer distance for the mosquito risk.
31. A committee called The Development in Mosquito Borne Disease Risk Areas (DIMBDRA) Working Group has been established to provide advice to the WAPC on a policy approach for development in areas of mosquito-borne disease risk and/or severe mosquito nuisance. The group includes representatives from the Ministry for Planning, Department of Health (WA), Conservation and Land Management, Department of Environmental Protection, Water and Rivers Commission, WAMA, Regional Development Council and Urban Development Institute of Australia. A study is being undertaken to evaluate current practices in the management and control of mosquito-borne disease in WA, Australia and overseas and the DIMBDRA will recommend a policy approach for the WAPC and Ministry for Planning. Once the policy is adopted by the WAPC, all planning authorities will be required to implement the recommendations. Until such time as the recommendations of this group are adopted by the WAPC, the City of Albany may decide to take “no action”, however the WAPC can still impose memorials on new subdivisions as the Commission controls the subdivision process.

Spraying Issues

32. There were arguments for and against spraying for mosquitoes. There were also concerns with aerial spraying.

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

33. Spraying and fogging of non-target specific pesticides is not recommended in Albany as this can have a negative environmental impact on things like bees and frogs. It is normal practice that fogging only be utilised in emergency disease outbreak scenarios and it target adult mosquitoes. ‘Spraying’ of granular larvicide by aircraft was being promoted in the report and this product falls directly to earth and attacks the mosquito in its larval stage. The larvicide is activated on contact with water where the mosquitoes are breeding. 16% of respondents wanted more spraying with 5% arguing against it. 12% were concerned with either the health or the environmental impacts of spraying.

Supportive Comments

34. The ideas put forward by most respondents were already identified in the report. 8% specifically stated they agreed with all recommendations, excluding the memorials. Generally the public wanted roadside drainage fixed and supported runnelling. Council is planning to enclose open drainage networks as residential roads are upgraded, however the current levels of funding will make this objective a long term solution.

Other Comments

35. Many respondents (including the petition) queried the cost of preliminary work associated with runnelling. The costs of acidity testing (\$24,000), environmental report (\$46,000) and ethnographic survey (\$10,000) make up about 67% of the total cost to install runnelling. It must be noted that all figures are estimates and very conservative in nature.
36. Runnels are physical modifications of foreshore environments and as such, approvals must be gained from Albany Waterways Management Authority under the Waterways Conservation Act. It is unlikely that approval would be granted without acidity testing and environmental reports.
37. Acidity testing is required every 100m along the proposed runnel. It determines the acid content of the soil profile. This is needed to ensure that runnels are not dug which release a flood of acid into the estuarine environment, therefore killing fish, etc. An environmental report is required by the DEP and the Waters & Rivers Commission to establish baseline data on impacts before and after the runnels are installed, as well as identify any potential environmental consequences. An ethnographic survey is required under the Aboriginal Heritage Regulations 1974. There is limited information available on the aboriginal cultural significance of the proposed mosquito control area. The significant sites listed on the internet aboriginal heritage database are incomplete and cannot be relied on for this purpose. Whilst some work may already have been done, site specific analysis will be required. The estimated total cost of the runnels would reduce should this information be provided and it was accurate and conclusive.
38. One recommendation identified in the submissions was the removal of mosquito harbouring vegetation. Some areas of Lower King, particularly Beckett Park, have vegetation that provides protection for mosquitoes and they will congregate here. It can be argued that the removal of such vegetation could reduce mosquito exposure.

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

39. The big question remains “Why even bother with mosquitoes”? Since Ross River Virus became a notifiable disease in 1992 and Barmah Forest in 1995, it has become evident that mosquitoes in Albany are carriers of the disease, in particular those at Lower King. There are cases attributed to Albany by people that have only holidayed in the area. Following this item is a report prepared by the Western Australian Department of Health, which has examined the notified cases of RR and BF virus and determined that Lower King is certainly a ‘hot spot’ when population distribution and notifiable cases of infection are considered. The Health Department report outlines the management and planning recommendations that should be put in place where ‘hot spots’ exist.
40. There is an established, relatively high risk of contracting mosquito borne disease in the Lower King area. Should control measures not be implemented it is quite possible that there will be an increased incidence of disease here in the future. Council must determine whether it takes an active role to reduce the health risk, continues to do limited larvaciding and educational programs or does nothing.
41. The limited research done to date has revealed a number of ‘hot spots’. Climatic and other conditions could increase the number and severity of mosquito breeding grounds and the public health risk.

RECOMMENDATION

THAT Council receive the “Mosquito Nuisance and Preventative Measures” report and the submissions from the public and resolves to take the following actions:

- i) **The recommendations in the report be replaced with the following:**

“11. Recommendations

The City of Albany initiate the following measures to control the incidence of Ross River and Barmah Forest viruses in the City of Albany.

- 11.1 Accept that the installation of runnelling is the most appropriate long term solution to reduce the incidence of mosquito breeding in the Lower King and Yakamia Basin estuarine systems.**
- 11.2 Seek external grants and/or budget support for the installation of runnelling in the 2002/03 budget deliberations.**
- 11.3 Purchase additional larvacide to treat the Lower King and Yakamia Basin estuarine systems within the 2001/02 budget constraints.**
- 11.4 Advocate on behalf of Albany residents for more detailed research by the Health Department of WA on the area of influence of mosquitoes which cause health problems from known breeding grounds.**

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

- 11.5** Await the report of the “Development in Mosquito Borne Disease Risk Areas Working Group” on appropriate town planning mechanisms to control or minimise the potential of health risks where development encroaches upon known mosquito breeding grounds before seeking Council support to impose memorials upon the titles for lots created in those new subdivision which may experience a public health risk.
 - 11.6** Submit an application to the Mosquito Control Advisory Committee to form a Contiguous Local Authority Group (CLAG) to assist with the purchase of mosquito larvacides.
 - 11.7** Continue adult trapping of mosquitoes during summer and autumn months and maintain the program of monitoring and identification of mosquito larvae to correlate with the adult trapping results and climate conditions.
 - 11.8** Endeavour to locate the breeding grounds of the large number of *Coquillettidia livealis* in the Emu Point/Lake Seppings area.
 - 11.9** Continue to disseminate information to inform residents of the risk relating to mosquito exposure through bulk pamphlet mail outs and media releases during times of peak mosquito activity.”
- ii) Where subdivisions are proposed to be undertaken within 1km of known breeding grounds for mosquitoes which pose a health risk, the Western Australian Planning Commission be encouraged to refuse the application until the Development in Mosquito Borne Disease Risk Areas Working Group has determined an appropriate State wide policy position and the policy has been adopted by the Western Australian Planning Commission;
 - iii) The City of Albany’s Environmental Weed Strategy acknowledge the role that weeds play in harbouring mosquitoes in the Lower King and Yakamia Basin estuarine systems and weed eradication be promoted in those areas amongst government agencies and community groups;
 - iv) Where there is a nuisance caused by mosquito breeding but that nuisance carries no public health risk, Council take no action to control mosquitoes; and
 - v) The public be advised that Council, unless expressly directed through Government policy, will place no memorials upon existing land titles, nor will Council advise future landowners upon Zoning Certificates that existing lots may be affected by mosquitoes or that a health risk exists where residences are located in close proximity to known mosquito breeding areas.

Voting Requirement Simple Majority

DEVELOPMENT SERVICES REPORTS

**Mosquito Nuisance and Preventative Measures
Summary of Submissions**

| | Issue | Number of Submissions | Percentage of Submissions |
|----|---|------------------------------|----------------------------------|
| | <i>Issues Regarding Memorials</i> | | |
| 1 | Against memorials | 81 | 87 |
| 2 | Memorials are a waste of money | 9 | 10 |
| 3 | No where else has memorials | 4 | 4 |
| 4 | Memorials will not solve problem | 24 | 26 |
| 5 | Detrimental impact on Albany | 12 | 13 |
| 6 | Detrimental impact on tourism | 26 | 28 |
| 7 | Detrimental impact on economy | 26 | 28 |
| 8 | Devaluation of property | 35 | 38 |
| 9 | Future development impacted | 7 | 8 |
| 10 | Discriminating against sections of Albany | 12 | 13 |
| 11 | Small number of Ross River Virus cases does not warrant memorials | 2 | 2 |
| 12 | Questioning 3km radius of memorials | 8 | 9 |
| 13 | What is good for Mandurah may not be good for Albany | 1 | 1 |
| 14 | Reduce mosquitoes to a point where memorials are not needed | 5 | 5 |
| 15 | If memorials are used, they should go on for other things e.g. noise | 4 | 4 |
| 16 | Education instead of memorials | 13 | 14 |
| 17 | Memorials on new land will meet EPA requirements | 1 | 1 |
| 18 | Memorials have already been applied to new subdivisions | 2 | 2 |
| 19 | Spend memorial money on control | 18 | 19 |
| 20 | Spend memorial money elsewhere | 4 | 4 |
| 21 | If memorials are used they should go on existing titles as well as new | 2 | 2 |
| | <i>Issues Opposing The Report</i> | | |
| 22 | Mosquitoes were here first – don't do anything | 1 | 1 |
| 23 | No spraying | 5 | 5 |
| 24 | Environmental impacts of spraying | 7 | 8 |
| 25 | Health impacts of spraying | 4 | 4 |
| 26 | Questions need for Environmental Report/ Acidity Testing | 5 | 5 |
| 27 | Mosquitoes are all over the place | 9 | 10 |
| 28 | Questions extent of sampling methodology | 3 | 3 |
| 29 | Ross River Virus statistics – not conclusive | 2 | 2 |
| 30 | Council promotes drainage ponds for new developments causing more breeding areas | 1 | 1 |
| 31 | Restricting development will restrict Albany's growth | 2 | 2 |
| 32 | Report is misleading with many disparities | 2 | 2 |
| 33 | Difficulties in obtaining full copies of the report | 1 | 1 |
| 34 | Why waste time/money getting government and landowners support for control measures | 1 | 1 |

DEVELOPMENT SERVICES REPORTS

| | Issue | Number of Submissions | Percentage of Submissions |
|----|---|------------------------------|----------------------------------|
| | <i>Issues Supporting The Report</i> | | |
| 35 | Spray more | 15 | 16 |
| 36 | Manual application of larvicide | 1 | 1 |
| 37 | Fix roadside drainage | 17 | 18 |
| 38 | Clearly Ross River Virus areas should be targeted | 2 | 2 |
| 39 | Need something done | 20 | 22 |
| 40 | Concentrate on stopping breeding cycle | 5 | 5 |
| 41 | Supportive of any action Council will take | 2 | 2 |
| 42 | Supports runnelling | 21 | 23 |
| 43 | Agrees with all recommendations except memorials | 7 | 8 |
| 44 | Concern about development in Ross River Virus areas | 5 | 5 |
| 45 | Supports sensitive environmental management of runnelling areas. | 2 | 2 |
| 46 | Local contractors to install runnelling | 2 | 2 |
| 47 | EPA requirements to cover new developments | 1 | 1 |
| 48 | Well balanced report and conclusions reasonable | 2 | 2 |
| 49 | Additional examination of suitability of runnelling required | 2 | 2 |
| 50 | Approach State government for the same level of support they give Peel/Harvey | 1 | 1 |
| 51 | CLAG funding should be applied for immediately | 2 | 2 |
| | <i>General Comments Regarding The Report</i> | | |
| 52 | No mosquito problem | 6 | 6 |
| 53 | Warning signs about Ross River Virus should go in Public Open Space areas | 1 | 1 |
| 54 | Identify mosquito prone areas in the Town Planning Scheme | 2 | 2 |
| 55 | Initiate control of the marsupial carriers | 1 | 1 |
| 56 | Ross River Virus cases not contracted in Albany | 2 | 2 |
| 57 | Baseline data of runnelling site required | 1 | 1 |
| 58 | Ethnographic Survey already completed | 2 | 2 |
| 59 | Removal of mosquito harbouring vegetation | 6 | 6 |
| 60 | Long-term engineering solutions should be pushed more | 1 | 1 |
| 61 | More environmental friendly control methods researched | 5 | 5 |
| 62 | Re-open channels to flush area at Lower King Bridge | 2 | 2 |
| 63 | Residents being responsible for own land where it meets river | 2 | 2 |
| 64 | Concern of cost of Acidity Testing/Environmental Report | 3 | 3 |
| 65 | Acidity testing/environmental report money spent on control of mosquitoes | 4 | 4 |
| 66 | Money spent on report should be spent on control of mosquitoes | 4 | 4 |
| 67 | Money spent on report consultants should be spent elsewhere | 2 | 2 |

DEVELOPMENT SERVICES REPORTS**Mosquito Report
Summary of Submissions**

| No. | Ratepayer/Resident or Agency | Submission |
|------------|--|---------------------------------|
| 1 | RO Sherry 85 Bayonet Head Road BAYONET HEAD WA 6330 | 1,35,37 |
| 2 | Pamela Schulze 19 Range Court Cr BAYONET HEAD WA 6330 | 1,5,20 |
| 3 | RE Schulze 19 Range Court Cr BAYONET HEAD WA 6330 | 1,2,3,5,6,19,20 |
| 4 | RL & B McCracken PO Box 1107 ALBANY WA 6330 | 1,12,28,43 |
| 5 | South Coast Progress Association PO Box L10 LITTLE GROVE WA 6330 | 1,4,5,7,14,19,26,39,65 |
| 6 | Ross & Jean Jones 97 Elizabeth St LOWER KING WA 6330 | 1,8 |
| 7 | AK & MO Chapman 71 Allwood Pde BAYONET HEAD WA 6330 | 1,2,3,4,27,35,39 |
| 8 | Tony Harrison RMB 9326 Levardia Road TORBAY WA 6330 | 15,24,44 |
| 9 | B McCarthy 182 Bay View Dve LITTLE GROVE WA 6330 | 1,4,37,39,62 |
| 10 | Lower King And Bayonet Head Progress Association 2 Bushby Road LOWER KING WA 6330 (PETITION) | 1,4,5,7,19,26,64 |
| 11 | Graham Franklin 560 Frenchman Bay Road LITTLE GROVE WA 6330 | 1,14 |
| 12 | John & Ethel Halliday 9 & 13 Shell Bay Road LOWER KING WA 6330 | 1,4,7,8,10,11,19,35,37,39,43,53 |
| 13 | Angela & Ken Blechynden 87 The Esplanade LOWER KING WA 6330 | 1,8,10 |
| 14 | Tony Klup 31 Bushby Road LOWER KING WA 6330 | 1,10,20,27 |
| 15 | PK Johns 604 Lower King Road LOWER KING WA 6330 | 1,5,6,8,12 |
| 16 | Dawn Long 651 Lower King Road LOWER KING WA 6330 | 1,9,20,37,67 |
| 17 | Margaret Frost 23 Norwood Road LOWER KING WA 6330 | 1,6,7,8,11,19 |
| 18 | DGR Beasley & AEW Loton PO Box 5698 ALBANY WA 6330 | 1,4,5,19,37,43,61 |

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DEVELOPMENT SERVICES REPORTS

| No. | Ratepayer/Resident or Agency | Submission |
|------------|---|-------------------------|
| 19 | Jackie McGuffie 493 Lower King Road LOWER KING WA 6330 | 1,4,17,19,21,39,43,54 |
| 20 | Edith Whitford 498 Lower King Road LOWER KING WA 6330 | 1 |
| 21 | John Guidera 3 Shepherd St LOWER KING WA 6330 | 1,10,64 |
| 22 | Lewis Riches 21 Banool Cr BAYONET HEAD WA 6330 | 1,6,7,8 |
| 23 | Graham Walker 4 Sherratt St ALBANY WA 6330 | 1,4,6,7 |
| 24 | RG Paddon 44 Wylie Cr MIDDLETON BEACH WA 6330 | 1 |
| 25 | Corony & Peter Barrow C/- Post Officer Lower King LOWER KING WA 6330 | 1,4,6,10,19,30,42,52,55 |
| 26 | P & DJ Van Der Brugge 95 The Esplanade LOWER KING WA 6330 | 1,5,7,9,27 |
| 27 | John Suraski 10 Leishman Ct BAYONET HEAD WA 6330 | 66 |
| 28 | N Wilkenson RMB 8563A Bushby Rd LOWER KING WA 6330 | 1,2,6,19,35,42 |
| 29 | KC & JF Dixon 88 Bayonet Head Rd BAYONET HEAD WA 6330 | 1,35,66 |
| 30 | Val MacKay 59 Yatana Road BAYONET HEAD WA 6330 | 1,39 |
| 31 | E & A Corrigan 2 Taylor St BAYONET HEAD WA 6330 | 1,8,52,56 |
| 32 | Vera S Betton Lot 63 Bushby Rd LOWER KING WA 6330 | 1,8,23,24,25,42,45 |
| 33 | Lower King And Bayonet Head Progress Association 2 Bushby Road LOWER KING WA 6330 | 1,6,10,12,32,39,44 |
| 34 | Albany Waterways Management Authority 5 Bevan St ORANA WA 6330 | 42,45,49,57 |
| 35 | Beverley Harris 33 Shell Bay Road LOWER KING WA 6330 | 1,4,6,7,8,9,15,19 |
| 36 | James H McIlvenie 2 Adam St BAYONET HEAD WA 6330 | 52 |
| 37 | Mike and Val Talbot 2 Bushby Road LOWER KING WA 6330 | 1,4,6,8,19,35,37,42,65 |
| 38 | RF Fisher | 1,2,7,8 |

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DEVELOPMENT SERVICES REPORTS

| No. | Ratepayer/Resident or Agency | Submission |
|-----|---|--|
| | Lot 25 Alison Pde LOWER KING WA 6330 | |
| 39 | Renee and Pieter Davis 4 Viscount Heights LOWER KING WA 6330 | 1,2,6,7,10,16 |
| 40 | Joe Baker 8 Ardross Cr COLLINGWOOD PARK WA 6330 | 1 |
| 41 | Kevin Fahey 29 Range Court Cr BAYONET HEAD WA 6330 | 6,7,8,39,40 |
| 42 | Mark Epworth 3 Langdon Ct LOWER KING WA 6330 | 1,37,52,67 |
| 43 | EM Cameron Sibbald Road BAYONET HEAD WA 6330 | 1,4,6,8 |
| 44 | Ken Gault 511 Lower King Rd LOWER KING WA 6330 | 1 |
| 45 | JA & LA Oldham 72 Alison Pde LOWER KING WA 6330 | 1,23,42 |
| 46 | Rob & Gail Bessen 625 Lower King Road LOWER KING WA 6330 | 1,6,7,8,10,12,28,35,37,42,56,58 |
| 47 | B Antwis 505 Lower King Road LOWER KING WA 6330 | 1,6,8,19,24,27,35,42,66 |
| 48 | Ross Anderson 5 Marine Tce MIDDLETON BEACH WA 6330 | 1,4,7,8,19,21,27 |
| 49 | Nada Wythes PO Box 1450 ALBANY WA 6330 | 1,8,16,35,42,59 |
| 50 | L Wilkenson RMB 8558C Bon Accord Road LOWER KING WA 6330 | 1 |
| 51 | Clifford & Isobel Brindley 18 Slater St LOWER KING WA 6330 | 1,5,6,7,8,52 |
| 52 | Robert Hughes 42 Francis St LOWER KING WA 6330 | 1,2,4,7,8,38,43,44,46,60 |
| 53 | AJ van der Velde 30 Alison Pde LOWER KING WA 6330 | 1,6,7,8,9,12,18,28,29,31,32,33,35,37,39,42 |
| 54 | Dean & Michelle Van Der Brugge 145 The Esplanade LOWER KING WA 6330 | 1,4,8,16 |
| 55 | Amanda Arnol 12 McKenzie Dve LOWER KING WA 6330 | 1,4,16,24,25,37,42,59,61 |
| 56 | Ian Conn 6 Francis St LOWER KING WA 6330 | 1,35,37,39,42 |
| 57 | Stuart Clements borris@telestra.easymail.com.au | 1,4,6,7,8,35,40,63 |

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DEVELOPMENT SERVICES REPORTS

| No. | Ratepayer/Resident or Agency | Submission |
|------------|---|--------------------------------|
| 58 | James Swainson 4 Hicks St LOWER KING WA 6330 | 1,6,7,8 |
| 59 | Kylie Burgess 22 Slater St LOWER KING WA 6330 | 1,8,39,40 |
| 60 | Jennifer Lucas 49 Alison Pde LOWER KING WA 6330 | 1,7,22,23,24,25,42,44 |
| 61 | Kevin Shanhun 29 Mermaid Ave EMU POINT WA 6330 | 1,4,7,8,16 |
| 62 | Geoffrey TE Hands 510 Lower King Road LOWER KING WA 6330 | 1,7,26,31,37,42,43,44,46,47,51 |
| 63 | Margaret Johnson 6 Slater St LOWER KING WA 6330 | 1,5 |
| 64 | Neville B Lawrence 31 Meananger Cr BAYONET HEAD WA 6330 | 1,3 |
| 65 | MR & IM Aslett 115 The Esplanade LOWER KING WA 6330 | 1,8,13 |
| 66 | Michael Smith & Jenny Hunt 42 Bushby Road LOWER KING WA 6330 | 1,6,15 |
| 67 | Noel Wythes PO Box 1450 ALBANY WA 6330 | 1,6,35,42,54,59 |
| 68 | C Holden 68 Francis St LOWER KING WA 6330 | 1,4,8,14 |
| 69 | Gordon Drage 111 The Esplanade LOWER KING WA 6330 | 1,8,61 |
| 70 | Bruce Coulsen 63 Cull Rd LOCKYER WA 6330 | 37 |
| 71 | Geoffrey F Betton Lot 63 Shell Bay Road LOWER KING WA 6330 | 23,42 |
| 72 | Rosanne Andrews-Baxter 659 Lower King Road LOWER KING WA 6330 | 35,37,39,41,42,59,62,63 |
| 73 | Robert Hannington 8 Andrew Way LOWER KING WA 6330 | 1,7,26,29,58,64 |
| 74 | John Maddison 4 Bromley Ct LOWER KING WA 6330 | 1,7,16,19 |
| 75 | Dr John Lindsay 102 Aberdeen St ALBANY WA 6330 | 39,48 |
| 76 | Geoffrey T Johnson 6 Slater St LOWER KING WA 6330 | 41,48,51,59 |
| 77 | Mr Walker | 39,42,59 |

ORDINARY COUNCIL MEETING AGENDA – 21/08/01

** REFER DISCLAIMER **

DEVELOPMENT SERVICES REPORTS

| No. | Ratepayer/Resident or Agency | Submission |
|------------|--|---|
| | 27 Swarbrick St EMU POINT WA 6330 | |
| 78 | Rosalind Sawyer 64 Bushby Road LOWER KING WA 6330 | 1,14,15,23,24,34,39,42,50 |
| 79 | B Villian 79 Francis St LOWER KING WA 6330 | 24,25,36 |
| 80 | Pieter B Davis 4 Viscount Heights LOWER KING WA 6330 | 1,4,6,9,19,39 |
| 81 | Ms L Evans 12 Jason Road BAYONET HEAD WA 6330 | 1,6,7,8,9 |
| 82 | Mark Marshall 12 Jason Road BAYONET HEAD WA 6330 | 1,5,6,8,9 |
| 83 | Miss Chris Frawley PO Box 1675 ALBANY WA 6331 | 1,4,8,12,40,61 |
| 84 | Mrs Jean Trend 544 Lower King Road LOWER KING WA 6330 | 1,10,16,18,19,27 |
| 85 | LJ & MJ Trigwell 12 Slater St LOWER KING WA 6330 | 1,10,27,37 |
| 86 | RDT Crosby 4 Marsh Way LOWER KING WA 6330 | 1,2,4,10,19,26,27,37,64,65,66 |
| 87 | JR & PA Colgate 53 Alison Pde LOWER KING WA 6330 | 1,2,8,16,19,39,43 |
| 88 | Alex Bell 5 Greeble St EMU POINT WA 6330 | 1,6,52 |
| 89 | Peet and Company Limited 200 St Georges Terrace PERTH WA 6000 | 1,5,7,8,9,10,12,16,27,42 |
| 90 | Friends of Emu Point President: Eric Crump | 1,2,4,6,8,14,16,35,37,38,39,40,42,49,61 |
| 91 | David Shaw 44 Bakers St North LOWER KING WA 6330 | 1,16,39 |
| 92 | John and Jane Keays RMB 8622 Nanarup Road LOWER KALGAN WA 6330 | 1,10,12 |
| 93 | IG Medcalf 42 Gallop Road NEDLANDS WA 6009 | 1,3,4,5,6,7,8 |
| 94 | WP & BJ Redman 87 Allwood Pde BAYONET HEAD WA 6330 (LATE SUBMISSION) | 1 |
| 95 | JE Greathead 79 Francis St LOWER KING WA 6330 (LATE SUBMISSION) | 1,23 |

A review of the incidence of Ross River and Barmah Forest virus diseases in the Albany region, with management and planning recommendations

Mosquito-Borne Disease Control section, Western Australian Department of Health

Introduction

Mosquito-borne Ross River (RR) and Barmah Forest (BF) viruses cause potentially debilitating polyarthritic diseases of humans. People who contract these diseases, particularly RR virus disease, are often unwell for months or even years, during which time they may find it difficult to work, or lead a normal lifestyle.

Both viruses occur naturally in many areas of WA. They are transmitted in environmentally driven cycles between certain mosquito species (vectors) and animal hosts. Major outbreaks of human disease occur in regions where certain environmental conditions lead to large numbers of vector mosquitoes and non-immune animal hosts.

The risk of people being exposed to the viruses varies markedly, depending on the time of year and prevailing environmental conditions. Another key risk factor is proximity to mosquito breeding areas and animal hosts, whether this is at home, at work, or during recreation. It is possible to quantify this risk to some extent, using historical case data and determining attack rates. This can then be used to direct management and planning strategies that are essential for reducing the potential for contact between vector mosquitoes and people.

The purpose of this study is to review the incidence of RR and BF virus diseases in the Albany region to determine the relative risks to residents or visitors in different localities within the City of Albany and to make recommendations about appropriate management and planning strategies.

Methods

Only cases confirmed by blood test and notified by Medical Practitioners or Pathology Laboratories to the Great Southern Public Health Unit (GSPHU) were included in the review. Cases that were not confirmed by blood test, or not formally notified to GSPHU were not included. Cases notified elsewhere in WA, but exposed in the Albany region are not included because specific information on locality of exposure was generally not available.

Information from case follow-up questionnaires carried out by Environmental Health Officers (EHOs) from the City of Albany was used to determine the most likely suburb/locality of exposure. If this information was unclear, or if no case follow-up had been conducted then the case was recorded by suburb/locality of residence.

Annual average attack rates per 100,000 residents for different suburbs/localities during the period 1992-30 June 2001 are calculated using population data from the 1996 ABS census. These data were chosen as they represent a mid-point in the 10-year period over which the case data were collected. Multiplying these data out over the 10-year period allows for linear increases or decreases in or constant populations within each suburb.

Results

A total of 95 serologically confirmed cases of RR virus (86 cases) and BF virus (9 cases) diseases were notified between 1992 and 30 June 2001. These are shown (grouped together) in *Table 1*, by year of onset and most likely suburb/locality of exposure (or residence if place of exposure was not clear or not available). The suburb of residence or exposure could not be identified for 11 cases.

DEVELOPMENT SERVICES REPORTS

This was generally due to the fact that a post office box was given as the address on the notification form.

Of the 84 cases for which a suburb/locality of exposure or residence could be identified, almost one quarter (20 cases) was in the locality of Lower King. Bayonet Head and Spencer Park recorded 7 cases each. Six cases were recorded from Yakamia and five from Little Grove. Three cases or less were recorded from all other suburbs/localities.

A more accurate measure of the risk to an individual is the case attack rate. This allows for the fact that some suburbs/localities have larger populations than others, and would therefore expect to record more cases if the risk was uniform across all suburbs/localities. Annual average attack rates for suburbs/localities in this review are shown in *Table 2*.

The results in Table 2 show that the locality of highest risk for RR virus over the period of this review was Lower King (annual average attack rate of 167.4 cases/100,000 residents). Kalgan Heights is grouped with Lower King, because the ABS population data group these localities together. Separate population data for each locality would be required to determine their individual attack rates. Other suburbs/localities with high case attack rates included Youngs Siding, Lower and Upper Kalgan, Torbay and Bayonet Head.

It is of note that several localities at which the highest attack rates were recorded are situated around Oyster Harbour and associated wetlands. These areas has been identified by City of Albany EHOs as having major breeding sites of *Ochlerotatus camptorhynchus* (previously known as *Aedes camptorhynchus*), a recognised mosquito vector of RR and BF viruses.

The annual average attack rate for Lower King is higher than that recorded in the North-east Kimberley between 1984 and 1993 (135 cases/100,000 residents), which was identified as the highest risk region for RR virus in WA during that period. The Lower King rate is also higher than that recorded in the Peel, Leschenault and Capel-Busselton regions between 1987 and 1993. These regions are recognised 'hot spots' of RR virus within the south-west.

Discussion and recommendations

The results indicate that there is a considerable risk of RR or BF virus disease in the Albany region in some years, and that in some localities this risk is very high. In high-risk years, RR and BF virus will be a substantial public health problem for residents and visitors to the region. This may also have the potential to impact on tourism and real-estate values.

It is important to note that the risk fluctuates markedly from year to year. This is almost certainly due to different environmental conditions that affect breeding and survival of the mosquito vectors and vertebrate (animal) hosts of these viruses. For example, in 1998, the risk of RR or BF viruses in Lower King was extremely low, with no cases notified. In contrast, in 1996 the attack rate was 837 cases per 100,000 residents (or 8.3 cases per 1000 residents). City of Albany EHOs have also noted that the risk varies considerably within a locality. For example, most cases in Lower King during 1996 and 2000 were concentrated in small areas within the locality.

Overall, the results presented are likely to be a substantial under-representation of the true incidence of RR and BF virus disease in the Albany region. Experience with outbreaks of these diseases throughout WA suggests that many cases are not serologically confirmed, or are not formally notified. Furthermore, patients exposed in the Albany region, but diagnosed elsewhere in WA were not included in this review. For example, 38 cases were officially recorded as 'Albany cases' during 1995/96. Case follow-up questionnaires carried out in other regions of WA showed that there were at least 13 additional RR virus disease patients who recalled exposure to biting mosquitoes in the Albany region in the three weeks prior to onset of their symptoms, but these have not been included.

DEVELOPMENT SERVICES REPORTS

Management strategies are required to minimise the risk of these diseases in the future, and to warn prospective residents of high-risk localities that they will be exposed to this risk from time to time. A major component of this strategy should be the development and funding of an integrated mosquito management plan by the City of Albany.

The management plan should include such elements as:

- identification of major vector mosquito breeding sites and environmentally acceptable methods for control of mosquitoes in these sites at high-risk times of the year;
- a program for monitoring vectors and human disease and providing public warnings when an excessive risk is identified;
- education packages about the diseases, how to avoid mosquitoes, and encouraging people to take responsibility for their personal protection;
- addressing the issue through the planning process, by limiting development in high-risk areas and imposing memorials on property titles warning of the risk of nuisance and disease-carrying mosquitoes for developments that occur in high-risk regions; and
- investigation of a funding base for the mosquito management program. This could include a differential rating scheme that would require residents who choose to live in high risk localities to pay additional rates to cover the cost of vector mosquito control.

There are many benefits from living near wetland environments in WA. However, one potentially serious disadvantage is the higher risk of infection with mosquito-borne diseases, such as RR or BF virus disease. It would be irresponsible to encourage additional residents to such regions, now that this risk has been clearly defined, without providing adequate warning of that risk or undertaking environmentally acceptable management strategies to reduce the risk.

DEVELOPMENT SERVICES REPORTS

Table 1

Serologically confirmed cases of Ross River and Barmah Forest virus disease* by suburb of likely exposure (if available) or residence in the City of Albany region, 1992 to June 30 2001

| Suburb/Locality | Year | | | | | | | | | | Totals | |
|---------------------|----------|----------|----------|----------|-----------|-----------|----------|----------|-----------|----------|--------|-----------|
| | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | | |
| Albany Central | | | | 1 | 1 | | | | | | | 2 |
| Bayonet Head | | | | | 4 | | | | 1 | 2 | | 7 |
| Centennial Park | | | | | 1 | | | | | | | 1 |
| Collingwood Heights | | | | | 1 | | | | 2 | | | 3 |
| Elleker | | | | | | 1 | | | | | | 1 |
| Emu Point | | | | 1 | | | | | | | | 1 |
| Gledhow | | | | | | | | | | 1 | | 1 |
| Kalgan Heights | | | | | | | | | 1 | 1 | | 2 |
| King River | | | | | | | | | 1 | | | 1 |
| Kronkup | | | | | | 1 | | | | | | 1 |
| Lange | | | | | | | | | 1 | | | 1 |
| Little Grove | | | | | 2 | 1 | | | 2 | | | 5 |
| Lockyer | | | | | 1 | | | | | 1 | | 2 |
| Lower Kalgan | | | | | 1 | | | | 1 | 1 | | 3 |
| Lower King | | | | 1 | 11 | | | 1 | 6 | 1 | | 20 |
| McKail | | | | | 1 | | | | | | | 1 |
| Mira Mar | | | | | | | | 1 | | 1 | | 2 |
| Mount Melville | | | | | 1 | | | 1 | | | | 2 |
| Napier | | | | | | | | 1 | | | | 1 |
| Orana | | | | | | 1 | | | 1 | | | 2 |
| Robinson | | | | | | | | | | 1 | | 1 |
| Spencer Park | | | | | 2 | 1 | | 1 | 3 | | | 7 |
| Tennessee | | | | | 1 | | | | 1 | | | 2 |
| Torbay | | | | | 1 | 1 | | | | | | 2 |
| Two Peoples Bay | | | | | 1 | | | | | | | 1 |
| Upper Kalgan | | | | | 2 | | | 1 | | | | 3 |
| Yakamia | | | | | 3 | 1 | | 2 | | | | 6 |
| Young Siding | | | | | | 1 | | 1 | 1 | | | 3 |
| Suburb not known | 5 | 2 | | | 1 | 3 | | | | | | 11 |
| Totals | 5 | 2 | 0 | 3 | 35 | 11 | 0 | 9 | 21 | 9 | | 95 |

*Overall total comprises 86 cases of RR virus disease and 9 cases of BF virus disease

#Approximate population of locality/suburb, based on 1996 ABS census data

DEVELOPMENT SERVICES REPORTS

Table 2

Serologically confirmed cases of Ross River and Barmah Forest virus disease* and annual average attack rates by suburb/locality of likely exposure (where available) or residence, City of Albany region, 1992 to 30 June 2001

| Suburb/Locality | Year | | | | | | | | | | Totals | Population [#] | Annual average attack rate/100,000 residents | |
|-------------------------------|----------|----------|----------|----------|-----------|-----------|----------|----------|-----------|----------|--------|-------------------------|--|-------------|
| | 1992 | 1993 | 1994 | 1995 | 1996 | 1997 | 1998 | 1999 | 2000 | 2001 | | | | |
| Lower King and Kalgan Heights | | | | 1 | 11 | | | | 1 | 7 | 2 | 22 | 1314 | 167.4 |
| Youngs Siding and Tennessee | | | | | 1 | 1 | | | 1 | 2 | | 5 | 497 | 100.6 |
| Lower Kalgan | | | | | 1 | | | | | 1 | 1 | 3 | 349 | 86.0 |
| Upper Kalgan | | | | | 2 | | | | 1 | | | 3 | 397 | 75.6 |
| Torbay and Kronkup | | | | | 1 | 2 | | | | | | 3 | 555 | 54.1 |
| Bayonet Head | | | | | 4 | | | | | 1 | 2 | 7 | 1323 | 52.9 |
| Two Peoples Bay | | | | | 1 | | | | | | | 1 | 219 | 45.7 |
| Lange | | | | | | | | | | 1 | | 1 | 224 | 44.6 |
| Collingwood Heights | | | | | 1 | | | | | 2 | | 3 | 694 | 43.2 |
| Little Grove | | | | | 2 | 1 | | | | 2 | | 5 | 1185 | 42.2 |
| Yakamia | | | | | 3 | 1 | | | 2 | | | 6 | 1655 | 36.3 |
| Spencer Park | | | | | 2 | 1 | | | 1 | 3 | | 7 | 2376 | 29.5 |
| Robinson | | | | | | | | | | | 1 | 1 | 399 | 25.1 |
| Napier and King River | | | | | | | | | 1 | 1 | | 2 | 902 | 22.2 |
| Lockyer | | | | | 1 | | | | | | 1 | 2 | 1043 | 19.2 |
| Mount Melville | | | | | 1 | | | | 1 | | | 2 | 1065 | 18.8 |
| Centennial Park | | | | | 1 | | | | | | | 1 | 573 | 17.5 |
| Mira Mar | | | | | | | | | 1 | | 1 | 2 | 1164 | 17.2 |
| Emu Point | | | | 1 | | | | | | | | 1 | 712 | 14.0 |
| Orana | | | | | | | 1 | | | 1 | | 2 | 1491 | 13.4 |
| Albany Central | | | | 1 | 1 | | | | | | | 2 | 1578 | 12.7 |
| McKail | | | | | 1 | | | | | | | 1 | 889 | 11.2 |
| Gledhow | | | | | | | | | | | 1 | 1 | 930 | 10.8 |
| Elleker | | | | | | | 1 | | | | | 1 | 1006 | 9.9 |
| Suburb not known | 5 | 2 | 0 | | 1 | 3 | | | | | | 11 | - | - |
| Totals | 5 | 2 | 0 | 3 | 35 | 11 | 0 | 9 | 21 | 9 | | 95 | 22540 | 42.1 |

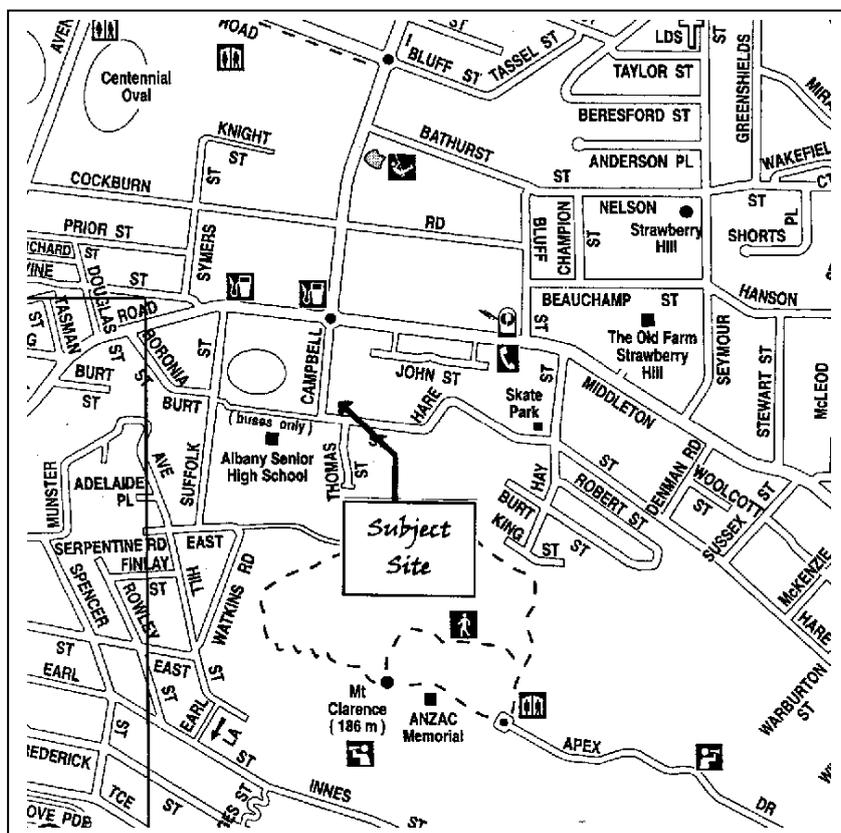
*Overall total comprises 86 cases of RR virus disease and 9 cases of BF virus disease

[#]Approximate population of locality/suburb, based on 1996 ABS census data

DEVELOPMENT SERVICES REPORTS

11.2.2 Parking Restrictions – Burt Street, Mt Clarence

| | | |
|--------------------------------|---|---|
| File/Ward | : | SER044 (Frederickstown Ward) |
| Proposal/Issue | : | Restriction of parking near Albany Senior High School |
| Subject Land/Locality | : | Burt Street deviation |
| Proponent | : | City of Albany |
| Owner | : | City of Albany |
| Reporting Officer(s) | : | Executive Director Development Services (R Fenn) |
| Disclosure of Interest | : | Nil |
| Previous Reference | : | Nil |
| Summary Recommendation: | : | Parking restrictions be applied |
| Locality Plan | : | |



DEVELOPMENT SERVICES REPORTS

Item 11.2.2 continued

BACKGROUND

1. As part of the redevelopment of the Albany Senior High School (ASHS) site, a section of Burt Street and Campbell Road has been deviated by the Education Department of WA (EDWA) to ensure that all of the ASHS buildings are located within the boundary of the high school site and not severed by public roads. Council has previously agreed to the partial closure of Burt Street and Campbell Road and the deviation of the local road network to achieve the EDWA's schooling requirements.
2. The deviated road, see attached plan, is located on a road reserve of minimum width and the road pavement that has been constructed within the road reserve reduced in width to encourage motorists to travel past the school premises at an acceptable speed.
3. To ensure the ongoing safety of high school students and to reduce the possibility of traffic congestion, it is necessary for Council to impose parking restrictions along the length of the road deviation mentioned above.

STATUTORY REQUIREMENTS

4. Clause 16 of the City's Parking and Parking Facilities Local Law (1998) stipulates in part:

- “16. *The Local Government may by resolution constitute, determine and vary and also indicate by signs, from time to time;*
- (a) parking stalls;*
 - (c) permitted time and conditions of parking stalls which may vary within a locality;*
 - (e) permit passes of persons who may park in specified parking stalls; and*
 - (f) the manner of parking in parking stalls.”*

POLICY IMPLICATIONS

5. There is no Council policy in place relating to this item.

FINANCIAL IMPLICATIONS

6. The cost of any signage would be funded from the existing budget.

STRATEGIC IMPLICATIONS

7. The *Albany 2020 Charting Our Course Strategic Plan* includes the following Port of Call:

- ❖ *“The continual development of Council services and facilities to meet the needs of all stakeholders.”*

DEVELOPMENT SERVICES REPORTS

Item 11.2.2 continued

COMMENT/DISCUSSION

8. The restriction of parking along this section of road is required for traffic management and student safety. ASHS currently makes available a limited number of bays within the school site for student drop-off and pick-up. The size and location of those facilities are currently under review, as part of the redevelopment of the ASHS site.

RECOMMENDATION

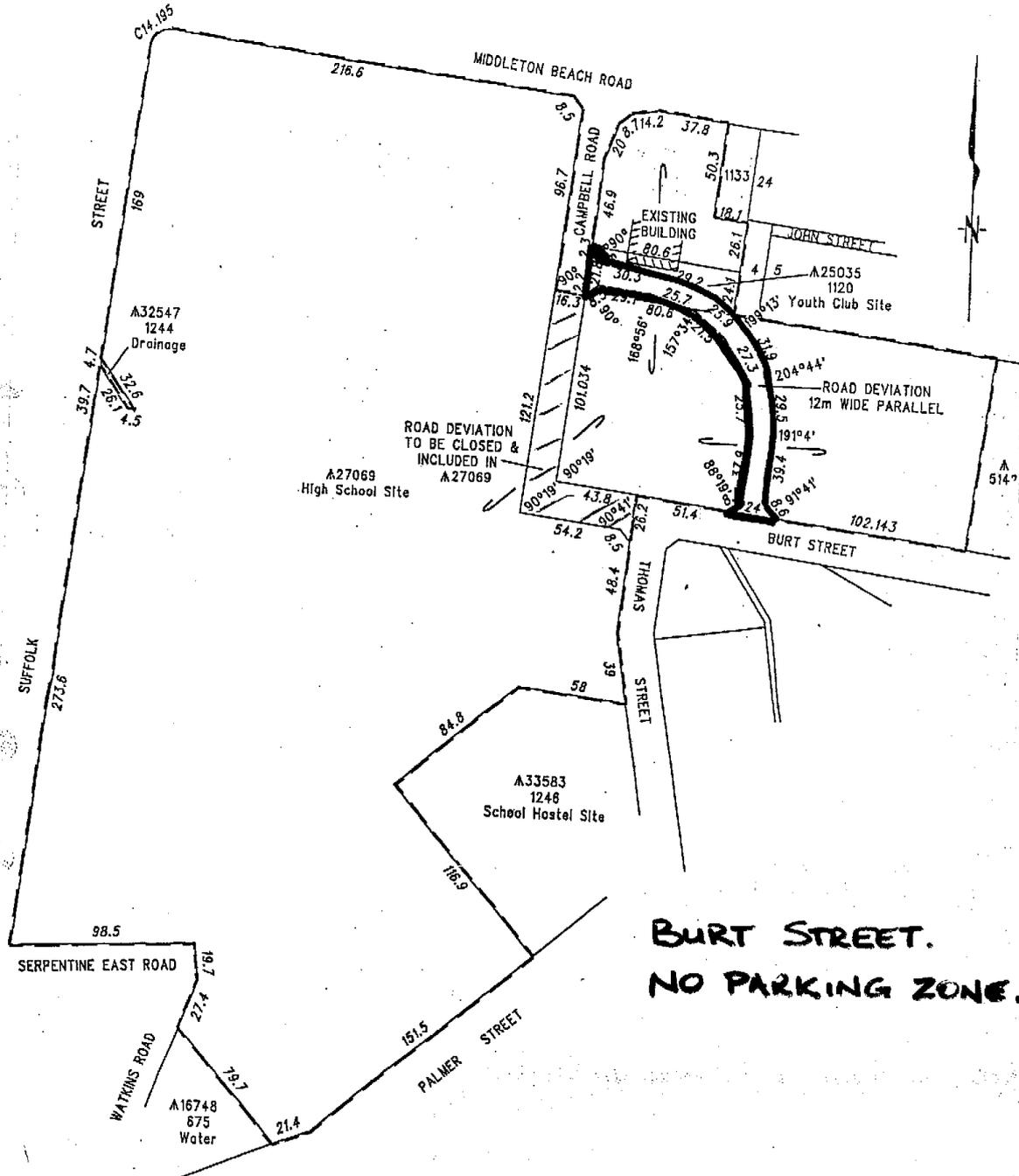
THAT Council resolve to:

- (i) prohibit upon the deviated section of Burt Street (refer to plan), all vehicles from parking upon the road carriageway between 8:00am and 5:00pm Monday to Friday, except public and school holidays; and**
- (ii) advertise the restrictions.**

Voting Requirement Simple Majority

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DEVELOPMENT SERVICES REPORTS

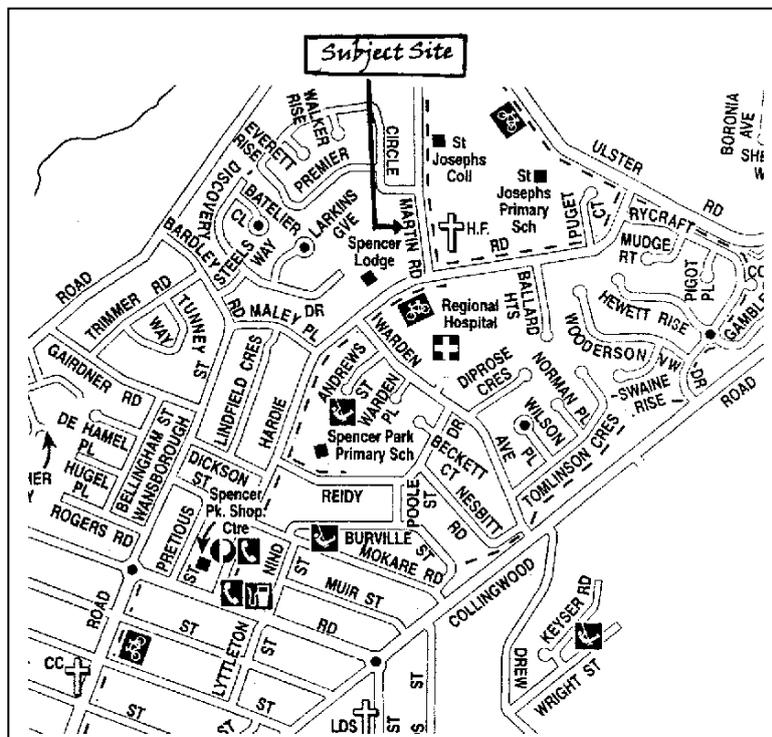


DEVELOPMENT SERVICES REPORTS

11.3 DEVELOPMENT POLICY

11.3.1 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 “Residential R30”
- Subject Land/Locality** : Pt Lot 501 Discovery Drive, Spencer Park
- Proponent** : Rural Urban Planning and Design
- Owner** : Ministry of Housing
- Reporting Officer(s)** : Planning Officer (R Hindley)
- Disclosure of Interest** : Nil
- Previous Reference** : Nil
- Summary Recommendation:** Lay request on the table
- Locality Plan** :



DEVELOPMENT SERVICES REPORTS

Item 11.3.1 continued

BACKGROUND

1. An application has been 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. A copy of the applicant's proposal is attached to the rear of this report.
2. 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.
3. The proponent intends to establish 13 aged person units for rental housing with each unit consisting of two bedrooms and having an average area not exceeding 85m².
4. Whilst conceptual plans have not been prepared at this stage, the applicant has advised that suitable plans will be submitted for Council approval with the final amendment documents.

STATUTORY REQUIREMENTS

5. 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)".
6. 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.
7. If an applicant decides to pursue a scheme amendment, the Council will be required to formally consider that request.

POLICY IMPLICATIONS

8. 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.
9. 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.

DEVELOPMENT SERVICES REPORTS

Item 11.3.1 continued

10. 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.
11. 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

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

STRATEGIC IMPLICATIONS

13. The proposed rezoning may set a precedent for spot rezonings, which are opposed on the basis of orderly planning.

COMMENT/DISCUSSION

14. 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 include:
 - This proposal suggests a spot rezoning in an area where residential development dominates. Support to this proposal would set an undesirable precedent in the area.
 - A 'special site' proposal would equally facilitate the development of aged accommodation on the site as a change in density would.
 - 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.
 - In order to maintain streetscape and amenity, conceptual plans would need to ensure that the proposed development is residential in character and can be integrated with surrounding land uses. The promotion of a walled enclave, typical of many aged accommodation developments is not supported.
 - 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.

DEVELOPMENT SERVICES REPORTS

Item 11.3.1 continued

- The applicant needs to show consideration to the strategic direction of development, in particular, that outlined in the Residential Expansion Strategy.
 - 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.
15. Staff cannot support the applicant’s request to rezone the land to “Residential R30” at this time, as rezoning of the land in this 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 13 Units)’ 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. Community feedback on the draft may also be sought by Council prior to taking a decision on the SAR.

RECOMMENDATION

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.

Voting Requirement Simple Majority

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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.

DEVELOPMENT SERVICES REPORTS

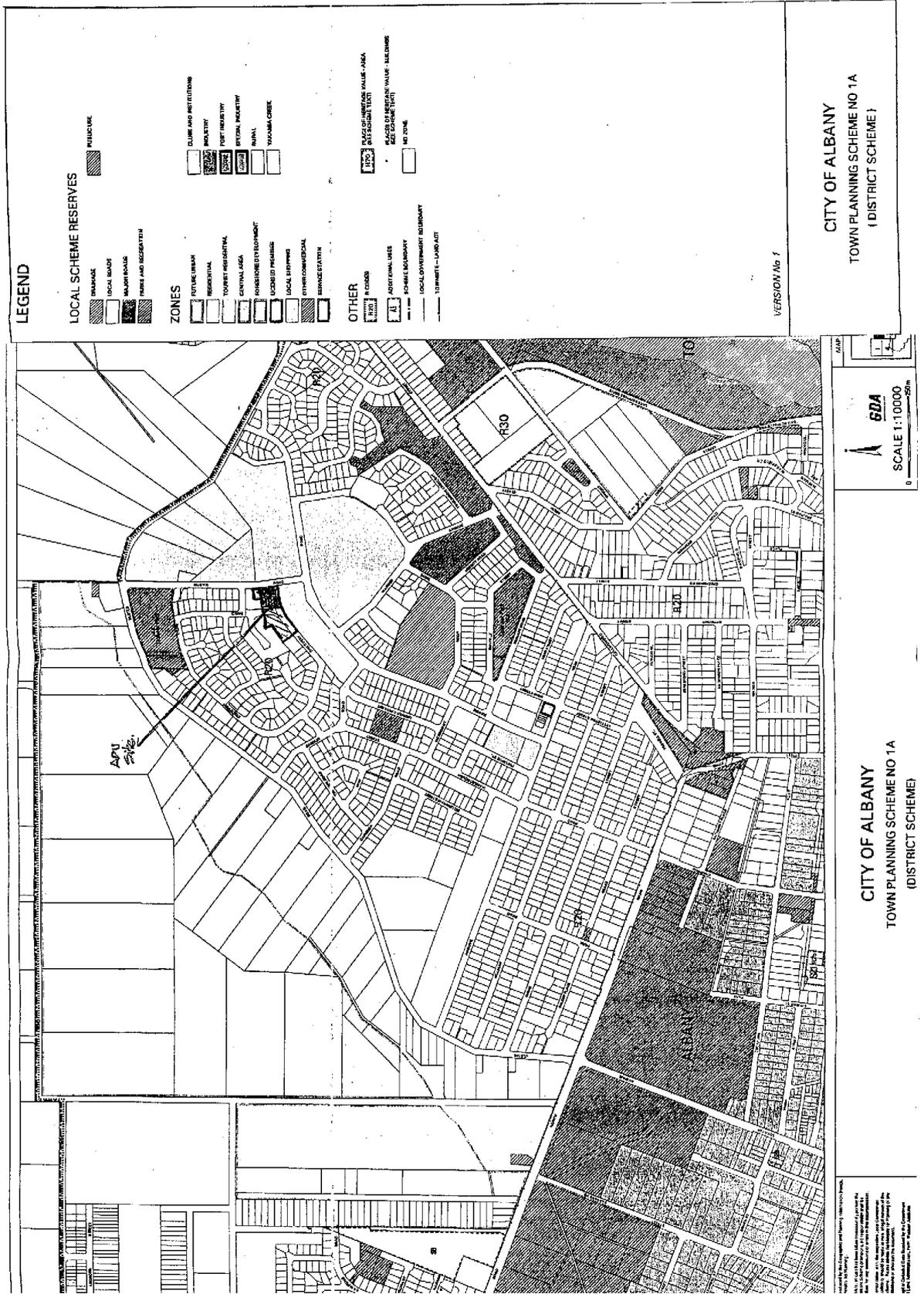
The Ministry of Housing will when marketing lots for sale as part of the subdivision of part lot 501 land advise prospective purchasers of the intended MoH housing within this subdivision.

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.

** REFER DISCLAIMER **

DEVELOPMENT SERVICES REPORTS



LEGEND

- LOCAL SCHEME RESERVES**
- MANAGEMENT
 - LOCAL BOUNDARY
 - MAJOR ROADS
 - PAVED AND ASPHALT
- ZONES**
- FUTURE RESIDENTIAL
 - RESIDENTIAL
 - TOURIST RESIDENTIAL
 - GENERAL LAND
 - COMMERCIAL DEVELOPMENT
 - LOCAL INDUSTRIAL
 - LOCAL COMMERCIAL
 - INDUSTRIAL
- LOCAL SCHEME RESERVES**
- MULTI-USE
 - CLUBS AND RECREATION
 - INDUSTRY
 - TOURIST INDUSTRY
 - SPECIAL INDUSTRIAL
 - RECREATION
 - WATERWAY
 - WATERWAY CREEK
- OTHER**
- ROAD
 - ADDITIONAL LINES
 - LOCAL GOVERNMENT BOUNDARY
 - TOURIST - LAND ACT
 - BLACK SHADING VALUE - AREA
 - DISCONTINUED TEXT
 - BLACK SHADING VALUE - LEGEND
 - NO ZONE

VERSION No 1

CITY OF ALBANY
TOWN PLANNING SCHEME NO 1A
(DISTRICT SCHEME)

62A
SCALE 1:10000

CITY OF ALBANY
TOWN PLANNING SCHEME NO 1A
(DISTRICT SCHEME)

Approved by the Council on 15th October 2000. The Council is responsible for the content of this document. The Council is not responsible for the content of any other document. The Council is not responsible for the content of any other document. The Council is not responsible for the content of any other document.

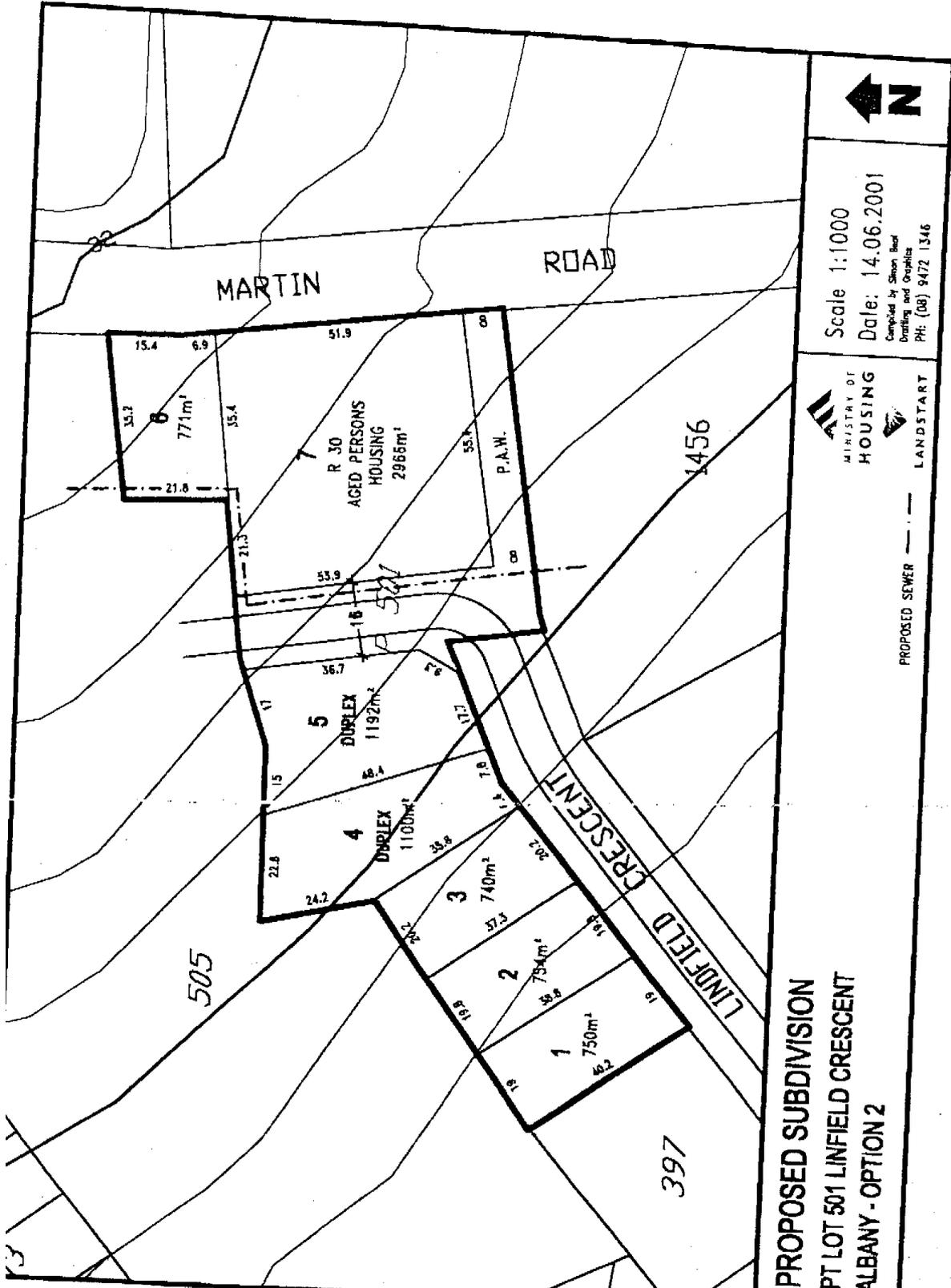
DEVELOPMENT SERVICES REPORTS

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PAGE 02



General Management Services

REPORTS

GENERAL MANAGEMENT SERVICES

I4.1 STRATEGIC DEVELOPMENT

14.1.1 Maritime Recreational Advisory Committee

| | | |
|--------------------------------|---|---|
| File/Ward | : | REL053 (All Wards) |
| Proposal/Issue | : | Nomination of committee members for Maritime Recreational Advisory Committee & terms of reference of committee. |
| Subject Land/Locality | : | Princess Royal Harbour, Oyster Harbour, King George Sound & other waterways within the City of Albany |
| Proponent | : | Nil |
| Reporting Officer(s) | : | Strategic Projects Officer (P Terry) |
| Disclosure of Interest | : | Nil. |
| Previous Reference | : | OCM 15/8/00 Item 14.1.1 |
| Summary Recommendation: | | Maritime Recreational Advisory Committee with community representation be re-established. |
| Locality Plan | : | N/A |

BACKGROUND

1. The purpose of this item is to re-establish the need for the Maritime Recreational Advisory Committee and re-define its Terms of Reference.
2. The original committee was formally set up at the Ordinary Council Meeting on 15 August 2000. At that meeting the following motion was passed –

“THAT Council;

- i) establish a Maritime Recreational Advisory Committee with the following members:-*

*Councillor Len Armstrong (Chairperson)
Jack Baxter – Albany Maritime Foundation
Terry Castlehow – Acting Commodore Princess Royal Sailing Club
Noel Francis – President Albany Sea Rescue Squad
Malcolm Abbott – Albany Boating & Offshore Fishing Club
Martin Moss – President Albany Water Ski Club
Mike Cooper – President Albany Scuba Diving Club;*

GENERAL MANAGEMENT SERVICES

Item 14.1.1 continued

ii) *endorse the Terms of Reference for the Committee to be generally related to Maritime Recreational activities in the City of Albany to include, but not limited to;*

- *Boat ramps and environs*
- *Jetties/pens*
- *Recreational fishing/diving*
- *Interaction with commercial maritime activities and aquaculture licenses, and*
- *Maritime environmental issues*

Further, the Committee will advise Council on recreational aspects of the Vancouver Waterways Project and develop a five-year Strategic Expenditure Plan for shore based maritime infrastructure for consideration by Council and that expenditure on such infrastructure should not occur until the plan is adopted.”

3. The committee met on a monthly basis and held it’s last meeting on 20 March 2001 where it made it’s recommendations to Council that related to the Vancouver Waterways Report.

STATUTORY REQUIREMENTS

4. *All matters are relevant to the establishment of a Council committee-Section 5.8 to 5.25 Local Government Act 1995 and related Regulations.*

POLICY IMPLICATIONS

5. There are no known policy requirements relating to this matter.

FINANCIAL IMPLICATIONS

6. The objective of the committee will be to develop a five-year Strategic Development Plan for land based maritime recreational infrastructure. Until Council adopts the Plan, only the basic secretarial support and meeting cost overheads will need to be covered and these are adequately provided for in the budget. Any decision of the committee is advisory only and Council will take the primary decision when any cost implications can be considered at that time.

STRATEGIC IMPLICATIONS

7. The Albany 2020 Charting Our Course Strategic Plan includes the following ‘Port of Call’ key result areas:

GENERAL MANAGEMENT SERVICES

Item 14.1.1 continued

- *“Managed healthy land/harbour environment.”*

The specific Port of Call objective relates to the Protection of the City’s Harbour “to maximize partnerships with other stakeholders to ensure the sustainable use and care of our harbours”.

- *“Transport systems & services designed to meet current & future needs”*

The specific Port of Call objective relates to Transport Infrastructure Planning “to plan Albany’s transport infrastructure to meet future needs complementary to the City’s form and sense of place” and Management of Transport Infrastructure & Services “to effectively and efficiently manage the City’s transport infrastructure

- to provide a high quality service;
- to meet community expectations;
- to minimize whole of life costs; and
- In alignment with transport plans.

8. The objectives of the Committee directly relate to the achievement of these objectives.

COMMENT/DISCUSSION

9. The Terms of Reference for the Maritime Recreational Advisory Committee will generally be issues relating to Maritime Recreational activities in the City of Albany to include, but not limited to;

- Boat ramps and environs
- Jetties/pens
- Recreational fishing/diving
- Interaction with commercial maritime activities including aquaculture licenses, and
- Maritime environmental issues

10. The Committee will advise Council on recreational aspects of the Vancouver Waterways Project and develop a five-year Strategic Expenditure Plan for shore based maritime infrastructure for consideration by Council and that expenditure on such infrastructure should not be made until the plan is adopted.

11. The following organisations have nominated representatives to participate on the proposed committee. The organisations and nominations are listed below;

Jack Baxter –Albany Maritime Foundation
Terry Castlehow – Acting Commodore Princess Royal Sailing Club
Noel Francis – President Albany Sea Rescue Squad
Len Armstrong – Albany Boating & Offshore Fishing Club
Martin Moss – President Albany Water Ski Club
Mike Cooper – President Albany Scuba Diving Club

GENERAL MANAGEMENT SERVICES

Item 14.1.1. continued

12. The City of Albany's Strategic Projects Officer will be the executive officer for the committee.
13. This advisory committee (and all other committees and appointed delegates for the 2000/01 year) ceased to operate on 30 April 2001. The Council elected on 1 May 2001 is required to endorse all committees and appoint delegates to various groups and organisations that Council considers appropriate at that time.

RECOMMENDATION

THAT Council;

- i) **establish a Maritime Recreational Advisory Committee with the following members;**

Councillor Gwen Sankey (Appointed at SCM 8th May 2001)
Jack Baxter – Albany Maritime Foundation
Terry Castlehow – Acting Commodore Princess Royal Sailing Club
Noel Francis – President Albany Sea Rescue Squad
Len Armstrong – Albany Boating & Offshore Fishing Club
Martin Moss – President Albany Water Ski Club
Mike Cooper – President Albany Scuba Diving Club;

- ii) **endorse the Terms of Reference for the Committee to be generally related to Maritime Recreational activities in the City of Albany to include, but not limited to;**

- **Boat ramps and environs**
- **Jetties/pens**
- **Recreational fishing/diving**
- **Interaction with commercial maritime activities and aquaculture licenses, and**
- **Maritime environmental issues**

Further, the Committee will advise Council on recreational aspects of the Vancouver Waterways Project and develop a five-year Strategic Expenditure Plan for shore based maritime infrastructure for consideration by Council and that expenditure on such infrastructure should not occur until the plan is adopted.

Voting Requirement Absolute Majority

.....

GENERAL MANAGEMENT SERVICES

14.1.2 Community Events Funding

| | | |
|--------------------------------|---|--|
| File/Ward | : | STR070 (All Wards) |
| Proposal/Issue | : | Allocation of funding for Community Events |
| Subject Land/Locality | : | N/A |
| Proponent | : | N/A |
| Owner | : | N/A |
| Reporting Officer(s) | : | Strategic Projects Officer – (P Terry) |
| Disclosure of Interest | : | N/A |
| Previous Reference | : | OCM 17/7/01 Item 14.1.1 |
| Summary Recommendation: | | That funding for specific events be allocated. |
| Locality Plan | : | N/A |

BACKGROUND

1. Policy was adopted by Council. Specific allocations for particular events was deferred to the Special Council Meeting on 31 July 2001 for budget, at the last Ordinary Council Meeting on 17 July 2001 the Community Events deliberations.
2. At the Special Council Meeting on 31 July 2001 to discuss the budget the following expenditure items were approved.

| | |
|---------------------------------|-----------------------|
| Special Events – Albany Classic | \$ 7000 |
| Other Special Events | \$ 5000 |
| Events/sponsorships/promotions | <u>\$15500</u> |
| TOTAL | <u>\$27500</u> |

STATUTORY REQUIREMENTS

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

POLICY IMPLICATIONS

4. Criteria to be classed as an Albany Icon Event, General Community Events & Single Event Promotional Sponsorships is contained in the Community Events Policy. All events listed in this item satisfy these criteria.

GENERAL MANAGEMENT SERVICES

Item 14.1.2 continued

5. 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

6. The total sponsorship amount for events proposed this financial year is within the total allocation in the Financial Year 2001/02 budget.

STRATEGIC IMPLICATIONS

7. 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

8. The following events have been conducted successfully in the past and would be classed as Albany Icon Events, particularly in terms of funding surety.

| They are; | Proposed Assistance |
|-------------------------------|---------------------|
| • The Albany Classic Car Race | \$7000 |
| • Equitopia | \$5000 |
| • Albany Anzac Day | \$7000 |

9. The following activities are major events on various sporting clubs calendars that have been supported in the past by Council and would be classified as Single Event Promotional Sponsorships.

| They are; | Proposed Assistance |
|--|---------------------|
| • Albany Aussi Masters Swim Club Harbour Race | \$1000 |
| • Country and Suburban Tennis Club | \$200 |
| • Australian Stock Horse Society – Camp Draft | \$300 |
| • Princess Royal Sailing Club – City of Albany Cup | \$1000 |
| • Albany Racing Club – Boxing Day Cup | \$1000 |

10. Council has also received a request from the WA State Masters Games organisation for sponsorship of \$5000. This event is held every two years and it is proposed to hold this event during the weekend following ANZAC Day next year, thereby further increasing likely visitor number for each event.

GENERAL MANAGEMENT SERVICES

Item 14.1.2 continued

RECOMMENDATION:

THAT Council:

i) Endorse the following event sponsorships.

- Albany Icon Events

| | |
|--------------------------------|---------------|
| Albany Classic Car Race | \$7000 |
| Equitopia | \$5000 |
| Albany Anzac Day | \$7000 |

Single Event Promotional Sponsorships

| | |
|---|---------------|
| Albany Aussi Masters Swim Club – Harbour Race | \$1000 |
| Country and Suburban Tennis Club | \$200 |
| Albany Stock Horse Society | \$300 |
| Princess Royal Sailing Club – City of Albany Cup | \$1000 |
| Albany Racing Club – Boxing Day Cup | \$1000 |

TOTAL \$22500

and

ii) Endorse sponsorship of the WA State Masters Games as a Community Event to the amount of \$5000, subject to appropriation in the 1st Quarter Budget Review.

Voting Requirement Simple Majority

.....

14.2 ORGANISATIONAL DEVELOPMENT

Nil

GENERAL MANAGEMENT SERVICES

14.3 ECONOMIC DEVELOPMENT

14.3.1 Draft Memorandum of Understanding Between the City of Albany and The University of Western Australia

| | |
|-------------------------------|---|
| File/Ward | : MAN106 (All Wards) |
| Proposal/Issue | : Adoption of Draft Memorandum of Understanding Between the City of Albany and The University of Western Australia |
| Subject Land/Locality | : N/A |
| Proponent | : N/A |
| Owner | : N/A |
| Reporting Officer(s) | : Economic Development Manager (J Berry) |
| Disclosure of Interest | : Nil |
| Previous Reference | : N/A |
| Summary Recommendation | : THAT Council adopt the Draft Memorandum of Understanding Between the City of Albany and The University of Western Australia |
| Locality Plan | : N/A |

BACKGROUND

1. The tertiary education participation rate for the Lower Great Southern region (which includes Albany and surrounding districts) of 23.0 per 1000 is only 44% of the participation rate of 51.8 per 1000 for the Perth metropolitan region. In response to these low participation rates, the former Town and Shire of Albany were proactive in attracting and helping to establish a university presence in Albany. In mid 1990, a number of universities were approached seeking their interest in establishing a campus in Albany. The University of Western Australia responded to the proposal and officially opened its Albany operation in the Old Headmasters House, Serpentine Road in 1999.
2. The City of Albany has provided ongoing support to the UWA Albany Centre in the form of joint library services provided through the Albany Public Library and Information Service; the offer of the Old Post Office for 20 years on a peppercorn rental; the provision of student scholarships; part-funding of a development manager position; as well as lobbying support for regional HECS places and ongoing consultation. The City is also represented as a core member of the UWA Albany Foundation.

GENERAL MANAGEMENT SERVICES

Item 14.3.1 continued

3. The attached draft Memorandum of Understanding aims to document the City's relationship with UWA. Because the elected membership of Council has the potential for total replacement every three or four years, continuity of attitude is assisted by a document to which issues can be referred.

STATUTORY REQUIREMENTS:

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

POLICY IMPLICATIONS

5. This item represents a new policy for the City of Albany.

FINANCIAL IMPLICATIONS

6. There are no direct financial implications resulting from this policy. Future financial assistance to The University of Western Australia will be considered on a case-by-case basis by Council by normal budgetary deliberation processes.

STRATEGIC IMPLICATIONS

7. 'Albany 2020 – Charting Our Course' is the City of Albany's principal guide for policy and strategic planning. Council has adopted the following Port of Call:-

“The attraction and development of a broad range of social, cultural and economic entities”

This objective recognises that families will only be able to live in Albany, if there are real **educational**, employment and social opportunities for all age groups. Economic prosperity provides the community with the resources to invest in and support other social and cultural opportunities. It is therefore critical that Council policies and practices promote new economic development opportunities so that families have wider choices for their future in Albany.

COMMENT/DISCUSSION

8. The draft MOU seeks to recognise that the establishment and development of the UWA Albany Centre will bring many benefits for residents of Albany and the Great Southern region. The initiative will not only benefit local people but will provide a platform for regional delivery of tertiary education courses from Western Australia's premier University, which formerly operated only from the metropolitan area.
9. The MOU seeks Council endorsement to continue to support and advocate for the development and sustainable operation of the UWA Albany Centre on the basis that it will deliver the following benefits to Albany:-

GENERAL MANAGEMENT SERVICES

Item 14.3.1 continued

Economic

- Development of research, training and educational skills and capability in areas of expertise vital to the long term economic viability of the Great Southern Region;
- Establishment of a Centre of Excellence in Natural Resource Management to assist sustainable farming practices in rural areas;
- Development and transfer of skills in information technology arising from the innovative means of education delivery;
- Provision of social infrastructure considered fundamental to the creation of an attractive long term investment climate in Albany;
- Job creation through direct and indirect employment and operational expenditure, and;
- Increased economic activity in historic Stirling Terrace with consequential enhancement and investment, creating a unique business precinct.

Social/Cultural

- Improvement of low regional participation rate in university education from 23/1000 (state average is 46/1000, Perth Metro average is 55/1000);
- Reduction of the drop out rate of country students, offering the option of Albany students to remain in their home environment, particularly in the first (transitional) year of the university experience;
- Provide 'pathways' for students between secondary schooling, TAFE and university education;
- Retain families and young educated people in the region;
- Increase cultural diversity and cultural leadership within the community;
- Reduce financial burden for students and families associated with education costs, travel and accommodation etc and retain this spending in the region;
- Increased social value of community access to a broader range of cultural and educational resources, services and facilities, and;
- Social and cultural benefits resulting from community access to University extension programs, guest lectures and other events.

10. Enrolments have grown from 59 in year 2000 to 66 in semester 1 2001 (plus nine students currently in second year at Crawley campus). The Centre employs 14 tutors and one demonstrator, one director, and approximately three FTE in administrative and technical staff.

11. The City of Albany and UWA were finalists in the highly competitive 2000 Premier's Awards for Excellence in the Category Services to Regional and Remote Clients.

The respective roles and functions of each party are presented in the draft MOU and a suggested review period of two years is recommended.

GENERAL MANAGEMENT SERVICES

Item 14.3.1 continued

RECOMMENDATION

THAT Council adopt the Draft Memorandum of Understanding between the City of Albany and The University of Western Australia and that the Common Seal of the City of Albany be affixed to the document

Voting Requirement Simple Majority

.....

DRAFT

MEMORANDUM OF UNDERSTANDING

BETWEEN THE

CITY OF ALBANY

AND

Purpose:

To provide a framework for mutual understanding and agreement as to the respective roles of the City of Albany and the University of Western Australia (UWA) in relation to the activities and development of the UWA Albany Centre

ORDINARY COUNCIL MEETING AGENDA – 21/08/01
REFER DISCLAIMER
GENERAL MANAGEMENT SERVICES

Draft (including UWA Comments) as at August 7, 2001

GENERAL MANAGEMENT SERVICES

1.0 Objective of the MOU

The objective of this MOU is to provide a framework for mutual understanding and agreement as to the respective roles of the City of Albany and The University of Western Australia (UWA) in relation to the activities and development of the UWA Albany Centre.

Specific operational agreements between UWA and the City of Albany (for example the Agreement for the Provision of Library Services and the Lease document for the Old Post Office Building) will be prepared and utilised as the centre expands.

This MOU intends to provide a broad framework and guidelines as to the respective roles and functions of each organisation to ensure the successful operation and future development of the Centre.

2.0 Introduction

2.1 *Background*

The establishment of a university presence in Albany was a community initiative led by the former Town and Shire of Albany. In the mid 1990's, a number of universities were approached seeking their agreement to establish a campus in Albany, principally due to the region's low participation rate in tertiary education.

In 1997, The University of Western Australia began developing a formal plan to open a University Centre in Albany, in collaboration with the former Town and Shire of Albany. With support from the Federal Department of Education, Training and Youth Affairs, this plan came to fruition in February 1999, when 36 students enrolled in first semester. The inaugural students were offered a part-time first-year enrolment in Arts and Science and a part-time enrolment in a Master of Education Management.

The Centre was established in the Old Headmaster's House in Serpentine Road and focussed its delivery using new internet and video-conferencing technology to provide a cost-effective service.

As a centre of excellence in remote delivery, the Albany Centre is now leading the development of new and flexible modes of teaching and learning that will become more prominent in an era of globalised education. The undergraduate teaching program exemplifies UWA's 'high tech, high touch' approach to flexible delivery. It includes access via the Internet to digitised audio-tapes of lectures delivered on the Crawley Campus, as well as visual aids and course handouts; video-conference sessions and visits by lecturers from Perth, and tutorials and laboratories delivered by local tutors and demonstrators. Lecture notes and Powerpoint slides used in lectures are also available via the Internet. Students meet their lecturers 'virtually' using video-conferencing equipment at regular question and answer sessions and in-person when the lecturers visit the Centre (usually once per semester). Albany students also have access to bulletin boards and chat lines via the Internet.

GENERAL MANAGEMENT SERVICES**2.2 Local benefits of the UWA Albany Centre**

Both parties to this agreement recognise that the establishment and development of the UWA Albany Centre brings many benefits for residents of Albany and the Great Southern region. The initiative will not only benefit local people but will provide a platform for regional delivery of tertiary education courses from Western Australia's premier University, which formerly operated only from the metropolitan campus.

Both organisations will continue to support and advocate the development and sustainable operation of the UWA Albany Centre. Some of the major benefits of regional access to UWA include:-.

Economic

- Development of research, training and educational skills and capability in areas of expertise vital to the long term economic viability of the Great Southern Region;
- Establishment of a Centre of Excellence in Natural Resource Management to assist sustainable farming practices in rural areas;
- Development and transfer of skills in information technology arising from the innovative means of education delivery;
- Provision of social infrastructure considered fundamental to the creation of an attractive long term investment climate in Albany;
- Job creation through direct and indirect employment and operational expenditure, and;
- Increased economic activity in historic Stirling Terrace with consequential enhancement and investment, creating a unique business precinct.

Social/Cultural

- Improvement of low regional participation rate in university education from 23/1000 (state average is 46/1000, Perth Metro average is 55/1000);
- Reduction of the drop out rate of country students, offering the option of Albany students to remain in their home environment, particularly in the first (transitional) year of the university experience;
- Provide 'pathways' for students between secondary schooling, TAFE and university education;
- Retain families and young educated people in the region;
- Increase cultural diversity and cultural leadership within the community;
- Reduce financial burden for students and families associated with education costs, travel and accommodation etc and retain this spending in the region;
- Increased social value of community access to a broader range of cultural and educational resources, services and facilities, and;
- Social and cultural benefits resulting from community access to University extension programs, guest lectures and other events.
-

2.3 Current Operations of the UWA Albany Centre

In 2000, UWA offered 16 undergraduate units (up from four in 1999) that could be put towards a full first year enrolment in five degree programs: Arts, Agriculture (including natural resource management, horticulture and viticulture and animal science), Economics and Commerce, and science (including environmental science). In 2001, the teaching

GENERAL MANAGEMENT SERVICES

program was expanded again by offering 19 undergraduate units that can be applied to 20 different degree programs in Arts, Agriculture, Science, Economics and Commerce, and combined degrees with Education.

In addition to the undergraduate program, since 1999 units leading to a Master's degree in Education Management have been taught through the Centre, and a number of Faculty of Arts postgraduate research students worked within the Centre's facilities. In the second half of 2000, the Faculty of Agriculture used the Albany Centre facilities to offer a Graduate Certificate in Viticulture. Further development in post-graduate studies is anticipated through the recent awarding of a Cooperative Research Centre for Dryland Salinity at UWA and also the announcement that a Centre of Excellence for Natural Resource Management will be established in Albany at Agriculture WA. In 2001, a Master in Natural Resource Management and a Master of Regional Development were offered through the Albany Centre. Negotiations are proceeding for the University to offer a forestry degree in conjunction with University of Melbourne. Some of the students may be able to study their first year and part of their fourth year in Albany.

Enrolments have grown from 59 in year 2000 to 66 in semester 1 2001 (plus nine students currently in second year at Crawley campus). The Centre employs 14 tutors and one demonstrator, one director, and approximately three FTE in administrative and technical staff.

The City of Albany and UWA were finalists in the highly competitive 2000 Premier's Awards for Excellence in the Category Services to Regional and Remote Clients.

3.0 Roles and Functions

3.1 *City of Albany*

The City of Albany has supported the establishment of The UWA Albany Centre in a number of ways. Financial assistance has been in the form of:-

- Feasibility studies;
- Contributions to infrastructure costs;
- Support to natural resource management centre of excellence;
- Contribution to Development Manager position;
- Annual support from Albany Public Library;
- Administrative and financial assistance with the establishment and operation of the UWA Albany Foundation Inc.
- Annual sponsorship of scholarships
-

The City of Albany has also provided a 20-year peppercorn lease of the Old Post Office building in Stirling Terrace to enable expansion and facilitate growth of the Centre in Albany.

The City of Albany will continue to recognise the importance of the establishment and further development of higher education facilities in Albany and applauds the initiative of UWA to establish and maintain a presence in Albany. The City of Albany will continue to

GENERAL MANAGEMENT SERVICES

foster a positive relationship with UWA, provide advocacy support for its expansion and promote sustainable development of the Centre. Advocacy to secure support from the Federal Government, (which is charged with the prime responsibility for tertiary education in Australia) and the State Government (principally through support as a regional development initiative) will continue on a joint arrangement with UWA.

The role of local government will continue to be viewed as seeding this initiative rather than ongoing financial and human resource support, except in the case of formal operational agreements such as the joint use library service. Significant new initiatives that require leverage from the City of Albany will be considered on a case-by-case basis; however, the ongoing operations of the Centre will increasingly become the direct responsibility of The University of Western Australia

Examples of specific measures the City of Albany will continue to support include:-

- Scholarship support;
- Assistance to relocate and expand into suitable premises;
- Maintenance of services and facilities surrounding the premises (e.g. street lighting, footpaths);
- Inclusion of the Centre's needs in parking management and transport plans;
- Maximum synergy from shared resources (eg library infrastructure and services), ;
- Assistance with special projects such as the Centre of Excellence in Natural Resource Management;
- Lobbying State and Federal Government to provide funding; and
- Advocacy to the community.

3.2 *University of Western Australia*

The establishment of the UWA Albany Centre is consistent with UWA's Strategic Plan and Operational Priority Plan 1999-2000 and UWA Albany Centre's Plan (2000-2003).

The University's vision for the Centre is set out in the UWA Albany Centre Plan in the following terms.

The UWA Albany Centre will be a remote centre of excellence for the delivery of high quality undergraduate and postgraduate educational services to regional Western Australia and a facilitator of research opportunities and partnerships in the Great Southern Region of the State.

The Centre will focus on innovative, flexible and cost-effective delivery methods, using state-of-the-art technology and the intellectual resources of The University of Western Australia.

It will be a significant creative source for the region and will contribute to its economic and social development by providing a 'gateway' to UWA and its academic and cultural resources. Enhanced research in the Great Southern Region will provide opportunities for local industry and UWA academics and will benefit both the Region and graduate students.

GENERAL MANAGEMENT SERVICES

To achieve its objectives, the Centre will work in partnership with the University's faculties and departments, the City of Albany, Friends of UWA, Albany University Foundation and a range of local community groups including government agencies, business and industry.

The Centre's key goals, as stated in the Plan, are as follows:

- To position The University of Western Australia as a regional provider of high quality, innovative, flexible and cost-effective education;
- To focus the undergraduate and postgraduate teaching program on areas which lend themselves to flexible delivery and which reflect priority for the Great Southern Region (eg natural resource management and regional development);
- To foster research links and partnerships with local industry and community groups and to support a postgraduate research program;
- To maintain a strong student-centred focus to ensure a high level of community satisfaction while ensuring that educational and research objectives are achieved;
- To foster the strong community spirit evident in Albany and the Great Southern Region and actively work towards building upon the high level of social capital at the Centre, and;
- To remain committed to excellence and continually evaluate the success of activities.

The University is committed to pursuing and reviewing these goals through the objectives and strategies set out in the Plan, many of which involve collaboration with the City of Albany.

3.3 *Joint Functions*

There are a number of functions that can be undertaken on a collaborative basis by UWA, the City of Albany and other relevant organisations, that support the ongoing operation and expansion of the UWA Albany Centre. These may include:-

- strategic development of the Centre through the auspices of the UWA Albany Foundation;
- continued advocacy for assistance from the State and Commonwealth Governments, and;
- specific measures to maximise the synergy created from sharing resources.

4.0 *Review Period*

This Memorandum of Understanding will be valid from the date of signing for a period of two years. A review of the MOU is to be initiated at least three months prior to the expiry date.

ORDINARY COUNCIL MEETING AGENDA – 21/08/01
REFER DISCLAIMER
GENERAL MANAGEMENT SERVICES

EXECUTED as a Deed dated _____ of _____ 2001

THE COMMON SEAL of CITY OF)
ALBANY was hereunto affixed)
by the authority of the Council)
in the presence of:)

MAYOR

CHIEF EXECUTIVE OFFICER

THE COMMON SEAL of THE)
UNIVERSITY OF WESTERN)
AUSTRALIA was hereunto affixed)
In the presence of:)

DEPUTY VICE CHANCELLOR

REGISTRAR

GENERAL MANAGEMENT SERVICES

14.3.2 Appointment of Members to Albany Economic Development Unit

| | | |
|-------------------------------|---|---|
| File/Ward | : | MAN008 (All Wards) |
| Proposal/Issue | : | Three vacancies exist on the Albany Economic Development Unit |
| Subject Land/Locality | : | N/A |
| Proponent | : | N/A |
| Owner | : | N/A |
| Reporting Officer(s) | : | Economic Development Manager (J Berry) |
| Disclosure of Interest | : | N/A |
| Previous Reference | : | OCM 23/05/00 Item 16.4; OCM 17/07/01 Items 14.3.1 and 14.3.2 |
| Summary Recommendation | : | THAT Council appoints members to the Albany Economic Development Unit for a term of two years |
| Locality Plan | : | N/A |

BACKGROUND

1. The Albany Economic Development Unit is a committee of Council established to act as an Advisory body on economic development. It recommends strategies and actions aimed at optimising the City’s economic development in an environmentally sustainable manner and responds to economic development issues referred to it by Council. The Unit has no executive power or financial accountability.
2. The primary aims of the Albany Economic Development Unit are to:-
 - Provide leadership
 - Motivate and inspire
 - Create confidence in the community
 - Encourage expansion of existing business
 - Provide incentives for new and expanding business
 - Provide a credible link between the City and key generators of its economy

GENERAL MANAGEMENT SERVICES

Item 14.3.2 continued

- Foster partnerships with other economic development groups such as the Albany Chamber of Commerce and Industry, Albany Port Authority, Great Southern Development Commission and Great Southern Area Consultative Committee.
3. The Unit considers new economic development initiatives for the City that are not already being progressed by the City or other Local, State or Federal government agencies. It is primarily an economic development ‘think tank’. Once the Unit has launched initiatives and has gained the consent of Council, responsibility for implementation belongs to the City’s executive team, in particular the Economic Development Manager.
 4. Entrepreneurs who are experiencing difficulty in progressing new projects, deemed as economically significant by the Unit, will be encouraged to table their concerns for the Unit’s consideration. The Unit will respond appropriately to the concerns expressed.
 5. At its meeting on 17 July 2001 Council considered the Selection Panel’s recommendation to appoint three new members and reappoint the remaining members – the following resolution was adopted:-

“THAT the Chief Executive Officer, Chairman of Albany Economic Development Unit and Her Worship the Mayor review options for membership and report back to Council. (It was considered appropriate that the Selection Committee comprising of Her Worship the Mayor, Chief Executive Officer and Chairman, reconsider the membership nominations before bringing the matter back before Council)”.
 6. Cr Ian West has written to the City of Albany nominating Ms Lidia Rozlapa (Managing Director of the Great Southern Regional College of TAFE) as a member of the EDU. The corporate governance guidelines, as stated in the Economic Development Policy adopted by Council, do not allow for a public nomination process.
 7. Since the last Council meeting, the Selection Committee has discussed the nominations presented to the Ordinary Council meeting of 17 July 2001.

STATUTORY REQUIREMENTS:

8. The Local Government Act 1995 (Section 5.10) states that appointment of Committee members is to be by absolute majority.

POLICY IMPLICATIONS

9. At its meeting on 17 July 2001, (Item 14.3.1) Council adopted the City of Albany Economic Development Policy, which included guidelines for membership selection and corporate governance of the Albany Economic Development Unit. Section 6 of the policy states:-

GENERAL MANAGEMENT SERVICES

Item 14.3.2 continued

‘External members serve by invitation for a term up to two years expiring at the date of the following Ordinary Council election. Persons to be invited to join the Unit are selected by a committee consisting of the Mayor, CEO and outgoing Chairman’

FINANCIAL IMPLICATIONS

10. There are no financial implications for Council

STRATEGIC IMPLICATIONS

11. ‘Albany 2020 – *Charting Our Course*’ is the City of Albany’s principal guide for policy and strategic planning. Council has adopted the following Port of Call:-

“The attraction and development of a broad range of social, cultural and economic entities”

12. The Albany Economic Development is an administrative arrangement to assist Council reach this Port of Call.

COMMENT/DISCUSSION

13. Membership as at 6 July 2001 was

Mr Bob Mason (Chairman)

Mr Bob Emery (Deputy Chairman)

Mr Andrew Hammond - Ordinary Member (CEO, City of Albany)

Mr Bruce Sutherland – Ordinary Member (Chair GSDC)

Mr Michael Pemberton – Ordinary Member (President ACCI)

Mr John Simpson – Ordinary Member

Mr Ian Wilson – Council Representative (outgoing member)

Mr Jon Berry (Executive Officer – Economic Development Manager, City of Albany) – (no voting rights)

City of Albany members that will remain as per corporate governance guidelines:-

Councillor elected - Cr Emery

CEO - Andrew Hammond

EDM – Jon Berry (Executive Officer with no voting rights)

Current external members that have agreed to continue (subject to Council agreement):-

Mr Bob Mason

Mr Bruce Sutherland – as per convention to include Chair GSDC

Mr Michael Pemberton – as per convention to include President ACCI

GENERAL MANAGEMENT SERVICES

Item 14.3.2 continued

14. Proposed *New Members for three vacant positions:-*

Mr Len Armstrong – former City of Albany Councillor with strong community background including membership on Ministerial Advisory Committees on fishing industry and City of Albany committees including Chair of Federation Festival, Albany Boat Harbour Reference Group and Maritime Recreational Advisory Committee.

Mr John Hayden – Chief Executive of Southern Aboriginal Corporation and Member of State Aboriginal Economic Development Advisory Committee

Professor John Maloney – Former Vice Chancellor of Curtin University and Monash University. A new Albany resident that has extensive education and social policy development background

RECOMMENDATION

THAT Council appoint Mr Len Armstrong, Mr John Hayden, Professor John Maloney, Mr Bob Mason, Mr Bruce Sutherland and Mr Michael Pemberton to the Albany Economic Development Unit for a period of two years expiring at the date of the next Ordinary Council meeting.

Voting Requirement Absolute Majority

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Works & Services

REPORTS

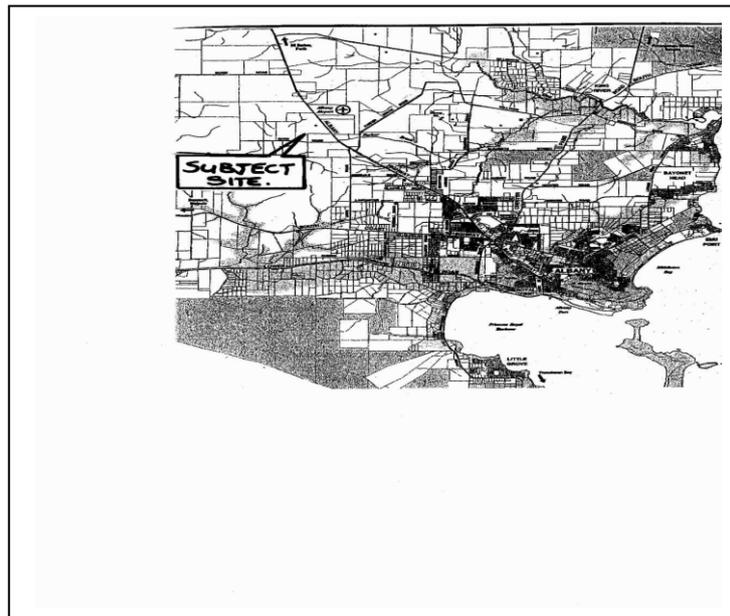
WORKS & SERVICES REPORTS

- R E P O R T S -

13.1 WASTE MANAGEMENT

13.1.1 Septage Waste Facility Joint Venture

| | | |
|--------------------------------|---|---|
| File/Ward | : | SER050 (West Ward) |
| Proposal/Issue | : | Joint Venture Septage Waste Facility with Water Corporation |
| Subject Land/Locality | : | Lot 20 Plantagenet Location 4822 Albany Highway Drome |
| Proponent | : | City of Albany and Water Corporation |
| Owner | : | Water Corporation |
| Reporting Officer(s) | : | Chief Executive Officer (A Hammond) |
| Disclosure of Interest | : | Nil |
| Previous Reference | : | Nil |
| Summary Recommendation: | | That Council enter into Joint Venture agreement |
| Locality Plan | : | |



WORKS & SERVICES REPORTS

Item 13.1.1 continued

BACKGROUND

1. Council currently disposes of its liquid waste at the Prideaux Road facility in Lower Kalgan. The Department of Environmental Protection has advised the City that the license to use this site will not be renewed after December 2001.
2. A proposal was developed with the Water Corporation approximately 12 months ago but was not pursued due to unacceptable exposure to long term financial liability and doubts as to the accuracy of anticipated volumes.
3. Since that time, Officers from the Water Corporation and City have developed a joint venture proposal based on a plant of similar scale and throughput situated at Tims Thicket, South of Mandurah. Volumes of waste have been audited by the DEP and now provide a more reliable platform to establish an accurate business plan for the operation.
4. The proposal has been based on the Water Corporation and City jointly funding a treatment plant and contracting out all management and operational functions to the Water Corporation. The joint venture will oversee all operations and calculate user charges on a 12% return on capital after provision of tax equivalent payment liabilities as required by the National Competition Policy.
5. Proposed charges for the facility are approximately \$40 per kilolitre, which is in line with industry standards, and comparable with charges currently being levied at Mandurah, Bunbury and Capel.

STATUTORY REQUIREMENTS

6. Legal advice has been received that provides the project being compliant with National Competition Principles and also Trading Undertaking provisions of the Local Government Act 1995.

POLICY IMPLICATIONS

Nil

FINANCIAL IMPLICATIONS

7. Council has budgeted \$320,000 in the 2001/2002 financial year for a 50% share of the capital works. The annual surplus will be apportioned to an environmental best practice project reserve fund.

STRATEGIC IMPLICATIONS

Nil

WORKS & SERVICES REPORTS

Item 13.1.1 continued

COMMENT/DISCUSSION

8. It is vital that the City commission a new environmentally appropriate septage waste facility so that the Prideaux Road site can be closed and rehabilitated.
9. The Water Corporation Joint Venture provides the City with an environmentally acceptable solution with minimal financial exposure, reasonable user cost and the prospect of small financial returns over the life of the project.

RECOMMENDATION

THAT:

- i) **Council proceed with the establishment of the Joint Venture Facility with the Water Corporation subject to:**
 - a) **Budget compliance;**
 - b) **Compliance with National Competition Policy and other relevant statutes; and**
 - c) **Environmental clearance from the Department of Environmental Protection**
- ii) **Council delegate authority to the Chief Executive Officer to finalise the joint venture agreement and commission the construction of the project; and**
- iii) **a site Rehabilitation Plan for the Prideaux Road facility be commenced forthwith in consultation with surrounding landholders, and that closure and rehabilitation be effected upon commission of the new joint venture facility**

Voting Requirement Absolute Majority

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WORKS & SERVICES REPORTS

13.2 ASSET MANAGEMENT

Nil

13.3 WORKS

Nil

13.4 AIRPORT MANAGEMENT

Nil

WORKS & SERVICES REPORTS

13.5 RESERVES PLANNING & MANAGEMENT

13.5.1 Southern Shores 2001-2021 – A Strategy to Guide Coastal and Marine Planning and Management in the South Coast Region of Western Australia

| | |
|---------------------------------|---|
| File/Ward: | STR 030 (All Wards) |
| Proposal Issue: | Regional Planning and Management for coastal issues |
| Subject Land/Locality : | City of Albany coastline |
| Proponent: | South Coast Management Group |
| Owner: | N/A |
| Reporting Officer: | Environmental Planning Officer - Reserves (M Price) |
| Disclosure of Interest: | N/A |
| Previous Reference: | Pre-draft and draft have been previously submitted to City of Albany officers for comment. City of Albany support Councillor and Officer attendance at South Coast Management Group meetings. City of Albany was a signatory on Natural Heritage Trust grant application to secure funds for the “Southern Shores” project. Council Briefing 28/3/00. |
| Summary Recommendations: | That Council receive the final version of “Southern Shores” and agree to become a signatory to a regional memorandum of understanding. |
| Locality Plan: | N/A |

BACKGROUND

1. In 1998, the City of Albany became a signatory to a funding application submitted to the Commonwealth’s Natural Heritage Trust Coast and Clean Seas Program for the development of a regional coastal strategy. Shires of Denmark, Jerramungup, Ravensthorpe, Esperance and Dundas also supported the application. This application was successful and the development of the regional strategy began in 1999.
2. The “Southern Shores” Strategy was undertaken as a separate and complementary project to the City of Albany Coastal Management Policy, which is currently in preparation.

WORKS & SERVICES REPORTS

Item 13.5.1 continued.

3. Extensive community consultation occurred during the first twelve months of the project to identify issues which had community focus. This consultation involved school students, coastal town communities and local and state government officers.
4. The City of Albany has supported the development of the document through their South Coast Management Group delegates and Environmental Planning Officer – Reserves.
5. The City of Albany, at its Council Briefing on 28/3/00, has been provided with an opportunity to comment on all aspects of the strategy and were involved in commenting on a Pre-draft and Draft of the document.

STATUTORY REQUIREMENTS

6. There are no statutory requirements relating to this item, as “Southern Shores” is not a statutory document.

POLICY IMPLICATIONS

7. “Southern Shores” suggests the development of policies that may be useful to local government and the south coast community for sustainable planning and management of their coast.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

9. This document provides a strategic overview of issues affecting the coast and seas of the south coast region (Shire of Denmark to Shire of Dundas) and provides strategic guidance for dealing with local and regional issues (Copy to be tabled).
10. This document contributes to the following Ports of Call:
 - Managed healthy land/harbour environment,
 - The continual development of Council services & facilities to meet the needs of all stakeholders.

COMMENT/DISCUSSION

11. “Southern Shores” contains 76 strategic objectives and over 400 actions. For all of these strategic objectives and actions, a list of key parties (e.g. Local Government, Conservation & Land Management, Water & Rivers Commission, Community) is suggested. These lists are suggestions only and do not necessarily place formal responsibility on the individuals and organisations listed. Rather, their attention is drawn to the important contribution that they may be able to make within their own policy and financial priorities.

WORKS & SERVICES REPORTS

Item 13.5.1 continued.

12. The time has been taken, however, to discuss the development of “Southern Shores” with all organisations listed, directly and/or through invitations to comment on Pre-Draft and Draft documents. Many have taken the time to enhance the workability of some actions so that they may assume responsibility or involvement in implementation of actions where their presence may be appropriate.
13. Actions are prioritised according to the following categories (Table 1), however these are also suggestive.

Table 1. Prioritisation categories assigned to actions within “Southern Shores”.

| Priority | Definition |
|-----------------|--|
| HIGH | Essential in the short term and achievable within 0-5 years. |
| MEDIUM | Essential in the long term and achievable within 0-10 years. |
| LOW | Desirable in the long term and achievable within 0-20 years. |
| ONGOING | Desirable in the short and long term and will require ongoing effort to be achieved. |

14. “Southern Shores” Implementation Plan has also been produced by South Coast Management Group to help guide the involvement of those who wish to begin implementing actions. Both the strategy and implementation plan may assist land and sea managers to access funding for essential works and attract more resources for coastal and marine planning and management to the Region. It may also help land managers focus on where and how best to spend their limited resources. The implementation plan provides cost and labour estimates where possible and suggests possible sources of funding. The Implementation Plan will be forwarded to Council in September 2001.
15. The implementation of “Southern Shores” can help guide the South Coast community to begin work towards improving and maintaining the capacity of the coastal and marine environments to sustain the increasing use. It is proposed that facilitation of implementation will be provided wherever appropriate by South Coast Management Group at a regional level. However, implementation can be facilitated by any organisation or group who have a strong interest in seeing an action implemented, particularly those who have been suggested for involvement in actions.

RECOMMENDATION

That Council,

- i) **Receive “Southern Shores” as a guiding document which can assist them in seeking solutions to coastal and marine issues, at both the local and regional level; and**
- ii) **Become a signatory to the Memorandum of Understanding presented for consideration.**

Voting Requirement Simple Majority.

WORKS & SERVICES REPORTS

Item 13.5.2 continued.

2. The aim of the weeds strategy is to provide the City of Albany with a framework and tools to effectively control environmental weeds in priority areas for which Council is responsible. The City of Albany has both statutory and civic responsibilities to protect and manage the natural bushland of the Albany region on land managed by and vested in the City for future generations.
3. To achieve this, the Environmental Weeds Strategy (As tabled) includes the following objectives:
 - Strategy 1** Carry out weed control activities according to local weed plans.
 - Strategy 2** Work with the community to raise awareness and understanding of environmental weeds, their impact and how to control them.
 - Strategy 3** Establish a system to identify, map, report and monitor existing and new environmental weeds.
 - Strategy 4** Provide for the development and training of staff and other stakeholders involved in weed management, particularly best practice techniques.
 - Strategy 5** The City of Albany to regularly review procedures and performance in relation to environmental weed management.
4. It is important to note that the actions in the Strategy have been prioritised. One of the highest priorities is for the commencement of onground weed control at selected priority sites where the City of Albany can work with local community groups:
 - Mounts Adelaide and Clarence
 - Lake Seppings
 - William Gibb Reserve, Lower King
 - The foreshore reserve in the Lower King area.
 - 1010 Reserve, Wellstead.
 - Torbay Catchment
 - Cosy Corner
 - Swarbrick St and Apex Reserve, Emu Point.
 - Bayonet Head Reserve, Warangoo Road.
 - Progress Park and Possession Point.
 - Karakatta Reserve and other roadsides at Frenchman Bay.
5. The City of Albany supported Community Groups working on City land during 2000/01 by providing free weed tip passes, a Ute, trailer, weed disposal and tools. The City of Albany was also successful with a Natural Heritage Trust for the Mounts Clarence, Adelaide and Lake Seppings Reserves. A Bushcare Coordinator was employed in January 2001 through this funding to implement management plans for these reserves. This project has also included eradicating weeds, mapping weeds and developing weed control plans for these reserves.

WORKS & SERVICES REPORTS

Item 13.5.2 continued.

6. The Bushcarers Group Inc was formed in February 2000. The Group is an umbrella group for community groups and individuals interested in bushcare (including weed control) activities. The Group is planning to develop a weeds calendar for Albany giving people information on weeds and the best times to control them. The Group also coordinates a weekly bushcare column in the Albany Advertiser - Extra. This includes weed identification and control articles.
8. The Bushcarers Advisory Committee (BAC) was formed in July 2000. This Committee is the conduit between the Bushcarers Group and Council. One of the Committee's terms of reference is to *"co-ordinate and prioritise community bush care and bushland areas within the Albany municipality and assist with the implementation of the Environmental Weeds Strategy"*. The Committee has a representative from CALM, Natural Heritage Trust Bush Care, Agriculture Western Australia, two community representatives, a Councillor and the Bushcare Coordinator.
9. Agriculture Western Australia has applied for \$250,000 funding through the National Weeds Strategy (Weeds of National Significance) and the Natural Heritage Trust (Alert Weeds List). Within the National Weed Strategy applications have been prepared for the control of Gorse and Blackberry. Natural Heritage Trust funding has been sought for the control of *Senecio glastifolius*. These grants will increase the effectiveness of the Environmental Weeds Strategy.

STATUTORY REQUIREMENTS

10. The City of Albany is required to control declared plants on land under its management as set out under the Agriculture and Related Resources Protection Act 1976 administered by Agriculture Western Australia. This Act is concerned mainly with protecting agricultural land uses from the effects of animals and plants that have a direct economic impact upon the industry. Each year Agriculture WA publishes a list of 'declared plants' that must be controlled, see Appendix 4 of the Environmental Weeds Strategy.

POLICY IMPLICATIONS

11. The adoption of this strategy supports the implementation of the following policy documents:
 - The National Weeds Strategy (ARMCANZ, ANZEC and Forestry Ministers, 1999)
 - The Western Australia's Draft State Weed Plan (State Weed Plan Steering Group 2000)
 - The Environmental Weed Strategy for Western Australia (CALM, May 1999).

WORKS & SERVICES REPORTS

Item 13.5.2 continued.

FINANCIAL IMPLICATIONS

12. The implementation of the Environmental Weeds Strategy includes operational costs, officer time and in-kind support from the community. The strategy has an action plan that prioritises actions for each of the five strategies.
13. Overleaf is the 2001/2002 budget for operational costs, it does not include staff time as outlined in the Action Plan (See Comments/Discussion section). The Priority 1 actions are integral to the success of the Environmental Weeds Strategy and Priority 2 actions are considered to be of high importance. The sooner these actions can be implemented the more sustainable future weed control will be.
14. The proposed actions are a start to controlling environmental weeds in Albany at the priority areas listed. However this strategy will not result in the total eradication of weeds. Total weed eradication is long term, may not be possible in some areas and is dependent on many factors like longevity of weed seed banks, reinfestation and substitution by other weeds. The City of Albany does not have the resources at present to carry out the planning and implementation of weed control on all land vested within the City. However, this strategy will result in at least a 20% decrease of priority weeds at the identified priority areas during the first financial year of implementation. To be effective, weed control needs to become a permanent feature in expenditure programs.
15. The Environmental Weeds Strategy budget includes requirements for Priority 1 actions and Priority 2 actions. This budget does not include staff time as outlined in the Action Plan. It focuses on operational costs. The budget includes a five year plan, which would need to be reviewed after each financial year. Since most weeds take three or more years to control it is anticipated that this budget would not decrease in the first five years of implementation.

ORDINARY COUNCIL MEETING AGENDA – 21/08/01

** REFER DISCLAIMER **

WORKS & SERVICES REPORTS

Item 13.5.2 continued.

2001/2002

Priority 1 Actions

| <i>Strategy</i> | <i>Action</i> | <i>Cost</i> |
|-------------------------|---|---|
| 1 | Secure contract for Bush Regenerator Contractors (BRC's). Two people @ 8 hours/week for 48 weeks | \$15050 \$2000 (tools) |
| 1 | Implement Weed Control Plans for Lake Seppings and Mounts Adelaide and Clarence (Sites 1 and 2, refer to Appendix 1). Support community weed control at sites 3 to 11 (refer to Appendix 1). The City of Albany to continue providing free weed tip passes, use of a ute, trailer, tools, disposal of large woody weeds and herbicides during community weeding events. | \$1000 (tip) \$3500 (mulching/removal) \$0 (herbicide – see note 1) |
| Priority 1 Total | | 21550 |

Priority 2 Actions

| <i>Strategy</i> | <i>Action</i> | <i>Cost</i> |
|---------------------------------|---|-------------|
| 2 | Organise Environmental Weeds tour for Mayor, Councillors and Senior Executive | \$400 |
| Priority 2 Total | | \$400 |
| TOTAL (Priority 1 and 2) | | \$21950 |
| Carryover from 2000/01 | | -\$1500 |
| TOTAL | | \$20450 |

Note 1:

The \$1000 worth of herbicide will be taken from the Parks and Reserves Declared Plants Budget worth \$5,850.

ORDINARY COUNCIL MEETING AGENDA – 21/08/01

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WORKS & SERVICES REPORTS

Item 13.5.2 continued.

YEAR TWO

Priority 1 Actions

| <i>Strategy</i> | <i>Action</i> | <i>Cost</i> |
|-------------------------|---|---|
| 1 | Secure contract for Bush Regenerator Contractors (BRC's). Two people @ 16hours/week for 52 weeks. | \$32,605 |
| 1 | Tools (including maintenance). | \$2000 |
| 1 | Secure contract for Bushcare Coordinator (Natural Heritage Trust funding runs out September 02). Contract for eight months from October 2002 to July 2003. | \$27350 |
| 1 | Implement Weed Control Plans for Lake Seppings and Mounts Adelaide and Clarence (Sites 1 and 2, refer to Appendix 1). Support community weed control at sites 3 to 11 (refer to Appendix 1). The City of Albany to continue providing free weed tip passes, use of a ute, trailer, tools, disposal of large woody weeds and herbicides during community weeding events. | \$1000 (tip) \$3500 (mulching/removal) \$1000 (herbicide) |
| Priority 1 Total | | 67455 |

Priority 2 Actions

| <i>Strategy</i> | <i>Action</i> | <i>Cost</i> |
|---------------------------------|---|-------------|
| 2 | Organise Environmental Weeds tour for Mayor, Councillors and Senior Executive | \$400 |
| 4 | Develop sustainable work practices for COA outdoor staff and private contractors operating in high conservation value areas to minimise the introduction and spread of weeds. | \$6000 |
| 4 | Develop/facilitate training sessions to improve knowledge and skills of staff in Environmental weed awareness <ul style="list-style-type: none"> • identification • management techniques • legislation • education | \$2000 |
| Priority 2 Total | | \$8400 |
| TOTAL (Priority 1 and 2) | | \$75855 |

ORDINARY COUNCIL MEETING AGENDA – 21/08/01

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WORKS & SERVICES REPORTS

Item 13.5.2 continued.

YEAR THREE

Priority 1 Actions

| <i>Strategy</i> | <i>Action</i> | <i>Cost</i> |
|-------------------------|---|---|
| 1 | Secure contract for Bush Regenerator Contractors (BRC's). Two people @ 16hours/week for 52 weeks. | \$32,605 |
| 1 | Tools (including maintenance). | \$2000 |
| 1 | Secure contract for Bushcare Coordinator Contract for twelve months from July 2003 to July 2004. | \$41,037 |
| 1 | Implement Weed Control Plans for Lake Seppings and Mounts Adelaide and Clarence (Sites 1 and 2, refer to Appendix 1). Support community weed control at sites 3 to 11 (refer to Appendix 1). The City of Albany to continue providing free weed tip passes, use of a ute, trailer, tools, disposal of large woody weeds and herbicides during community weeding events. | \$1000 (tip) \$3500 (mulching/removal) \$1000 (herbicide) |
| Priority 1 Total | | \$81,142 |

Priority 2 Actions

| <i>Strategy</i> | <i>Action</i> | <i>Cost</i> |
|---------------------------------|---|-----------------|
| 2 | Update and reprint weed control calendar developed by the Bushcarers Group (BG). The calendar will advise people on some of the priority environmental weeds for Albany and how best to control them. | \$1500 |
| 2 | Organise Environmental Weeds tour for Mayor, Councillors and Senior Executive | \$400 |
| 4 | Develop sustainable work practices for City of Albany outdoor staff and private contractors operating in high conservation value areas to minimise the introduction and spread of weeds. | \$6000 |
| 4 | Develop/facilitate training sessions to improve knowledge and skills of staff in Environmental weed awareness <ul style="list-style-type: none"> • identification • management techniques • legislation • education | \$2000 |
| Priority 2 Total | | \$9900 |
| TOTAL (Priority 1 and 2) | | \$91,042 |

ORDINARY COUNCIL MEETING AGENDA – 21/08/01

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Item 13.5.2 continued.

YEAR FOUR

Priority 1 Actions

| <i>Strategy</i> | <i>Action</i> | <i>Cost</i> |
|-------------------------|---|---|
| 1 | Secure contract for Bush Regenerator Contractors (BRC's). Two people @ 16hours/week for 52 weeks. | \$32,605 |
| 1 | Tools (including maintenance). | \$2000 |
| 1 | Secure contract for Bushcare Coordinator Contract for twelve months from July 2004 to July 2005. | \$41,037 |
| 1 | Implement Weed Control Plans for Lake Seppings and Mounts Adelaide and Clarence (Sites 1 and 2, refer to Appendix 1). Support community weed control at sites 3 to 11 (refer to Appendix 1). The City of Albany to continue providing free weed tip passes, use of a ute, trailer, tools, disposal of large woody weeds and herbicides during community weeding events. | \$1000 (tip) \$3500 (mulching/removal) \$1000 (herbicide) |
| Priority 1 Total | | \$81,142 |

Priority 2 Actions

| <i>Strategy</i> | <i>Action</i> | <i>Cost</i> |
|---------------------------------|---|-------------|
| 2 | Organise Environmental Weeds tour for Mayor, Councillors and Senior Executive | \$400 |
| 4 | Develop sustainable work practices for new COA outdoor staff and private contractors operating in high conservation value areas to minimise the introduction and spread of weeds. | \$3000 |
| 4 | Develop/facilitate training sessions to improve knowledge and skills of new staff in Environmental weed awareness <ul style="list-style-type: none"> • identification • management techniques • legislation • education | \$1000 |
| Priority 2 Total | | \$4400 |
| TOTAL (Priority 1 and 2) | | \$85,542 |

ORDINARY COUNCIL MEETING AGENDA – 21/08/01

** REFER DISCLAIMER **

WORKS & SERVICES REPORTS

Item 13.5.2 continued.

YEAR FIVE

Priority 1 Actions

| <i>Strategy</i> | <i>Action</i> | <i>Cost</i> |
|-------------------------|---|---|
| 1 | Secure contract for Bush Regenerator Contractors (BRC's). Two people @ 16hours/week for 52 weeks. | \$32,605 |
| 1 | Tools (including maintenance). | \$2000 |
| 1 | Secure contract for Bushcare Coordinator Contract for twelve months from July 2004 to July 2005. | \$41,037 |
| 1 | Implement Weed Control Plans for Lake Seppings and Mounts Adelaide and Clarence (Sites 1 and 2, refer to Appendix 1). Support community weed control at sites 3 to 11 (refer to Appendix 1). The City of Albany to continue providing free weed tip passes, use of a ute, trailer, tools, disposal of large woody weeds and herbicides during community weeding events. | \$1000 (tip) \$2000 (mulching/removal) \$1000 (herbicide) \$10,000 (necessary revegetation/rehabilitation) |
| Priority 1 Total | | \$89,642 |

Priority 2 Actions

| <i>Strategy</i> | <i>Action</i> | <i>Cost</i> |
|---------------------------------|---|-----------------|
| 2 | Update and reprint weed control calendar developed by the Bushcarers Group (BG). The calendar will advise people on some of the priority environmental weeds for Albany and how best to control them. | \$1500 |
| 2 | Organise Environmental Weeds tour for Mayor, Councillors and Senior Executive | \$400 |
| 4 | Develop sustainable work practices for new COA outdoor staff and private contractors operating in high conservation value areas to minimise the introduction and spread of weeds. | \$3000 |
| 4 | Develop/facilitate training sessions to improve knowledge and skills of new staff in Environmental weed awareness <ul style="list-style-type: none"> • identification • management techniques • legislation • education | \$1000 |
| Priority 2 Total | | \$9900 |
| TOTAL (Priority 1 and 2) | | \$99,542 |

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STRATEGIC IMPLICATIONS

16. The Environmental Weeds Strategy will be an important reference document to guide the control and management of environmental weeds growing in City of Albany reserves. It sets priority weeds and priority areas where Council can provide onground support for weed control.
17. The strategy forms an important component of the City of Albany's overall strategic direction, as outlined in 'Albany 2020 Charting Our Course'. It directly contributes to the City's Ports of Call (key focus areas).
 - Managed healthy land/harbour environment,
 - The continual development of Council services & facilities to meet the needs of all stakeholders; and
 - Quality parks, gardens and reserves maintaining their feature status.
18. The Environmental Weeds Strategy forms an important part of Council's Asset Management Strategy – Reserves and the Coastal Management Policy (draft).

COMMENT/DISCUSSION

19. Bushland is not a self-managing entity, especially urban bushland that is subject to many human pressures. In Albany, weeds are one of the major pressures on our bushland. Of the 10,000ha that make up the Albany Urban area, only 25% is bushland. Less than 50% of this is reserved. Therefore it is considered paramount that Council implement the weed strategy to help conserve the natural values of these areas.
20. Weed infestations in Albany continue to increase as does the cost of controlling them. It takes 20 – 50 years for most weeds to become a significant problem. To begin with, weed species spread slowly and then increase dramatically before reaching equilibrium when they have invaded all suitable habitats. Experience has shown that the earlier a weed control program is started the most cost effective it is. Failure to follow up on the previous year's work means that the initial expenditure is largely wasted. Control is most effective when it occurs early in the weed invasion and is continued over a five year (minimum) period.
21. Council is fortunate to have active community groups who are controlling weeds on Council managed land. These groups committed to Council approximately \$16,000 worth in-kind effort for weed control during 2000. These groups desperately need onground support for controlling large woody weeds that continually re-infest the areas they are working in. Support is also needed for weed disposal, and where appropriate, herbicide application. The Action Plan for the Environmental Weeds Strategy will ensure that priority areas receive weed management.
22. The adoption of the Environmental Weeds Strategy for the City of Albany will be an important guide for how we control and manage weeds within our bushland into the future. This is a wonderful opportunity for Council to work in partnership with the community and to manage Albany's unique and precious bushland.

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23. Weed control in bushland and bush regeneration is still a new service for many Councils in Western Australia. It is difficult to calculate the amount of weed control that will be achieved at the 11 priority sites. However it is envisaged that for subsequent years weed infestations will decrease in the priority areas by the following percentages:

| Year 2 | Year 3 | Year 4 | Year 5 |
|--------|--------|--------|--------|
| 20% | 35% | 50% | 70% |

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| Strategy 1 Carry out weed control activities according to local weed plans. | | | | | |
|--|---|---|--|--|------------------------------------|
| Priority ranking | Action | Performance Indicator | Persons responsible | COA Budget | Completion |
| 1 | Secure contract for Bush Regenerator Contractors (BRC's). Two people @ 8 hours/week for 48 weeks or 9.5 weeks f/t work. | Contractors engaged by Council to carry out Weed Control Plans for priority areas. | Manager Asset & Client Services (MACS) and Bushcare Coordinator (BC). | \$15050 \$2000 (tools) MACS – 4 hours BC – 2 days | Position advertised September 2001 |
| 1 | Implement Weed Control Plans for Lake Seppings and Mounts Adelaide and Clarence (Sites 1 and 2, refer to Appendix 1). Some priority weeds have already been controlled at these sites. | On ground weed control carried out at priority sites. | BCR's and associated Friends Groups (FG). | BRC's 24 days Tip passes \$500 Herbicides \$500 slashing/mulcher \$1750 | June 2002 |
| 1 | Support community weed control at sites 3 to 11 (refer to Appendix 1). The City of Albany to continue providing free weed tip passes, use of a Ute, trailer, tools, disposal of large woody weeds or chipping and herbicides during community weeding events. | Large woody weeds removed from these areas. Herbicides supplied to appropriate groups for ongoing weed control. Coordination of free weed tip passes, use of a Ute, trailer, tools and disposal of large woody weeds. | BC, Manager Operations (MO). | BRC's 2.5 days at each site Tip passes \$500 Herbicides \$500 slashing/mulcher \$1750 | June 2002 |
| 2 | Prioritise weed control for rural roads in Albany using the roadside conservation values survey report. Roads prioritised using integrated weed management and works plan developed. | At least five priority roads targeted for long-term weed control. | Manager – Assets and Client Services (MACS), Manager of Operations (MO), Bushcare Coordinator (BC) | Needs to be developed once data from survey is received. | 2001/02 |

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Strategy 2 Work with the community to raise awareness and understanding of environmental weeds, their impact and how to control them.

| Priority ranking | Action | Performance Indicator | Persons responsible | COA Budget | Completion |
|------------------|---|--|---|-------------------------|------------------|
| 1 | Place timely weed articles in weekly Bushcare Column in <i>Weekend Extra</i> . | At least 5 weed articles produced a year. | BG, City of Albany, Agriculture Western Australia and CALM. | BC – 8 hours | Ongoing |
| 1 | Distribute Final Environmental Weeds Strategy to relevant stakeholders. | Environmental Weeds Strategy copies distributed to identified stakeholders and made available at Council Offices and the Regional Library. | City of Albany | In house costs. | September 01 |
| 1 | Continue distributing Environmental Weeds Strategy pamphlet developed in 1999 by City of Albany to developers and other appropriate parties. | Pamphlet distributed to future development proposals. Environmental weeds controlled before certificate of title is issued. | City of Albany | Planning officer's time | Ongoing |
| 1 | Organise annual National Weebuster event for Albany. | Weebuster Event organised for one priority area to help raise awareness. | BC and BG. | BC time. | mid October 2001 |
| 2 | Organise Environmental Weeds tour for Mayor, Councillors and Senior Executive. | Half-day tour organised demonstrating community and Council weed control work. | BC | \$400 | October 2001 |
| 2 | Organise weed displays at relevant shows/events. | Weed displays organised for Wildflower Society Annual Show and other events. | BC and BG. | BC time. | Ongoing |
| 3 | Seek a code of conduct from: <ul style="list-style-type: none"> • Nurserymen's Association; • Stockfeed suppliers; • Landscapers and; Others as identified. | Letters written to appropriate bodies and meetings set up with local businesses and Bushcarers Group. | BC. | BC time. | February 2001 |
| 3 | Encourage landowners whose properties border road reserves with high conservation values to manage weeds on their road reserves where appropriate. | High conservation roads identified from roadside conservation values survey. Adjoining landowners sent pamphlet with info regarding management of these roadsides and contacts should landowners want to carry out works in these areas. | BC. | In house costs | April 2002. |

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| Strategy 3 | Establish a system to identify, map, report and monitor existing and new environmental weeds. |
|-------------------|--|

| Priority ranking | <i>Action</i> | Performance Indicator | Persons responsible | COA Budget | Completion |
|-------------------------|--|--|---|--------------------------|-------------------|
| 1 | Repeat weed mapping for priority areas. Ideally every second year, but dependent on resources. | Weed mapping carried out using GPS. Data analysed to feed into next year's weed control plans. | BC and Agriculture Western Australia. | BC time | Ongoing |
| 1 | Carry out photopoint monitoring for each mapping exercise. | Permanent photopoint monitoring sites set up at priority areas. | BC and Agriculture Western Australia. | BC time | Ongoing |
| 1 | Publicise new weed invasions and sleeper weeds (AgWA, COA and other appropriate agencies). | New weeds of concern publicised in local media and information circulated to community groups. | Agriculture Western Australia, CALM and City of Albany. | Officers time | Ongoing |
| 2 | Environmental weeds surveyed as part of the roadside conservation values survey for Albany. | Data from survey used to prioritise weed control for high value conservation roadsides. | BC and Bushcarers Advisory Committee (BAC). | Previously budgeted for. | Ongoing |

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| Strategy 4 | Provide for the development and training of staff and other stakeholders involved in weed management, particularly best practice techniques. |
|-------------------|---|

| Priority ranking | Action | Performance Indicator | Persons responsible | COA Budget | Completion |
|-------------------------|--|--|--|---------------------------------------|--|
| 1 | Create and maintain firebreaks with minimum disturbance to the soil. | Firebreaks are created or maintained using slashing, spraying or other appropriate methods. | COA Development Services. | Fire management. | Ongoing |
| 1 | Advise landholders on how to reduce the spread and introduction of environmental weeds through advice notes on development applications, subdivisions and provisions within amendments. | Awareness and control of environmental weeds occurs through this process. | Development Services. | Officers time. | Ongoing |
| 1 | Landscape plans to request the exclusion of Albany's top environmental weeds. | Environmental weeds are not included in landscape plans. Officers to monitor on ground plantings. | Development Services, BC. | Officers time. | Ongoing |
| 1 | Ensure appropriate native species are selected for landscape/foreshore plans near waterways. Advice on appropriate species should be sought from Department of Conservation and Land Management, Water and Rivers Commission or the Wildflower Society | Local native species are selected for landscape/foreshore plans near waterways. Where exotic species are required for landscape purposes, plant species selected should not be invasive. | Parks and Reserves Coordinator (PRC) and Development Services. | Officers time. | Ongoing |
| 1 | Ensure rehabilitation of refuse sites, quarry pits and other disturbed areas using natural regeneration and where this is not possible revegetation (using species local to the area) to prevent re-establishment of weeds. | Where rehabilitation areas adjoin local bushland natural regeneration is encouraged over a minimum of 2 years. Weeds are controlled during this period. Elsewhere revegetation with species local to the area, ideally using seed collected from the area. | Operations coordinators and/or private contractors. | Seed collection and propagation fees. | Dependent on 2002 budget deliberations |
| 1 | Monitor and control weeds that have established after wild fires in high conservation areas (Works & Services and BG). | Weeds are controlled and monitored at priority sites where there is community involvement. | EPOR, BC, Friends Groups and BG. | EPOR time. | Ongoing. |
| 1 | Works proposals for major utility companies set suitable conditions according to the conservation value of areas and follow Council's work procedures for these areas. | The spread of weeds and damage to local native species is minimised when works are carried out. | BC and EPOR will monitor works in high priority areas. | Officers time. | Ongoing |

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| | | | | | |
|---|--|---|--|----------------|--|
| 2 | Develop sustainable work practices for COA outdoor staff and private contractors operating in high conservation value areas to minimise the introduction and spread of weeds (Works & Services in liaison with Bushcarers Group). | Work practices are developed, implemented and monitored. Weeds are no longer spread by inappropriate work practices. | Manager – Operations (MO). | \$6000 | Dependent on 2002 budget deliberations |
| 2 | Offroad vehicles, motorcycles and horses encouraged to keep out of high conservation value areas to minimise the introduction and spread of weeds | High Conservation areas determined through management plans. User groups consulted regarding restricted access. | EPOR, Development Services, Friends Groups and BG. | Officers time. | Ongoing |
| 2 | Develop/facilitate training sessions to improve knowledge and skills of staff in Environmental weed:- <ul style="list-style-type: none"> • awareness • identification • management techniques • legislation • education | Planning Officers, Parks & Reserves Team and other relevant City of Albany staff are familiar with top priority weeds and have access to information regarding management techniques and legislation. | Environmental Planning Officer – Reserves (EPOR), BC and MO. | \$2000 | Dependent on 2002 budget deliberations |

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Strategy 5 The City of Albany to regularly review works procedures in relation to environmental weed management.

| Priority ranking | Action | Performance Indicator | Persons responsible | COA Budget | Completion |
|-------------------------|--|---|---|-------------------|--------------------------|
| 1 | Hold an annual meeting to review the implementation of the Environmental Weed Strategy. Nominate a Chairperson for the meeting. Meeting to include COA appointed officers, the Bushcarers Group and other identified stakeholders to incorporate views and information in to updating the EWS (COA, BG and other identified stakeholders). | Weed mapping and monitoring data is reviewed at this meeting. | BC and BAC. | Officers time. | Every year during April. |
| 1 | Regularly assess weed control procedures for community groups and landowners as part of Weed Control Plans. | Weed control procedures are updated and changes where there is a need. Ensure sustainable and environmentally effective control methods are used. | BC and Ag WA. | Officers time. | Ongoing |
| 2 | Develop performance measures for COA staff and contractors with regard to environmental weed control/awareness. | Implementation of sustainable practices. | MO, BC and Agriculture Western Australia. | Officers time. | Ongoing |

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RECOMMENDATION

THAT Council adopt the Environmental Weeds Strategy.

Voting Requirement Simple Majority

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