



MINUTES

ORDINARY COUNCIL MEETING

21st August 2001

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AS A TRUE RECORD OF PROCEEDINGS

City of Albany

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Signed _____
Andrew Hammond
Chief Executive Officer

Date: 28th August 2001

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1.0 DECLARATION OF OPENING

Mayor Goode declared the meeting open at 7.30pm and extended a welcome to all present.

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

Attendance:

Her Worship the Mayor
Councillors

- A.E. Goode JP
- M.J. Evans JP
- E.A. Barton
- S.M. Bojcun
- J.A. Cecil
- A.H.M Demartean
- R.H Emery
- D.M. Evers
- G.J. Sankey
- D.W. Wellington
- I.A. West
- J.D. Williams
- D.J. Wolfe
- J.M. Walker

Chief Executive Officer
Executive Director

- A.C. Hammond

- Works & Services

- C Meeking

Executive Director

- Development Services

- R.J. Fenn

Executive Director

- Corporate & Community Services

- W P Madigan

PA to Chief Executive Officer

- D.G. Warren

Approximately 40 members of the public
3 media representatives

Apologies/Leave of Absence:

Councillors

- I.W. Wilson

3.0 OPENING PRAYER

The opening prayer was read by Councillor D Wellington.

“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:-

“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 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.

*** B Appleyard**

Mr Appleyard represented the Frederickstown Progress Association and expressed concerns regarding parking in the C.B.D. Reference was made to the Newman Report and the Albany Local Planning Strategy Report both recommending angle centre parking in York Street north of Grey Street. If implemented this would add up to 600 parking bays during the course of a working day.

There would be immediate benefits to both public and business operators.

Mr Appleyard asked Council if during their deliberations during the budget, was any consideration given to this project and if not, why not as the benefits are as follows:

- Effectively slow traffic in York Street;
- Safer for pedestrians to cross the road;
- Discourage traffic using York Street as a through road and encourage traffic use of Aberdeen or Collie Street;
- York Street is an Albany Icon and if these ideas were implemented and landscaped the street would be complete adding to the City's ambience;
- Encourage investment in this section of York Street and demonstrate Council encouragement to small business in the face of the proposed discount department store;
- Southern end of York Street has been a success and there is no reason as to why this should not happen at the North end;

Her Worship the Mayor took these questions on notice.

*** A Rogerson**

Mr Rogerson spoke as a proxy on behalf of M and L Rogerson 103 Eden road, Youngs Siding and referred to Item 11.1.11 point 4 – Relaxation Scheme Provision – Dwelling House – Lot 103 Eden Road, Youngs.

Mr Rogerson stated there was an error in point 4 of the Officer's Report and wished the City of Albany to acknowledge that the building envelope was located 10 metres off the property boundary. The applicant had finalised the land purchase after visiting the site and receiving siting approval from the Planning Officer (Environment). The site of the building had not changed, despite 3 inspections of the land.

***E Williams**

Mrs Williams referred to Item 11.1.3 – Subdivision Appeal – Lot 2 Hunton Road, Kalgan.

The property in question has been in the Williams family ownership for 35 years and is known as Sun Crest Orchard. Due to the subsequent events of fire that destroyed the property and the passing away of Mr Williams, Mrs Williams appealed on compassionate grounds for Council to support the appeal to provide security for the family remaining on the property.

***J Porter**

Mr Porter questioned Councillors decision making, referring to Councillor Barton and the lack of information against the Boat Harbour. Mr Porter also questioned what evidence had Councillors been given in locating the proposed Council Administration Centre away from the CBD.

The Executive Director Development Services responded that reports on the CBD looked at 28 sites with a collective decision made by Council that the chosen site was most appropriate.

Mr Porter asked if a copy of the criteria was available for public perusal.

The Executive Director Development Services stated that the report was part of the rezoning document and on public display.

*** C Banks**

Ms Banks represented the Albany Hospice Board as Chairperson. She congratulated and thanked Council for granting in the budget \$35,000 to be used towards driveways, parking and maintaining 24 hour care at the Hospice. An invitation was extended to Councillors and the public to visit the Hospice at any time.

***S Doohan**

Ms Doohan is the Principal of North Albany Senior High School and requested that Council provide funding support to maintain the school chaplains, both at North Albany and Albany Senior High Schools.

The chaplains provided critical support to students at risk with counselling for the following:

- Relationship counselling;
- Substance, emotional, mental abuse;
- Educational;
- Conflict resolution/anger management;

Council was asked to consider and support the chaplaincy at both high schools as it is a very much needed and required support.

***J Guidera**

Mr Guidera referred to Item 11.2.1 – Review of Report, Mosquito Nuisances and Preventative Measures. He expressed concern in relation to point (iv) of the Recommendation that states “where there is a nuisance caused by mosquito breeding but that nuisance carries no health risk, Council take no action to control mosquitoes”.

The Executive Director Development Services advised that the recommendation was inserted to ensure residents had no expectation that Council would eradicate mosquitoes from the district unless it was demonstrated that a public health risk existed.

Mr Guidera requested the recommendation to read ‘unless there was a public health risk’.

***M Abbott**

Mr Abbott queried the cost of fees for liquid waste facility and requested that Councillors review his application before entering into the Joint Venture with the Water Corporation. He has a copy of the report and asked Councillors to look at it and give him a ‘fair go’ as he was not mentioned in the report. Mr Abbott tabled the report.

The Executive Director Development Services advised that the two projects were discrete and the City of Albany would be considering the application from Mr Abbott to develop a liquid waste facility in the near future.

***D Matheson**

Mr Matheson referred to Item 11.1.10 – Proposed Home Occupation (Mobile Welding) – Lot 132 Balston Road, Gledhow in relation to a dispute he is having with his neighbour. Mr Matheson built his shed in accordance with approval issued by Council.

Mr Matheson purchased a noise meter to record noise levels. The readings taken indicate the noise level was below the ambient road noise.

Mr Matheson asked Council if there was ‘anything legal they could do in relation to neighbour complaints’. He also indicated that he was planning to place his property up for sale.

The Executive Director Development Services responded to Mr Matheson’s question stating that a Development Application was site specific and the application under consideration at the meeting could not be moved to another site. The difficulties he experienced with his neighbour were beyond Council’s control.

6.0 CONFIRMATION OF MINUTES OF PREVIOUS MINUTES

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

DRAFT MOTION:

THAT the following minutes:

- Ordinary Council meeting held on 17th July 2001; and
- Special Council meeting held on 31st July 2001

as previously distributed be confirmed as a true and accurate record of proceedings.

**MOVED COUNCILLOR BOJCUN
SECONDED COUNCILLOR SANKEY**

THAT the following minutes:

- Ordinary Council meeting held on 17th July 2001; and
- Special Council meeting held on 31st July 2001

as previously distributed be confirmed as a true and accurate record of proceedings

MOTION CARRIED 14-0

7.0 APPLICATIONS FOR LEAVE OF ABSENCE

Nil

8.0 DECLARATIONS OF FINANCIAL INTEREST

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

Councillor Demarteau – Item 12.1.1 – Community Financial Assistance Program 2001/02

Nature of Interest – Councillor Demarteau is related to members of the executive committee of the Albany Soccer and Junior Soccer Association.

9.0 MATTERS FOR WHICH MEETING MAY BE CLOSED

Her Worship the Mayor advised that Council would be going behind Closed Doors for Item 19.1 to appoint an Executive Director Works and Services.

10.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil

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

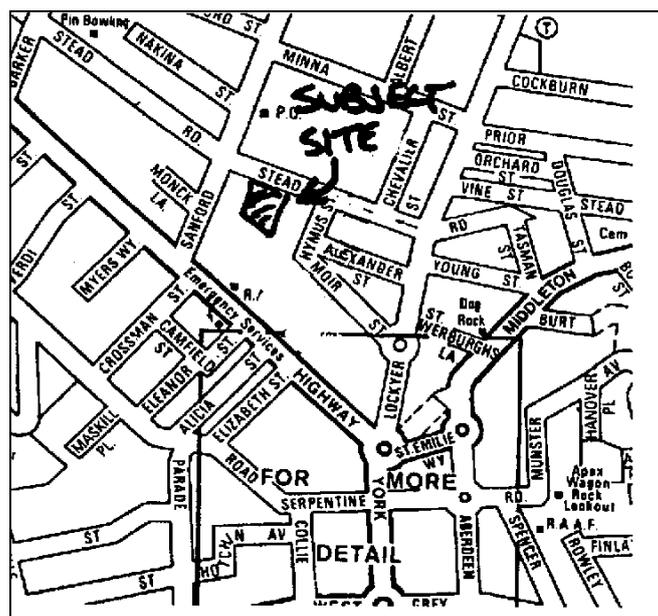
Reporting Officer : Strategic Planning Officer (P Tvermoes)

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

.....

The Executive Director Development Services advised that in part (i) of the Officer recommendation, “ Reserve 34020 Albany Highway ” should be replaced with “Stead Road”.

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WILLIAMS**

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:

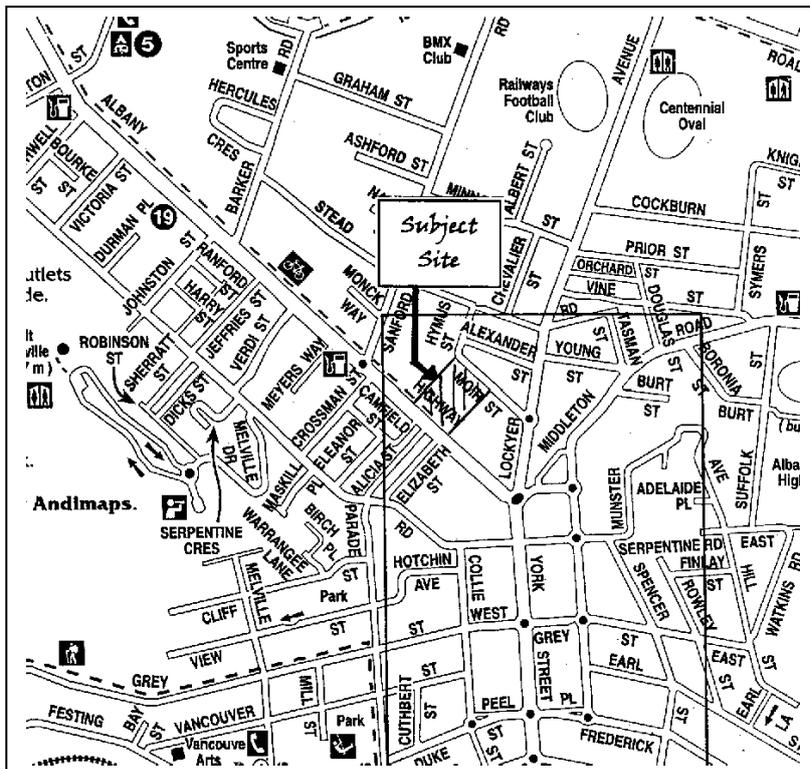
- iii) rezoning portion Reserve 34020 Stead Road, Albany from “Public Use” to “Residential R 40” and “Special Sites” zones; and**
- iv) adding a “Special Site” in Appendix II.**

MOTION CARRIED 14-0

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

.....

DEVELOPMENT SERVICES REPORTS

Item 11.1.2 continued

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR EMERY**

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:

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

MOTION CARRIED 14-0

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

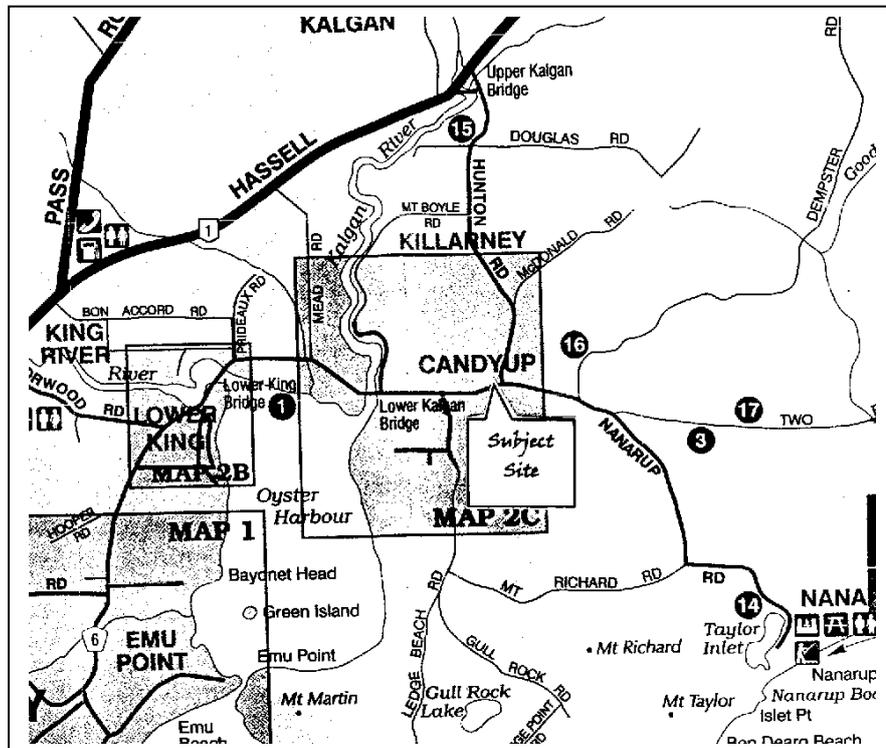
Reporting Officer(s) : Executive Director Development Services (R Fenn)

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

.....

DEVELOPMENT SERVICES REPORTS

Item 11.1.3 continued

**MOVED COUNCILLOR EMERY
SECONDED COUNCILLOR WALKER**

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 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.**

MOTION CARRIED 8-6

Reason:

This subdivision can be achieved without creating a precedent and without disruption to the neighbourhood.

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.

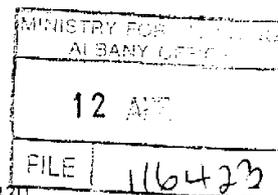
BACKGROUND

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@inet.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..

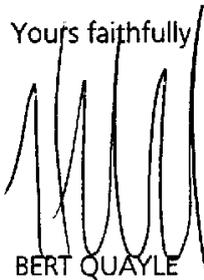
Further, with regards Town Planning Scheme No. 3, whilst rural residential lot is noted as an "X" use, it is not defined in the scheme and neither is a minimum lot size nominated for the rural zone.

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.

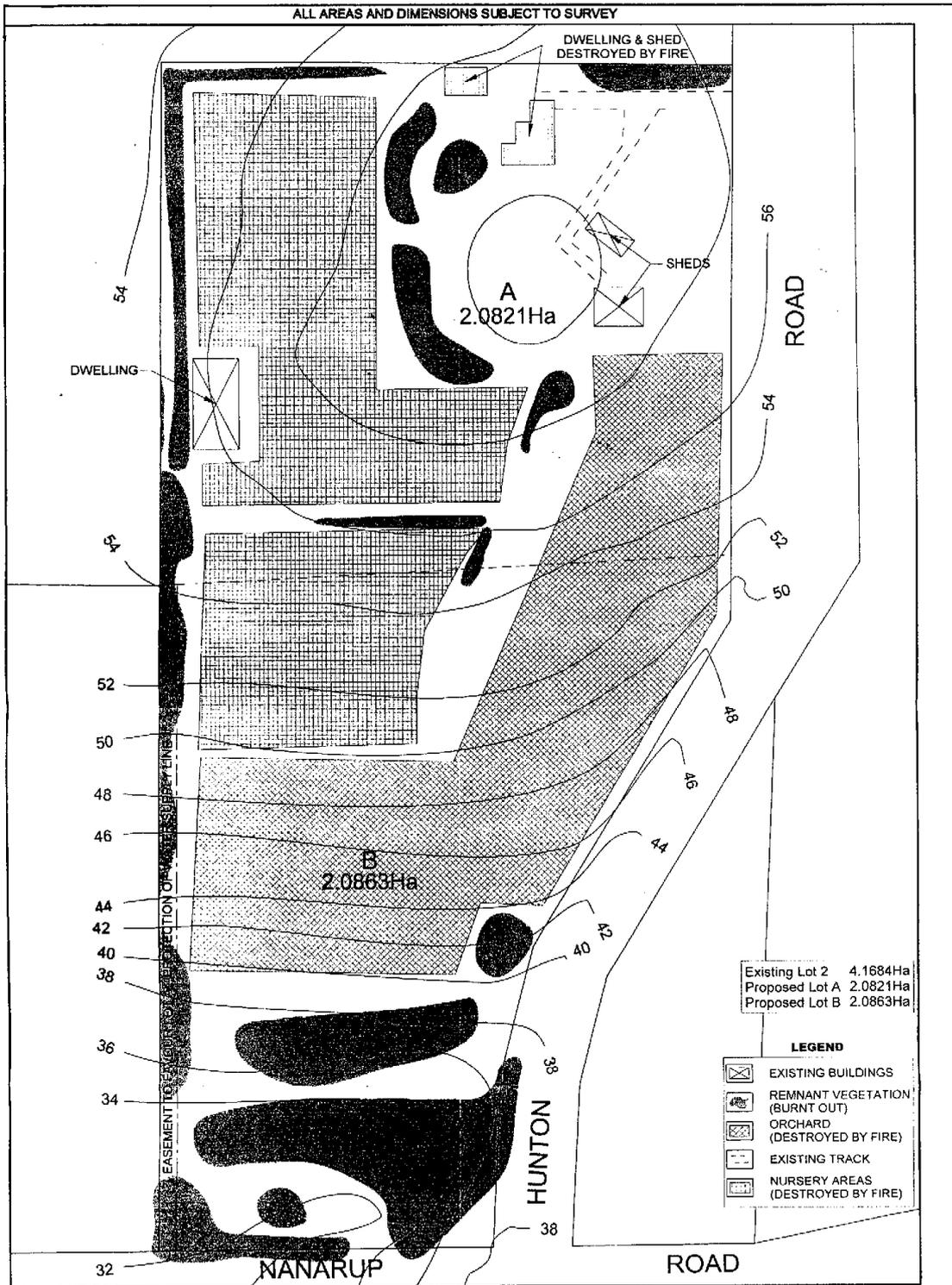
Yours faithfully



BERT QUAYLE

AYTON, TAYLOR & BURRELL

DEVELOPMENT SERVICES REPORTS



Existing Lot 2 4.1684Ha
 Proposed Lot A 2.0821Ha
 Proposed Lot B 2.0863Ha

- LEGEND**
- EXISTING BUILDINGS
 - REMNANT VEGETATION (BURNT OUT)
 - ORCHARD (DESTROYED BY FIRE)
 - EXISTING TRACK
 - NURSERY AREAS (DESTROYED BY FIRE)

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

APPROVED FOR PLANNING
 ALBANY GOV DISTRICT
 12 APR 01
 FILE 116423

SCALE
 1:1000
 Orig A3

01-20-01 WR

AYTON TAYLOR & BURRILL
 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

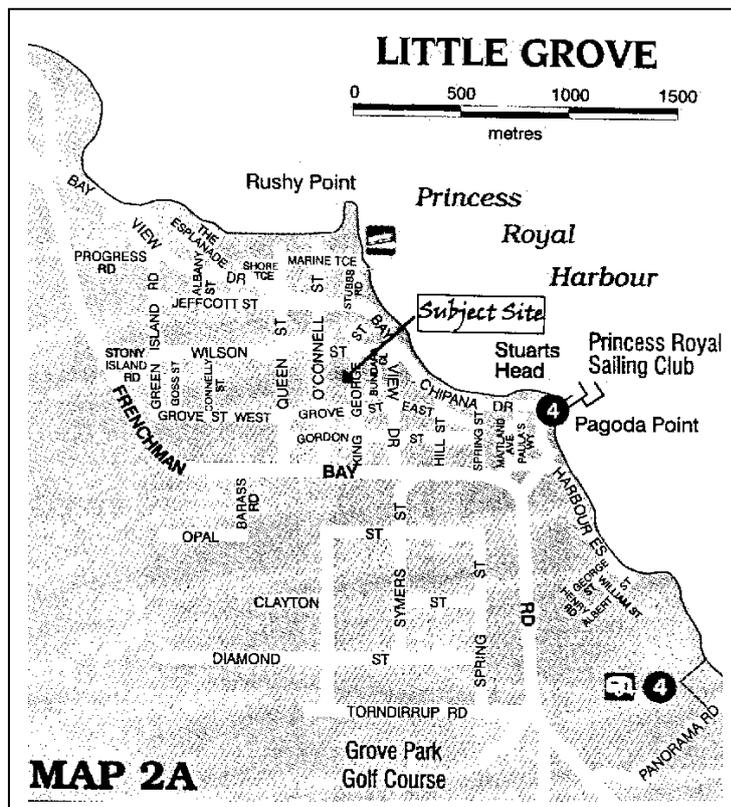
Reporting Officer(s) : Planning Officer (R Hindley)

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

.....

**MOVED COUNCILLOR EVANS
SECONDED COUNCILLOR SANKEY**

THAT Council issue a Notice of Planning Scheme Consent Refusal for the proposed outbuilding on Lot 68 (5) King George Street, Little Grove for the following reasons:

- i) the land is zoned “Residential Development” and the construction of a shed capable of housing commercial vehicles would jeopardise the long term redevelopment of the land for residential purposes; and**
- ii) the development does not comply with the City’s policy on permissible heights for openings on outbuildings which are located on lots of a residential or future residential nature.**

**MOTION CARRIED 8-7
ON CASTING VOTE OF MAYOR**

Reason:

The opening for the proposed shed is 3.8 to 4.3 metres which appears to be excessive for the movement of a boat into and out of the 84 square metre (equivalent to a 5 car garage) shed. Whilst the current landowner may own an excessively tall boat, the shed is large enough and has adequate openings to support someone in small business or the fishing or the transport industry moving onto the site and this ultimately would be detrimental to the residential amenity of the locality. Many landowners cannot accommodate caravans inside residential sheds and approval of this development would erode the integrity of residential areas now and into the future.

DEVELOPMENT SERVICES REPORTS

10 JULY 2001

THE CITY OF ALBANY
PO BOX 484
ALBANY WA 6331

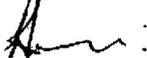
ATTENTION: RICHARD HINDLEY
REF NO: A36869

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.

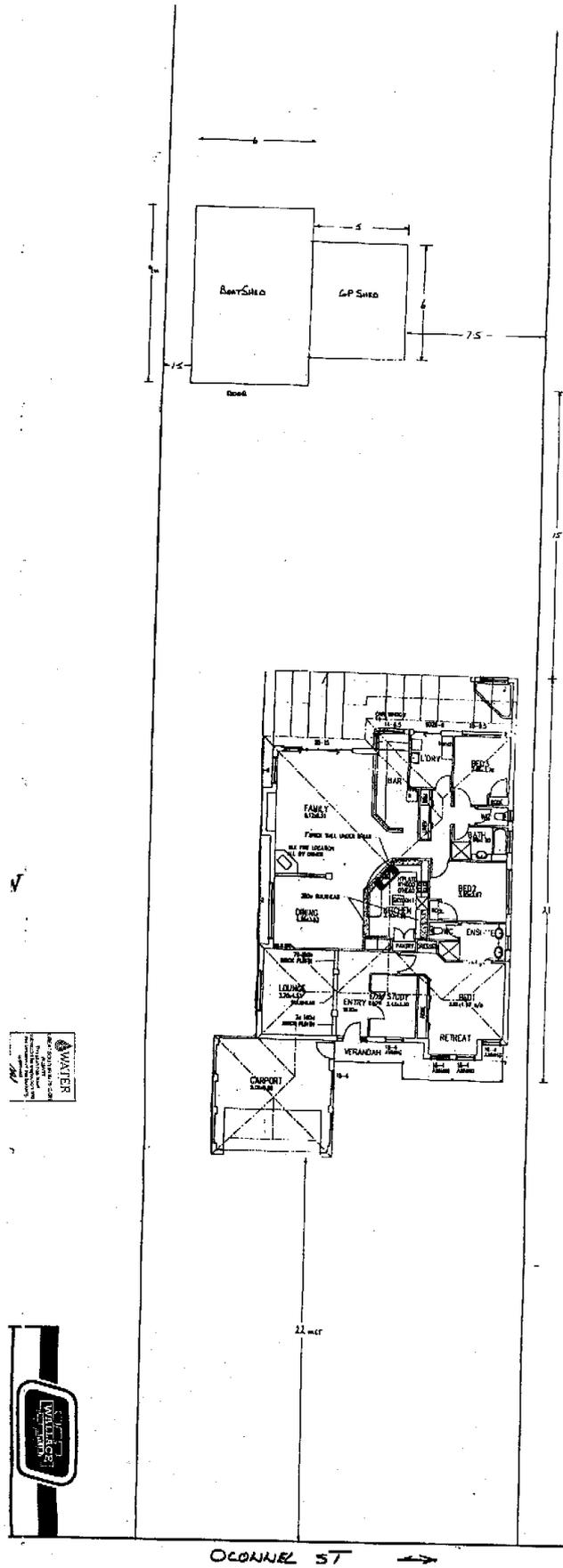
YOURS TRULY



RAY WOONINGS



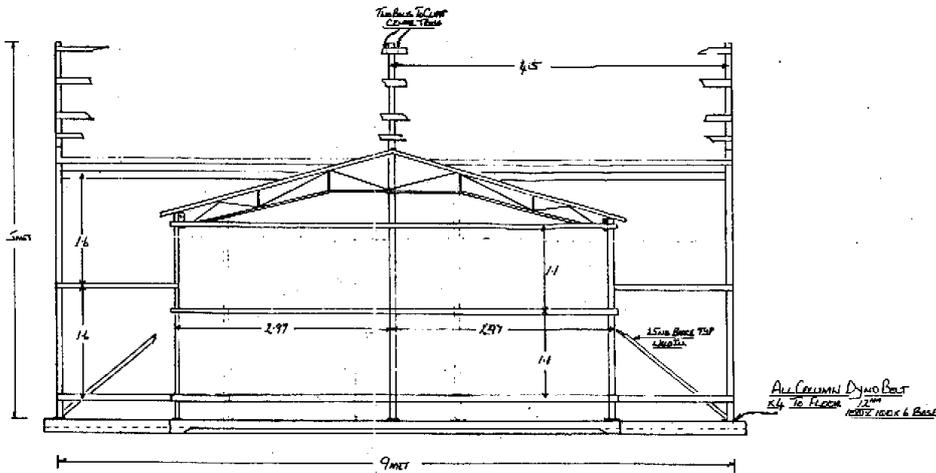
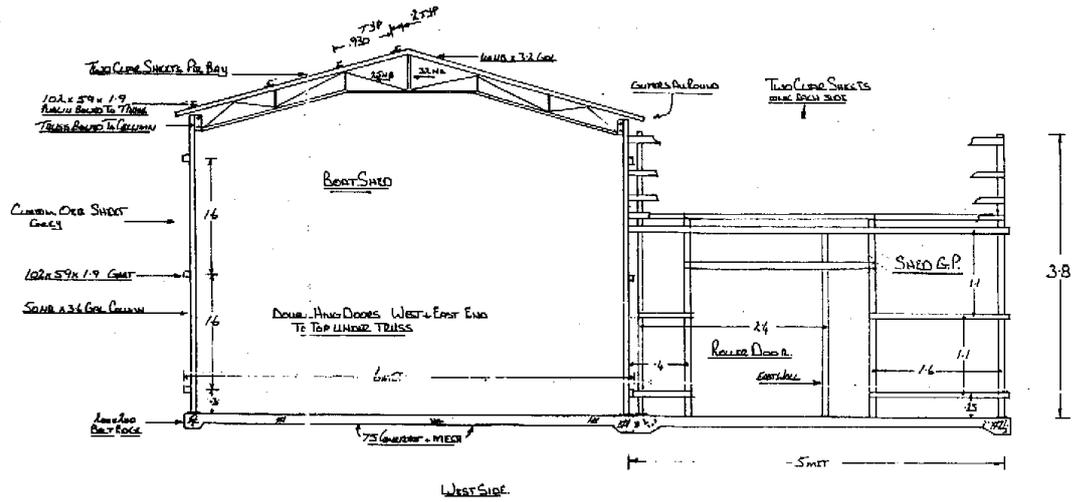
ORDINARY COUNCIL MEETING MINUTES – 21/08/01
 ** REFER DISCLAIMER **
 DEVELOPMENT SERVICES REPORTS



ORDINARY COUNCIL MEETING MINUTES – 21/08/01

** REFER DISCLAIMER **

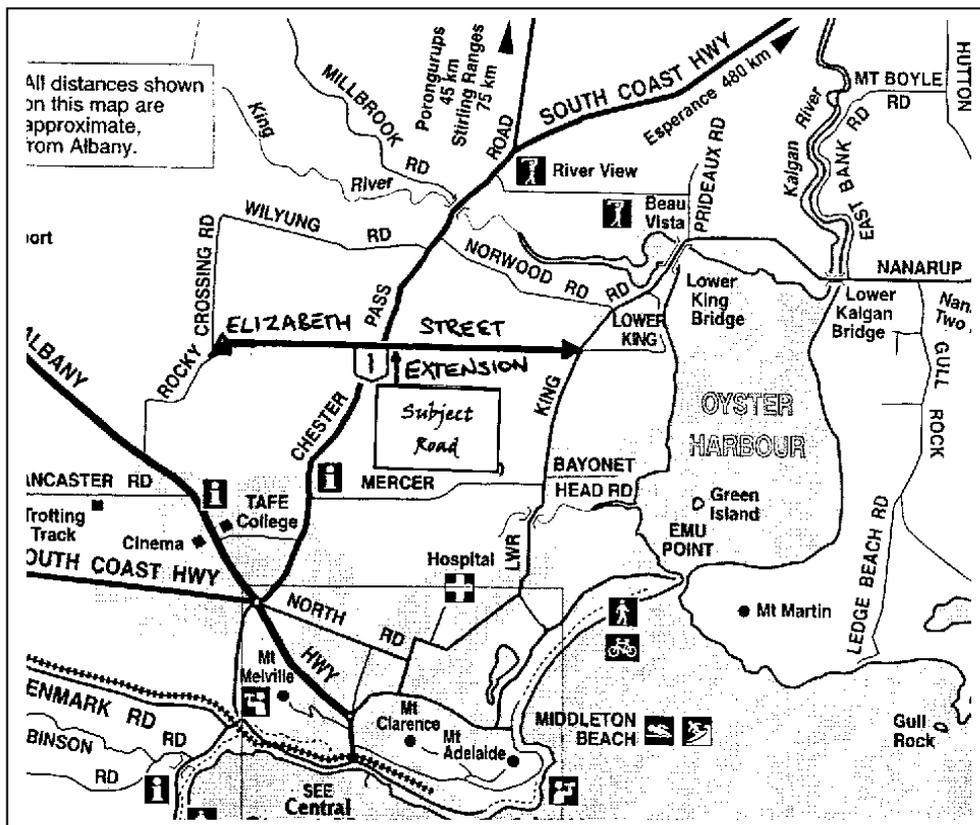
DEVELOPMENT SERVICES REPORTS



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

.....

**MOVED COUNCILLOR DEMARTEAU
SECONDED COUNCILLOR WELLINGTON**

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.

MOTION CARRIED 14-0

DEVELOPMENT SERVICES REPORTS

CITY OF ALBANY RECEIVED		
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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.

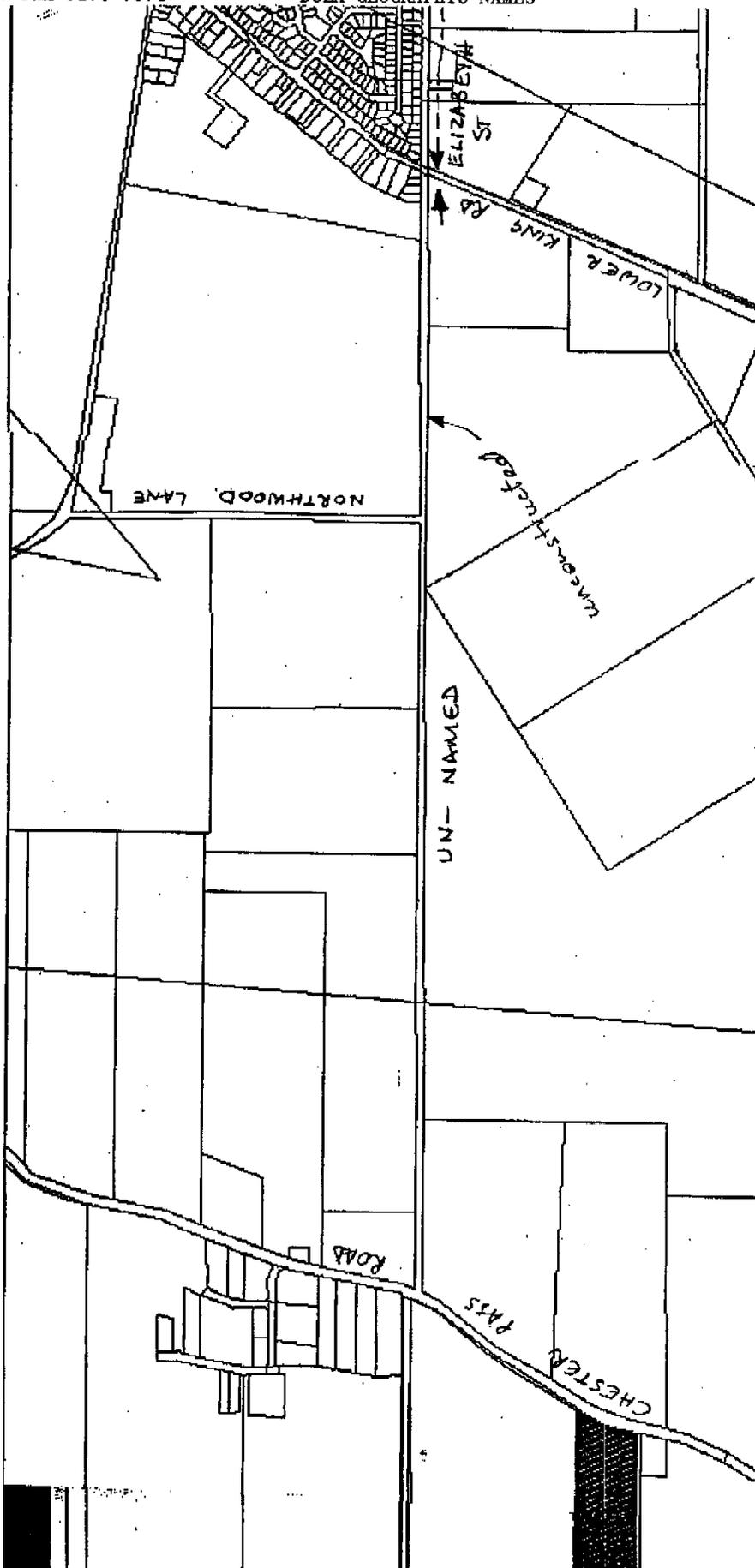
I trust this clarifies the situation for you. If you have any queries, please don't hesitate to contact us.

Regards

DEVELOPMENT SERVICES REPORTS

FAX 9273 7874

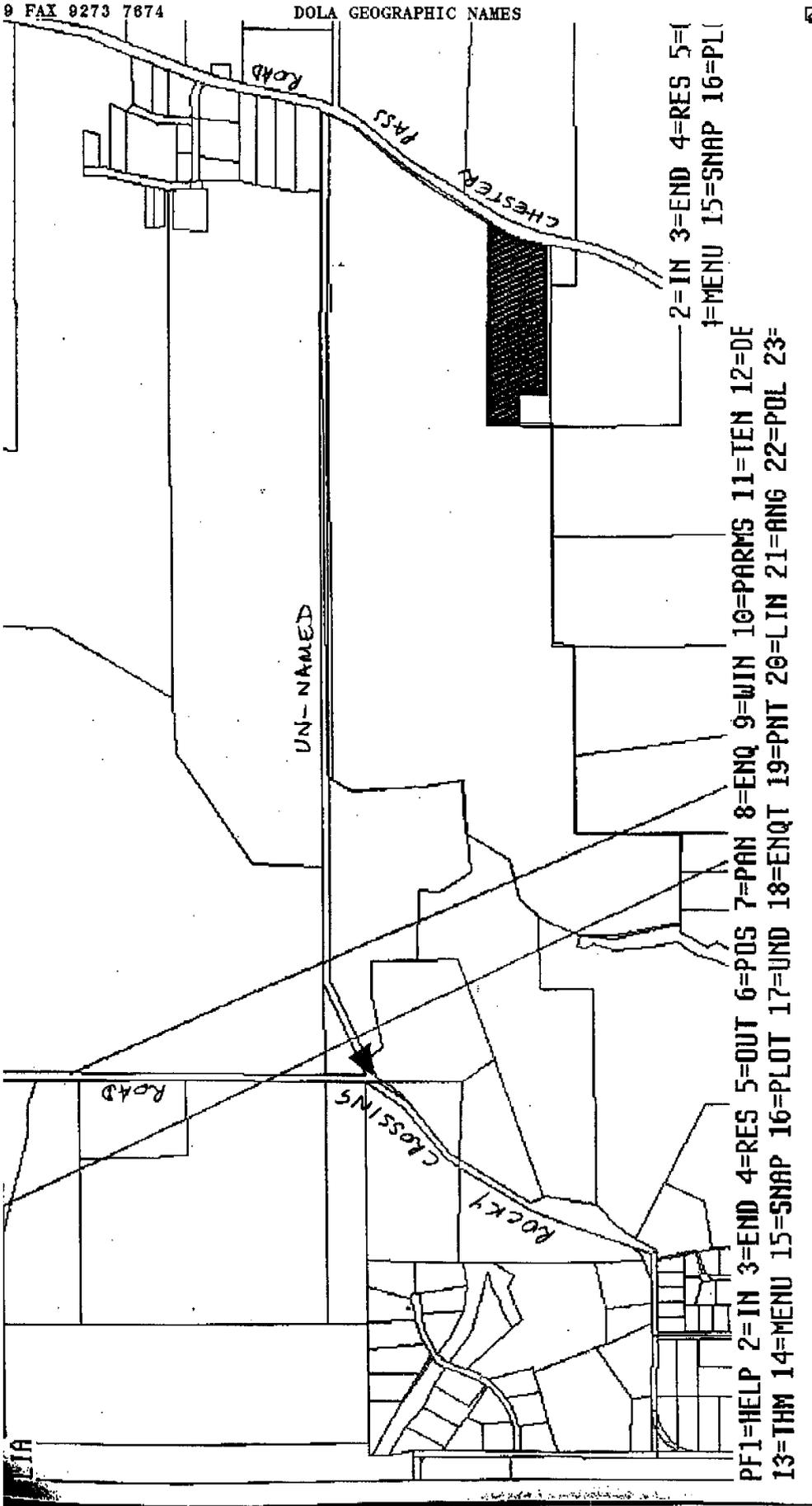
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** REFER DISCLAIMER **

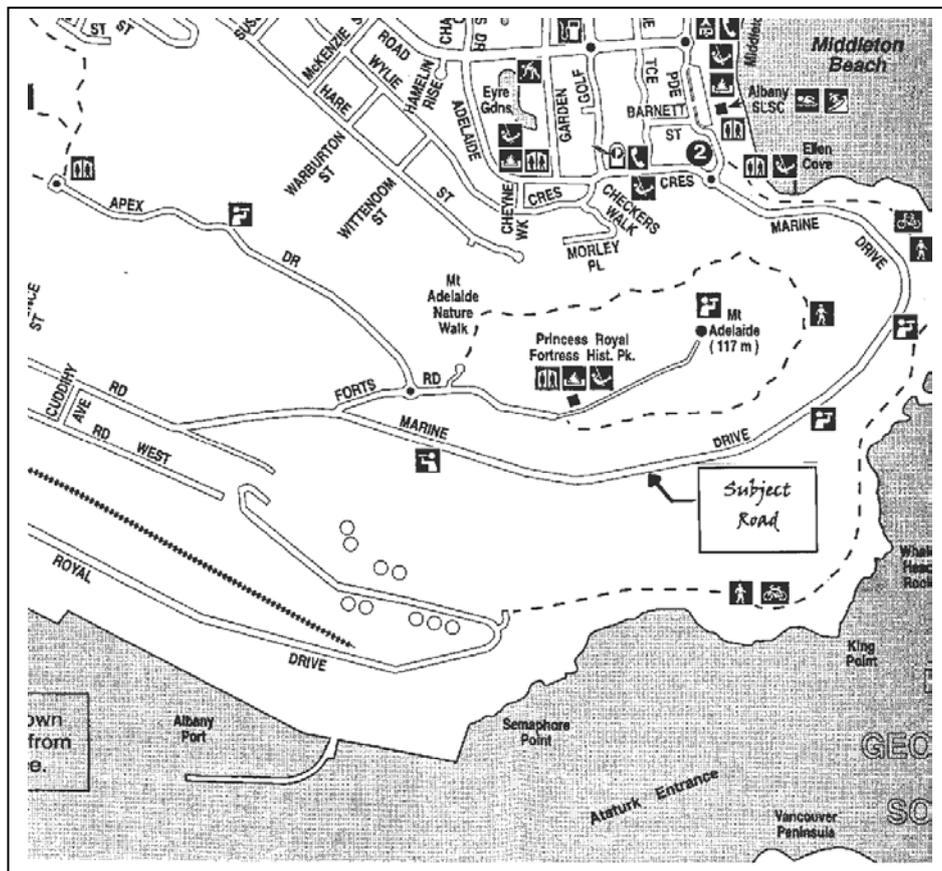
DEVELOPMENT SERVICES REPORTS



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

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR WILLIAMS**

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.

MOTION CARRIED 14-0

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
Stan Perkins
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 MINUTES – 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 MINUTES – 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 MINUTES – 21/08/01

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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.

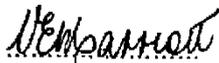
The cost and paperwork to us would be huge, as many legal documents etc would have to be Changed.

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 ①N	ACKNOWLEDGMENT / /	ONL/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 568079	ISSUED NO. 0110823	OFFICER EDDS
REPLY Y/N	ACKNOV 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

.....

**MOVED COUNCILLOR DEMARTEAU
SECONDED COUNCILLOR WALKER**

THAT, in response to the request from the Department for Planning and Infrastructure, the City of Albany appoint Councillor Evans as the City’s representative, with Her Worship the Mayor 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.

MOTION CARRIED 14-0

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

.....

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR BARTON**

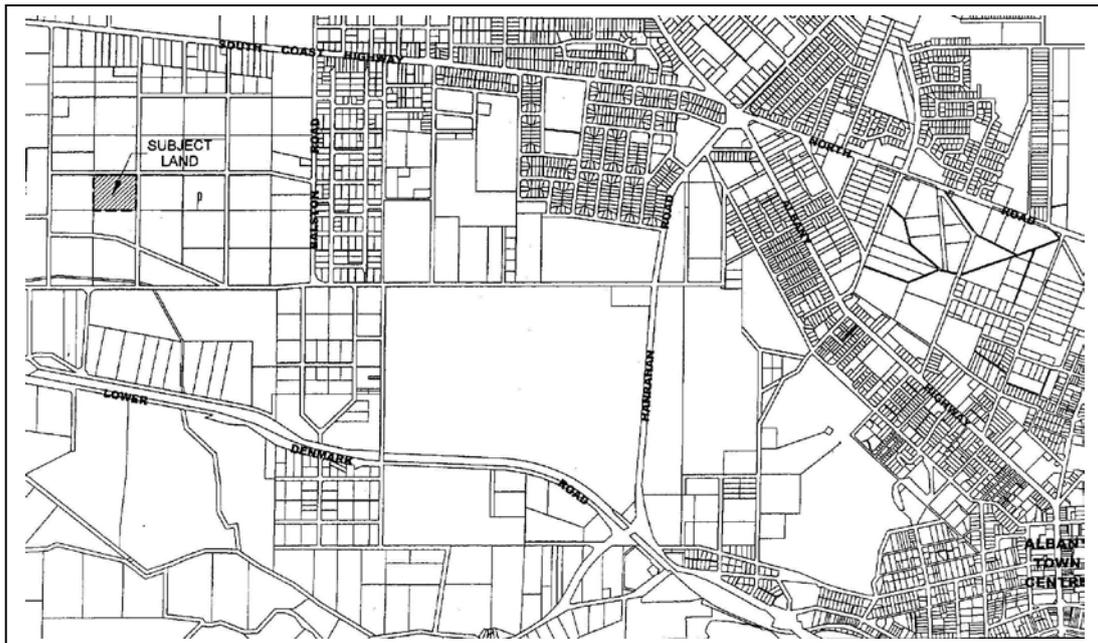
THAT Council nominate Councillor Evers as its representative on the Whole of Torbay Catchment River Restoration Project Steering Committee.

MOTION CARRIED 14-0

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

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR BOJCUN**

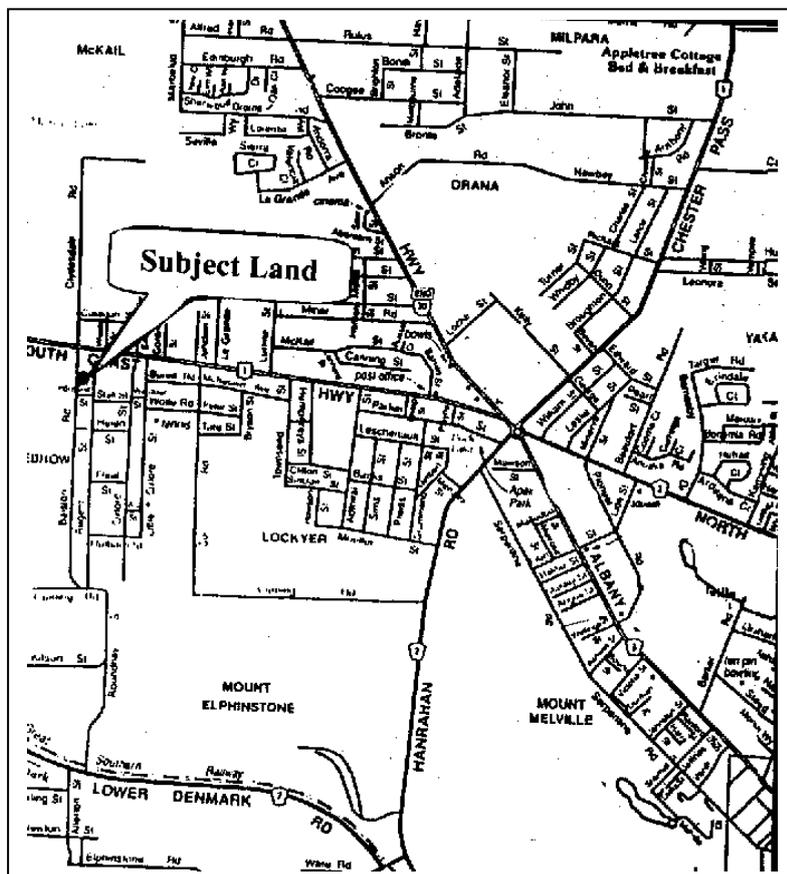
- i) **the proponent prepare to the satisfaction of the Executive Director Development Services a limited structure plan for Lot 126 Bottlebrush Road, Gledhow and the immediate locality meeting the requirements of the City of Albany Town Planning Scheme No. 3 and Western Australian Planning Commission 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".**

MOTION CARRIED 14-0

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

.....

DEVELOPMENT SERVICES REPORTS

Item 11.1.10 continued

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

Reason:

The Executive Director Development Services advised that the third clause had been added to allow appropriate action to exercise policing if the home occupation was not conducted in a mobile fashion.

**MOVED COUNCILLOR EVANS
SECONDED COUNCILLOR SANKEY**

That Council issue a Notice of Planning Scheme Consent Refusal for the proposed Home Occupation (Mobile Welding) at Lot 132 (#5) Balston Road, Gledhow for the following reasons:

- i) the shed is substantially larger than the maximum area permissible for this land use and it would be impractical to identify what portion of the shed is being used for personal and business purposes;**
- ii) considerable noise is currently being produced on the site to the detriment of the amenity of neighbouring properties;**
- iii) the nature of the business requires that materials (steel products, gas, etc.) and customers would need to make deliveries or visit the site which would result in an unreasonable increase in traffic to the neighbourhood; and**

DEVELOPMENT SERVICES REPORTS

../cont

Item 11.1.10 continued

iv) the proposed activity is inconsistent with the Home Occupation provisions of the City of Albany Town Planning Scheme No.3 and is a land use more appropriately accommodated on Industrial zoned land.

MOTION CARRIED 9-5

Reason:

Mr Matheson previously conducted a welding business from an industrial site and recently moved his equipment to Balston Road. Since then he has generated considerable noise and electrical interference for adjoining residents. From neighbour complaints, it appears he has continued to operate his business from his residential address, giving him an unfair commercial advantage and in contravention of the approval he was issued for his domestic outbuilding. A mobile welding business, unlike a mobile mechanic or electrician, requires materials to be delivered to the business address to be cut, shaped and prepared for use in the field. It is the type of business activity which is not suited to a residential area and because of its off-site impacts, is inappropriate to be given an approval as a Home Occupation.

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

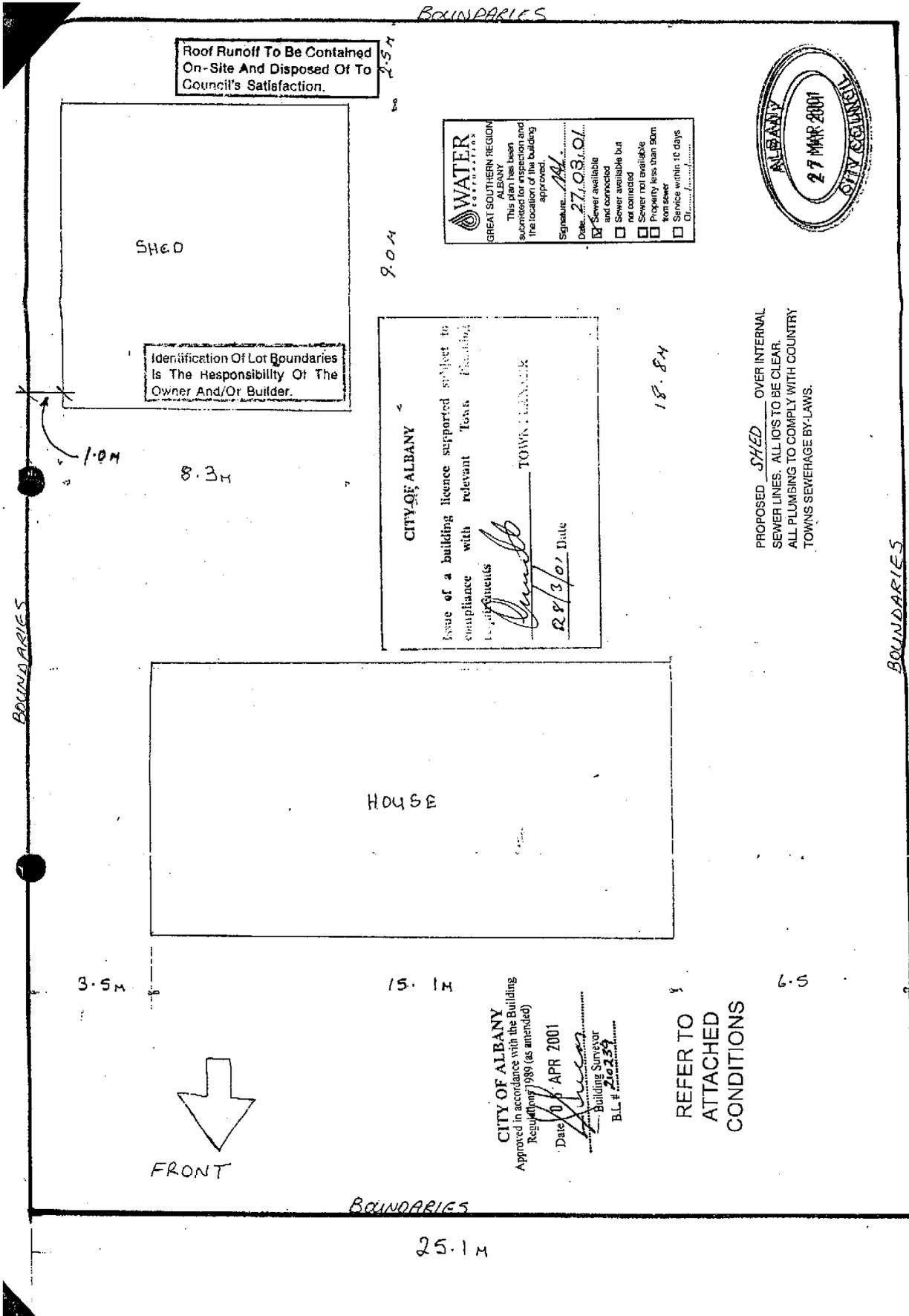
Yours sincerely,

DAVID & ANNIE MATHESON



** REFER DISCLAIMER **

DEVELOPMENT SERVICES REPORTS



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

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 liased 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

.....

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WELLINGTON**

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.**

**MOTION CARRIED 11-3
ABSOLUTE MAJORITY**

** REFER DISCLAIMER **

DEVELOPMENT SERVICES REPORTS

2/01/2000 11:58

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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

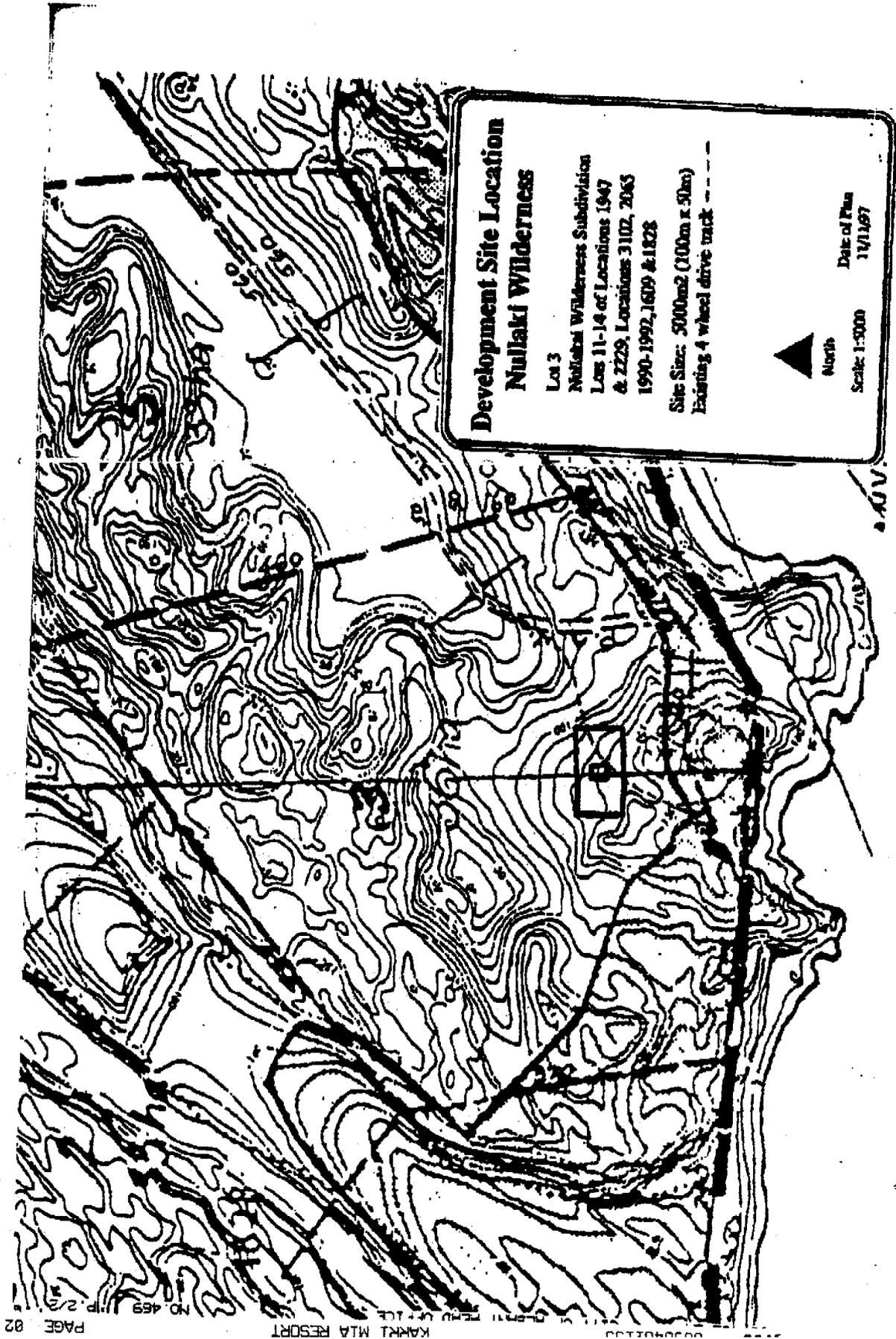
To: Peter Robertson <i>ALAN AUGUSTSON</i>	From: Alan Augustson
Company:	Date: 11 January, 2000
Fax No.: 98481133	No. of Pages: (incl. This page) 2
Your Ref: Proposed lot 103 Nullak Drive	Our Ref: A7333

Peter,

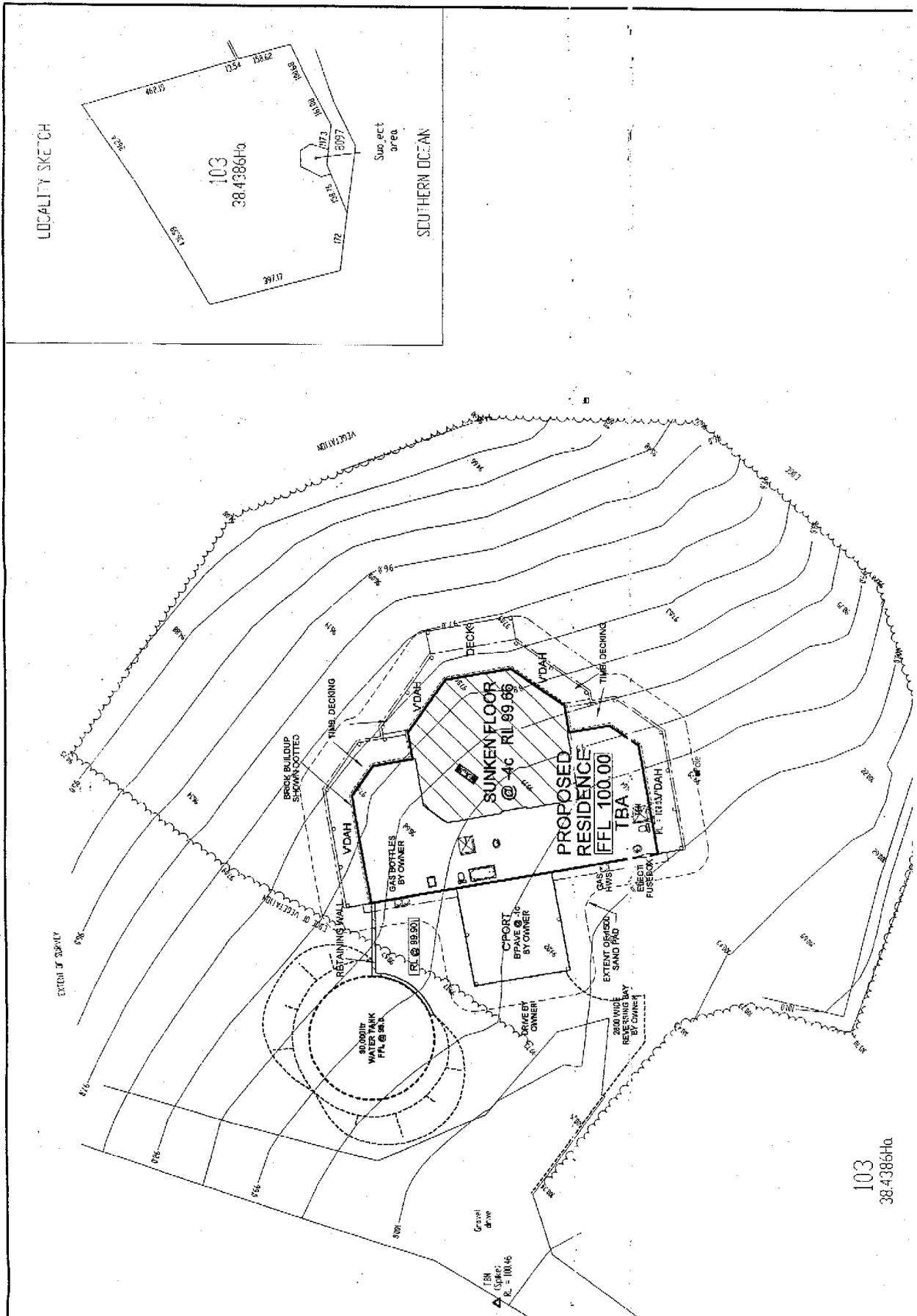
Approval was granted by the Shire of Albany in December, 1997 to relax the building setback from the proposed foreshore reserve on Lot 103. Council officers have since inspected the proposed building site and are satisfied that it complies with the plans submitted. A copy of the proposed building envelope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

Regards Alan

DEVELOPMENT SERVICES REPORTS

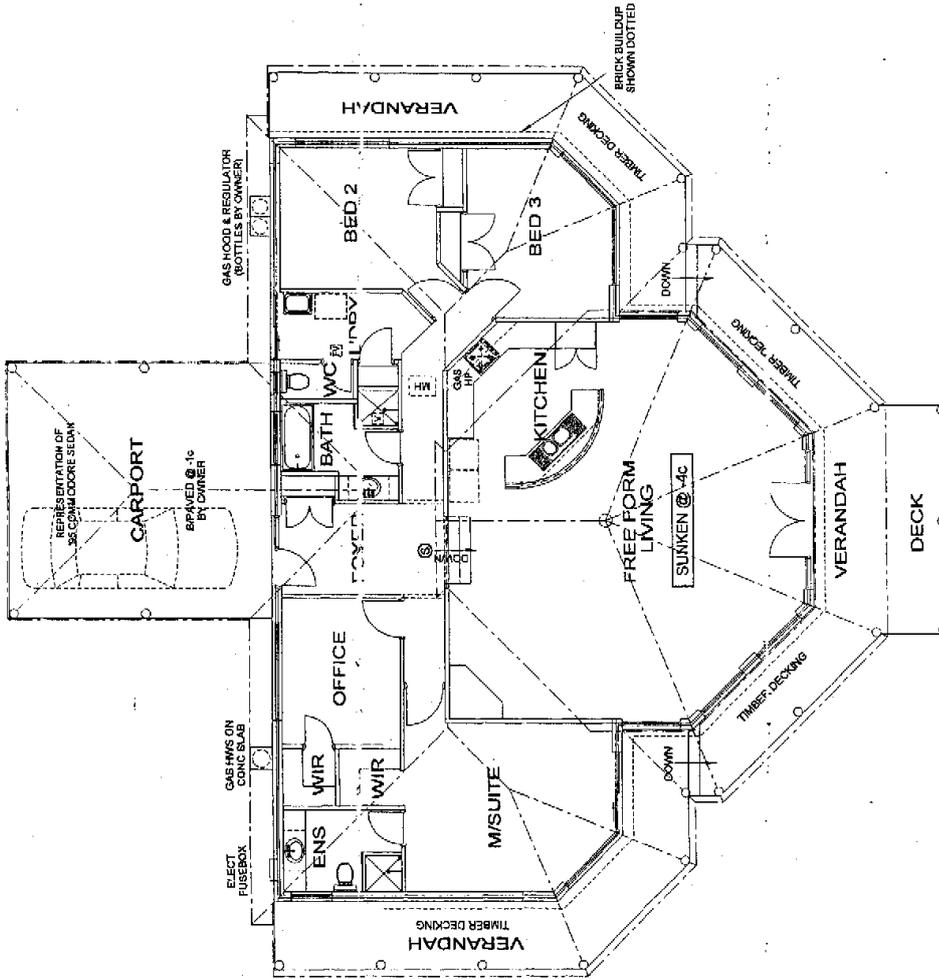


DEVELOPMENT SERVICES REPORTS



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DEVELOPMENT SERVICES REPORTS



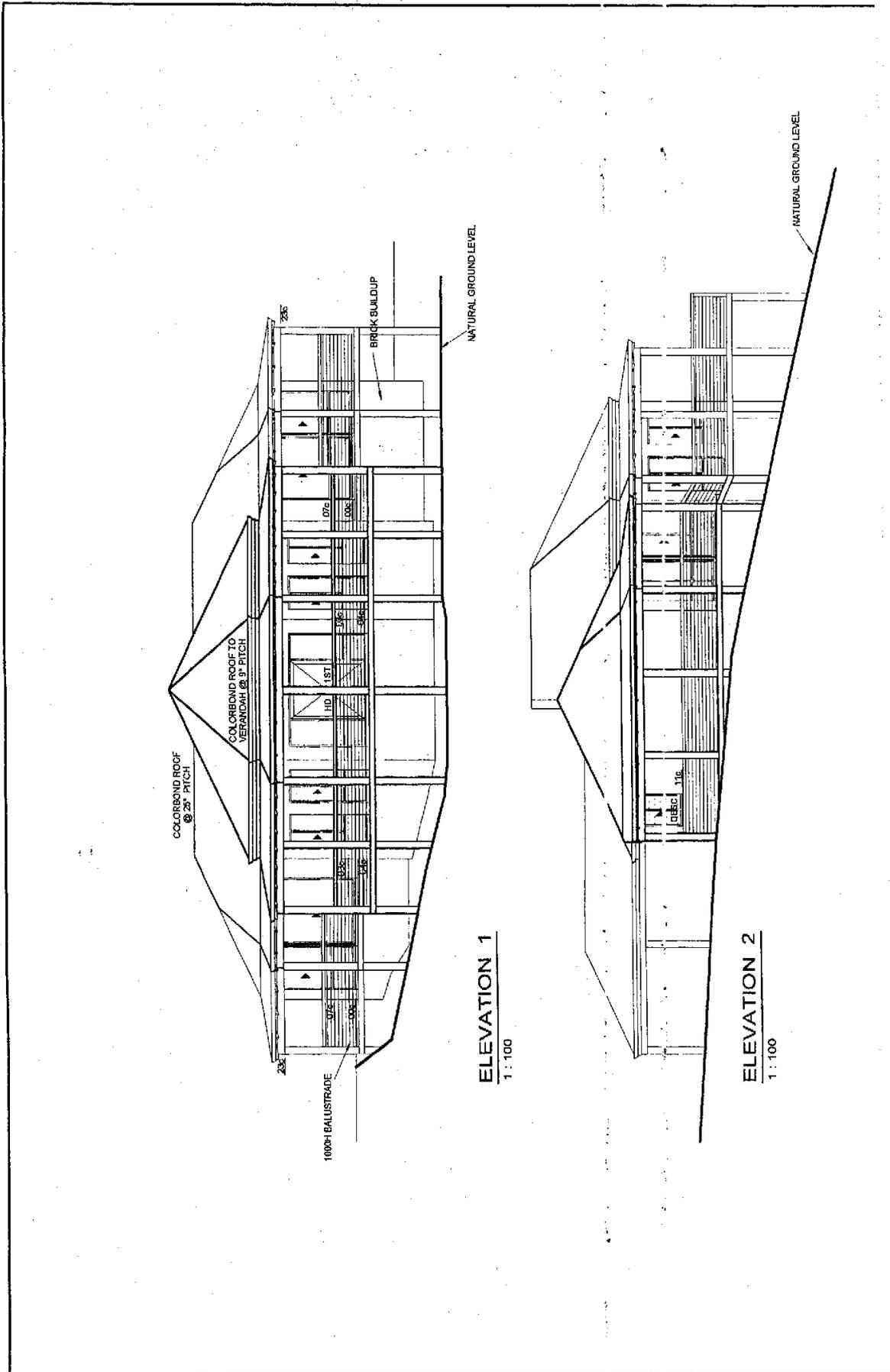
FLOOR PLAN
1 : 100

PROPOSED ROGERSON RESIDENCE ©

BASED ON: VALLEY VIEWS
ADDRESS : LOT 103 NULLAKI WILDERNESS ESTATE, ALBANY
REP : TRISH FLYNN

FILE : 103 Nullaki ALP - 20000801.dwg
DATE : 21/08/01
TIME : 10:00:00

DEVELOPMENT SERVICES REPORTS



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)98419222

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.

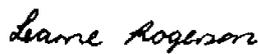
Hopefully we have demonstrated that, with respect to the development area setback, the Request for Planning Scheme Consent currently before you deserves your support for two reasons:

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,

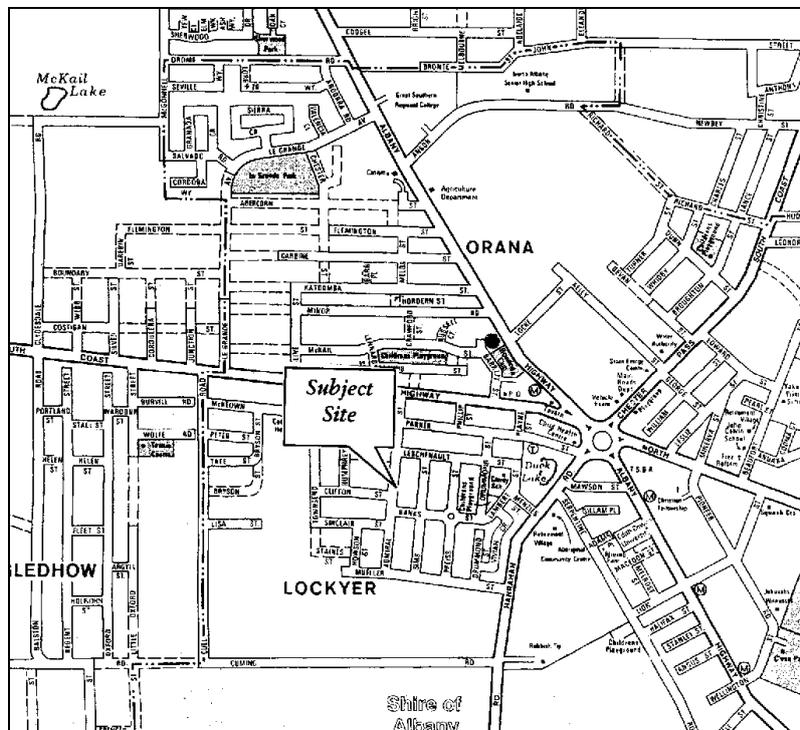

Leanne Rogerson


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

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Reason:

The Executive Director Development Services advised that Councillors have been distributed with a copy of a letter from Homeswest requesting that Council set aside any action to serve notice on Homeswest to demolish the buildings.

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR EMERY**

THAT:

- i) Council, 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) Homeswest be advised that the two dwelling units at Lot 122 (#26) Admiral Street, Lockyer, were constructed without a building licence being issued by the City of Albany, that Council's permanent records will reflect that there has been no building licence issued and the City of Albany will advise any successor in title of that position, should Homeswest decide to dispose of the buildings at a future date.**

MOTION CARRIED 14-0

Reason:

Homeswest wish to retain the buildings in their ownership and whilst that situation exists there is no need for Homeswest to gain a building licence for the completed dwelling units. Homeswest remain an innocent party and Council does not wish to force the demolition of two sound public sector houses.

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
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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

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DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

**MOVED COUNCILLOR BOJCUN
SECONDED COUNCILLOR EMERY**

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.

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.

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

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.**

MOTION CARRIED 14-0

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

**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	1	1

DEVELOPMENT SERVICES REPORTS

	Issue	Number of Submissions	Percentage of Submissions
	support for control measures		
	<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

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

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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 cases¹¹⁵ 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

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

.....

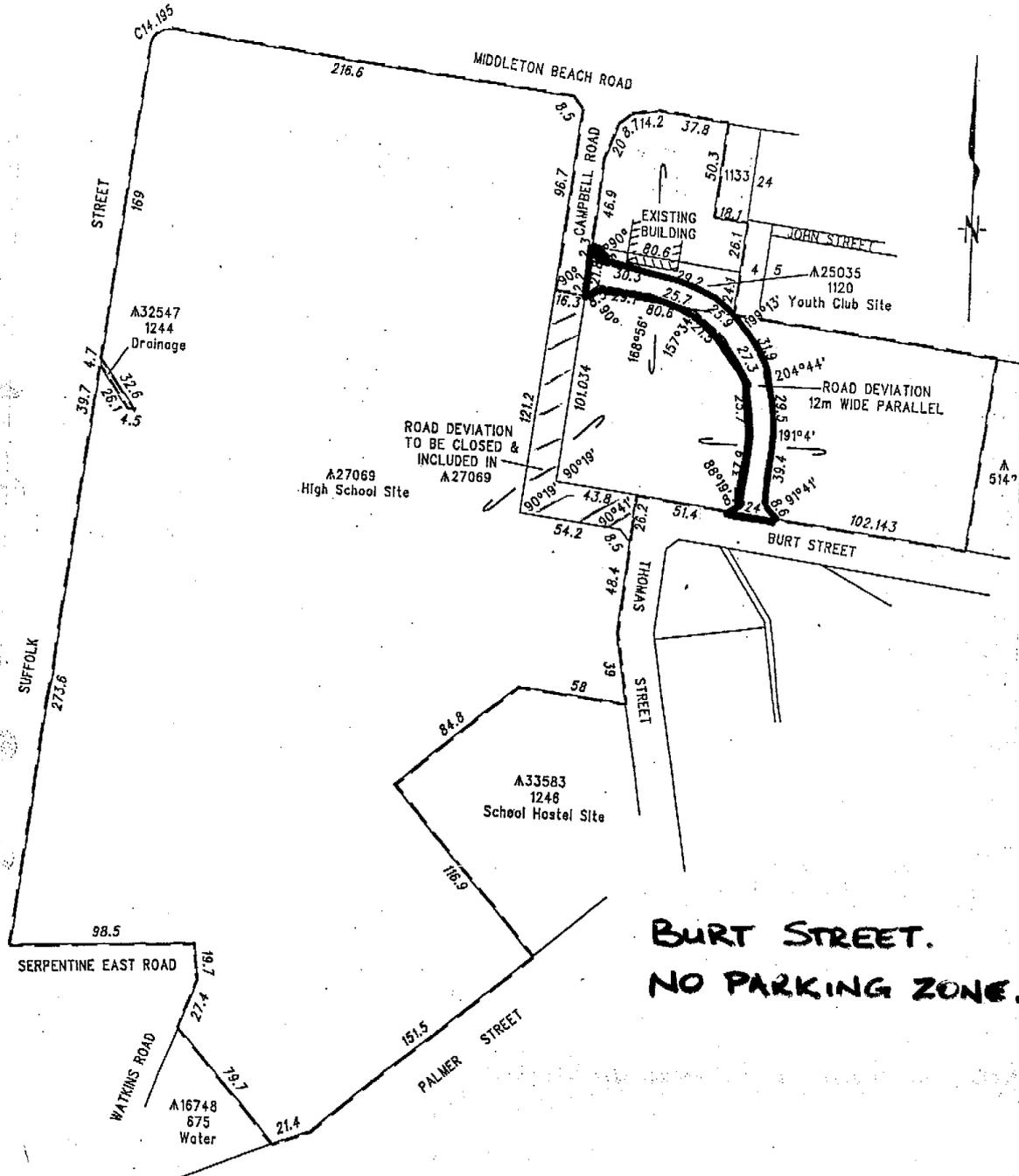
**MOVED COUNCILLOR WILLIAMS
SECONDED COUNCILLOR EVANS**

THAT Council resolve to:

- (iii) 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**
- (iv) advertise the restrictions.**

MOTION CARRIED 14-0

DEVELOPMENT SERVICES REPORTS

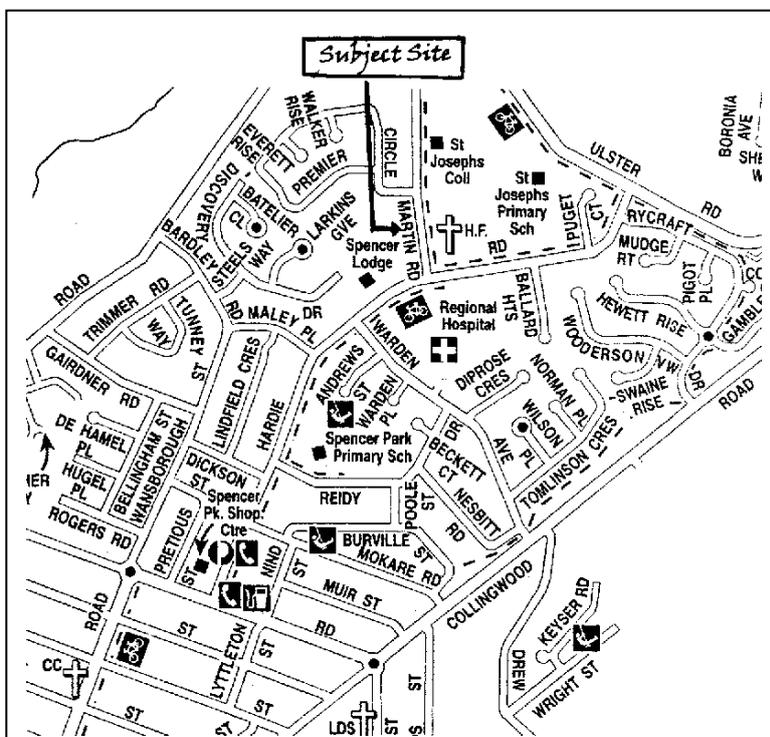


DEVELOPMENT SERVICES REPORTS

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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**MOVED COUNCILLOR WELLINGTON
SECONDED COUNCILLOR BOJCUN**

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

MOTION CARRIED 14-0

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

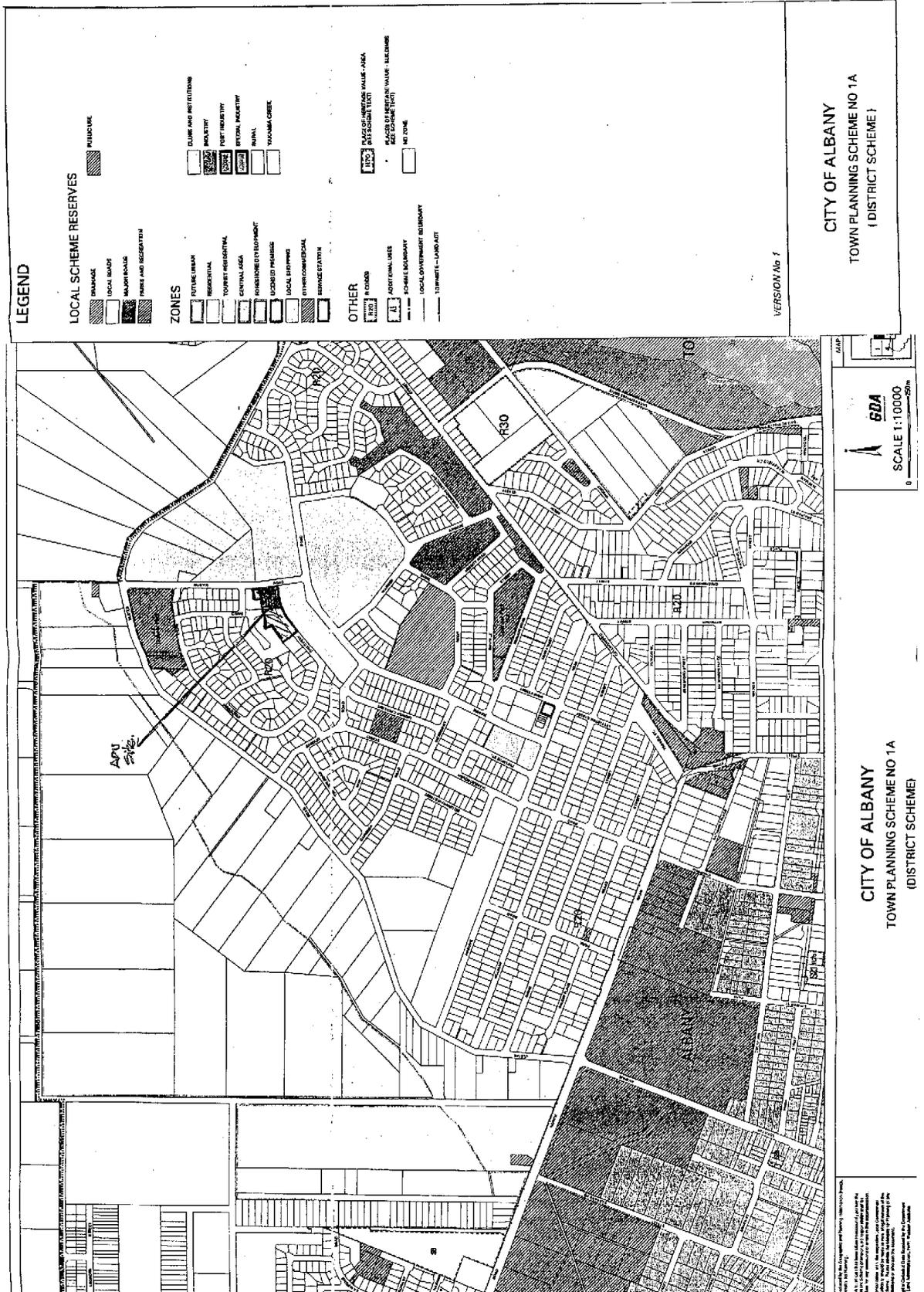
The Ministry of Housing will when marketing lots for sale as part of the subdivision of part lot 501 land advise prospective purchasers of the intended MoH housing within this subdivision.

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



Corporate & Community Services

REPORTS

- R E P O R T S -

12.1 FINANCE

12.1.1 List of Accounts for Payment – City of Albany

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

COMMENT/DISCUSSION

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

Municipal Fund Vouchers	totalling	
Cheques 14271-14445	totalling	495,180.81
EFT EF6887-EF7319	totalling	1,899,462.02
Payroll	totalling	856,163.78
Total Municipal Fund		<u>3,250,806.61</u>
Trust Fund Vouchers 128-133	totalling	143,152.10
Total Trust Fund		<u>143,152.10</u>
TOTAL		<u><u>3,383,958.71</u></u>

RECOMMENDATION

THAT, the following City of Albany accounts be passed for payment: -		
Municipal Fund	totalling	\$3,250,806.61
Trust Fund	totalling	\$ 143,152.10
Total		<u>\$3,393,958.71</u>

Voting Requirement Simple Majority

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ORDINARY COUNCIL MEETING MINUTES – 21/08/01
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Item 12.1.1 continued

The Executive Director Community Services requested that the Total in the comment discussion paragraph be amended to read \$3,393.958.11

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR EMERY**

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

Municipal Fund	totalling	\$3,250,806.61
Trust Fund	totalling	<u>\$ 143,152.10</u>
	Total	<u>\$3,393,958.71</u>

MOTION CARRIED 14-0

12.1.2 Community Financial Assistance Program 2001/02

File/Ward	:	FIN 022 (All Wards)
Proposal/Issue	:	Consideration of applications for financial assistance
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Community Development Officer (R Shanhun)
Disclosure of Interest	:	Member of the Albany Boating & Offshore Fishing Club (Inc)
Previous Reference	:	N/A
Summary Recommendation	:	i) Adoption of the minutes of the meeting of the Community Financial Assistance Committee held on 21 st June 2001; and ii) Adoption of approvals as recommended by the Community Financial Assistance Committee, subject to budget limitation.
Locality Plan	:	Nil.

BACKGROUND

1. Each year Council provides financial assistance to community based organisations through the Community Financial Assistance Program. The program recognises the contribution that these organisations make to the community and provides a small proportion of the funding necessary to ensure their ongoing viability.

STATUTORY REQUIREMENTS

2. Financial regulations require that funding of Community Financial Assistance applications is subject to prior budget approval and budgeted expenditure limitation.

Item 12.1.2 continued.

POLICY IMPLICATIONS

3. Council's Community Assistance Policy requires that the Community Financial Assistance Committee will consider applications for financial assistance and make recommendations for approval in relation to Minor Community Grants and Recurrent Community Grants.
4. The Community Financial Assistance Committee is also responsible for prioritising applications for Major Community Grants.
5. The Policy provides for the Minor Community Financial Assistance funding to be split between two rounds, closing 31st May and 30th November, on a two-thirds / one-third basis.

FINANCIAL IMPLICATIONS

6. Adoption of recommended funding approvals is subject to the expenditure limitation provided within the budget. That being a total amount of \$192,681.00 for 2001/02.

STRATEGIC IMPLICATIONS

7. There are no Strategic Implications relating to this item.

COMMENT/DISCUSSION

8. The Community Financial Assistance Committee met on 21st June 2001 to assess the applications received from community organisations for financial assistance. The minutes of that meeting are included in the Bulletin.
9. After considering those applications the Committee ranked each application, within the three categories of Major, Minor and Recurrent Community Grant. The Committee also established a funding priority order and set a recommended amount to be funded on each application received. Full details of the Committee's recommendations are contained in the schedules attached to this report.
10. The total budget allocation for 2001/02 is \$192,681. Previously approved recurrent grants and the waiver of property rates levied on land controlled by community organisations accounts for \$99,216. As such a total of \$93,465 is available for 2001/02 grant approvals. The $\circ - \downarrow$ split between funding rounds provides an amount of \$62,250 for distribution in the first round of approvals.
11. Community Financial Assistance Committee recommendation (priorities 1 to 11) total \$57,700 leaving a balance of \$4,550. Priorities 12 and 13 are \$9,000 and \$4,000 respectively.

ORDINARY COUNCIL MEETING MINUTES – 21/08/01
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Item 12.1.2 continued.

RECOMMENDATION

THAT Council:-

- i) receive the Minutes of the meeting of Community Financial Assistance Committee held on 21st June 2001;
- ii) adopt the current funding and the following recommendations for approval of community financial assistance funding;

Recurrent Funding

Albany Wildlife Shelter	500
ASHS	5,500
GS Agricultural Society	1,200
Albany Injury Prevention Committee	5,000
Australian Red Cross	10,000

Minor Community Grants

Albany Volunteer SES	10,000
Christian Family Church	7,000
Youth Care Albany	5,500
St John Ambulance	5,000
Cystic Fibrosis WA	3,000
GS Community Partnership Inc.	5,000

and

- iii) the remaining applications, together with any additional applications received, by referred to the second funding round for consideration.

Voting Requirement Simple Majority

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Councillor Demarteau declared an impartiality interest. He is related to members of the Executive Committee of the Albany Soccer and Junior Soccer Association, however he has no direct involvement with the Association.

**MOVED COUNCILLOR EVANS
SECONDED COUNCILLOR WALKER**

THAT Council:-

- i) **receive the Minutes of the meeting of Community Financial Assistance Committee held on 21st June 2001;**
- ii) **adopt the current funding and the following recommendations for approval of community financial assistance funding;**

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Item 12.1.2 continued

Recurrent Funding

Albany Wildlife Shelter	500
ASHS	5,500
GS Agricultural Society	1,200
Albany Injury Prevention Committee	5,000
Australian Red Cross	10,000

Minor Community Grants

Albany Volunteer SES	10,000
Christian Family Church	7,000
Youth Care Albany	5,500
St John Ambulance	5,000
Cystic Fibrosis WA	3,000
GS Community Partnership Inc.	5,000

and

- iii) the remaining applications, together with any additional applications received, by referred to the second funding round for consideration.

MOTION CARRIED 9-5

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR CECIL**

THAT Council review the Community Financial Assistance Policy.

MOTION CARRIED 13-1

ORDINARY COUNCIL MEETING MINUTES – 21/08/01
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2001/02 Community Financial Assistance Program

Applications for Major Community Grants (over \$10,000)

Priority Ranking	Organisation	Project	Amount Requested	Applicant Contribution		Other Funding	Total Cost
				Cash	Inkind		
1	Albany Hospice Inc	New hospice building	35,300	275,000		380,000 167,000 10,000	874,404
2	Great Southern Grammar Inc	Community learning and information center	20,000	29,206		750,000.	799,206
3	South Stirling P & C	Outdoor all weather activity area	15,000	9,000	1,500	4,500	30,000
5	Albany Rifle Club Inc.	Resurfacing of access road to club rooms	14,400	1,000			15,400
6	Albany Sinfonia Inc.	Purchase of instruments	19,180				19,180
7 4	City of Albany Band	Equipment renewal – instruments and uniforms	41,360 8,000			41,360 8,000	49,360
8	Napier Progress Association	Repair and resurfacing of existing tennis courts	17,114	1,800	2,880		21,794
9	Wellstead Progress Association Inc	Extensions and upgrade of existing hall	66,202	24,000	42,202	66,202	198,607
10	Middleton Beach Bowling Club Inc	Removal and additions to existing club rooms	140,000	140,000		140,000	420,000
11	Albany Light Opera & Theatre Co Inc.	Renovations to building. Essential production equipment	50,000	270			50,270
	TOTALS		\$426,556	\$480,276	\$46,582	\$1,517,702	\$2,478,221

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2001/02 Community Financial Assistance Program Applications

Minor Community Grants (up to \$10,000)

Priority Ranking	Organisation	Project	Amount Recommended	Amount Requested	Applicant Contribution		Other Funding	Total Cost
					Cash	Inkind		
1	Albany Volunteer State Emergency Service Inc.	Operational funding assistance	10,000	10,000				10,000
2	Christian Family Church	Youth center	7,000	9,082	3,000	25,000		37,082
3	Youth Care Albany	Placement of chaplain at NASHS	4,300	4,300	21,000	18,000	6,700	50,000
4	St John Ambulance	Volunteers and officers training	5,000	5,000	5,000			10,000
5	Cystic Fibrosis WA	Star search 2002	3,000	3,000				3,000
6	Great Southern Community Partnership Inc	Operation of help desk	5,000	5,000	5,000	21,900	3,000	34,900
7	Albany Eastern Hinterland Inc	Landcare Co-ordinator expenses	9,000	9,000			186,487	195,487
8	Albany Surf Lifesaving Club	Minor projects and purchase of equipment	4,000	8,000				8,000
9	Stirling Club Inc	Waiver of Council Rates	4,800	4,800				4800
10	Old Farm Strawberry Hill	Purchase of ride on & hand lawn mowers	4,500	4500				4500
11	Albany Tidy Town Committee	Operational costs	1,000	1,000				1,000
12	Albany Choral Society Inc	Recurrent expenditure	4,000	7,500	500	3000 (in kind)		8,000
13	South Stirling Community Arts & Resources Centre	Purchase of equipment and maintenance of Art Centre	1,400	1,400	200	1,900		3,500
14	Caledonian Society of Albany WA Inc.	Highland gathering & games	1,000	1,000	1,000	2,500	11970	16,470
15	Great Southern Dance & Movement Association	Annual Dance Festival – Dance Week Town Hall hire & other costs	3,000	3,000	1,000	1,500	500	6,000

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16	Albany Junior Soccer Assoc	Development of playing facilities	5,000	10,000	14,200	15,400		39,600
17	Western Districts Playgroup	Development of Playgroup facilities at Bornholm/Kronkup Country Club	5,000	10,000	4,533	6,990		21,523
18	Albany Boating & Offshore Fishing Club Inc	Construction of new clubhouse facility	5,000	10,000	15,000	13,000	10,000	48,000
19	Arthritis Foundation of WA	Purchase of computer and printer	1,000	2,900	100			3,000
20	Riverview Country Club Inc	Building works	1,500	3,000	13,500	1,500		18,000
21	Lockyer Pre-School Centre	Kitchen renovations	4,000	4,000	4,030			8,030
22	Better Hearing Aust Inc.	Purchase of equipment	1,000	2,000				2,000
23	Rainbow Coast Neighbourhood Centre	Various projects, events & equipment purchases	2,000	9,940	1200	1805		12945
24	Foodbank Albany	Purchase of free standing freezer	5,000	10,000	2,000			12,000
25	Albany & District Trotting Club Inc	Installation of bore and retic system	2,000	10,000	2,616	1,500		14,116
26	Albany BMX Club	Facility maintenance expenses	1,000	1,485		180		1,665
27	King River Recreational Club	Sealing car park at King River Hall	2,000	4,000				4,000
28	WA Baptist Hospitals & Homes Trust	Aviary construction	500	1,000		500		1500
29	Spectrum Theatre Inc	Theatre renovations	1,000	7,096	1,000			8,096
30	Sport & Recreation House Inc	Recreation Access for People with disabilities	1,000	5,000	1,500	200	8,000	14,700
31	Rainbow Coast Neighbourhood Centre Inc.	NAIDOC Reconciliation Ball	2,000	7,780			4,000	11,780
32	Albany Maritime Foundation	Discoveries Celebration 2002/03	0	5,000		1,200		6,200
33	Wellstead Progress Association	Reimbursement cost of Architectural drawings - Community Hall alterations	0	1,880				1,800
34	Albany Enterprise Group Inc.	Operational expenditure	0	10,000				10,000

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TOTALS			\$191,663	\$99,379	\$113,075	\$230,657	\$631,694
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**2001/02 Community Financial Assistance Program
 Applications**

Re-current Community Grants

Priority Ranking	Organisation	Project	Amount recommended	Amount Requested	Applicant Contribution		Other Contributions	Total Cost
					Cash	Inkind		
1	Albany Wildlife Shelter	Operational costs	500	\$350				\$2,000
2	Albany Senior High School	Youth worker	5,500	\$7,000	12,000		14,000	33,000
3	Great Southern Agricultural Societies	Display costs for Royal Show	1,200	\$1,200				\$11,000
4	Albany Injury Prevention Committee	Playgroup Project	5,000	\$9,500				\$18,500
5	Australian Red Cross	Community Transport Service	10,000	\$13,540	4,500	4,200	2,625	24,865
6	Albany Maritime Foundation Inc	Albany Boat Shed – Development Assistance	0	\$10,000	14,000	9,650	84,580	\$128,500
7	Denmark Surf Life Saving Club Inc.	Purchase of rescue equipment	0	\$5,000	2,000	--	--	\$7,000
	TOTAL		22,200	46,590	34,150	13,850	110,205	224,865

12.2 ADMINISTRATION

12.2.1 Mortgage Consent Deed – National Australia Bank (Emu Beach Holiday Park)

- File/Ward** : PRO048 (Breaksea Ward)
- Proposal/Issue** : Mortgage Consent Deed
- Subject Land/Locality** : Lot 1461 on Reserve 22698 Medcalfe Parade, Emu Point
- Proponent** : David Ross and Rita Louise Stewart/National Australia Bank
- Owner** : Crown Land (DOLA) which is Managed by the City of Albany
- Reporting Officer(s)** : Administration Officer (A Wiseman)
- Disclosure of Interest** : Nil
- Previous Reference** : OCM 07.11.00 Item 12.2.2
- Summary Recommendation** : That Council agree to affix the Common Seal of Council to Mortgage Consent Deed prepared by the National Australia Bank
- Locality Plan** : See map below



Item 12.2.1 continued.

BACKGROUND

1. The National Australia Bank is seeking Council approval to attach Council's Common Seal to a Mortgage Consent Deed prepared by the National Australia Bank as security for monies loaned to David Ross and Rita Louise Stewart of the Emu Beach Holiday Park.
2. Mr and Mrs Stewart hold two leases with the City of Albany. The first agreement being for the caravan park and the second agreement being for the lagoon area. Both leases are over Albany Lot 1461 on Reserve 22698, and are not due to expire until 31 December 2013 (lagoon) and 31 December 2014 (Caravan Park).

STATUTORY REQUIREMENTS

3. Section 5.42 of the Local Government Act enables the delegation of some powers and duties to the Chief Executive Officer:
 - 1) a local government may delegate to the Chief Executive Officer the exercise of any of its powers or the discharge of any of its duties under this Act other than those referred to in section 5.43.
 - 2) a delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.
4. Also under the provisions of section 5.46 of the Local Government Act, delegations must be reviewed at least once every financial year.

POLICY IMPLICATIONS

5. There are no policies in relation to this item.

FINANCIAL IMPLICATIONS

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

STRATEGIC IMPLICATIONS

7. This request complies with Council's "Albany 2020 – which in part states as follows:

Quality Parks, gardens and reserves maintaining their feature status – a diverse range of passive and active recreational areas that are creative, attractive, safe and enjoyable to use.

Item 12.2.1 continued.

COMMENT/DISCUSSION

- 8. Mr and Mrs Stewart have obtained a loan agreement from the National Australia Bank to enable them to make improvements to their business. The bank now requires a Mortgage Consent Deed to be executed by both the borrower and the Landlord to protect the Bank's interest in this arrangement.

- 9. A review of Council delegations was completed in 2000, and delegated authority was given to the Chief Executive Officer to affix the Common Seal to various documents, which involved simple administrative operations. The aim of this delegation was to provide a more effective and efficient service to our customers. Unfortunately, the matter before Council, a Mortgage Consent Deed was not included in the item, but it is recommended that this administrative task be added to this specific delegation.

RECOMMENDATION

THAT:-

- i) Council agrees to affix the Common Seal of Council to the Mortgage Consent Deed prepared by the National Australia Bank, as security for monies loaned to David Ross and Rita Louise Stewart, provided Council's interests are protected; and
- ii) The Chief Executive Officer be delegated authority to approve such applications in the future.

Voting Requirement Absolute Majority

**MOVED COUNCILLOR DEMARTEAU
SECONDED COUNCILLOR BOJCUN**

THAT:-

- iii) **Council agrees to affix the Common Seal of Council to the Mortgage Consent Deed prepared by the National Australia Bank, as security for monies loaned to David Ross and Rita Louise Stewart, provided Council's interests are protected; and**
- iv) **The Chief Executive Officer be delegated authority to approve such applications in the future.**

**MOTION CARRIED 14-0
ABSOLUTE MAJORITY**

12.2.2 Great Southern Development Commission

File/Ward	:	GOV029 (All Wards)
Proposal/Issue	:	Great Southern Development Commission Committee Nominations
Subject Land/Locality	:	N/A
Proponent	:	Western Australian Municipal Association
Owner	:	N/A
Reporting Officer(s)	:	Senior Administration Officer (S Pepper)
Disclosure of Interest	:	Nil
Previous Reference	:	
Summary Recommendation	:	That nominations be invited to the Great Southern Development Commission Board
Locality Plan	:	N/A

BACKGROUND

1. The Western Australian Municipal Association has sent a circular to all CSCA and CUCA Councils, advising that it had been asked to co-ordinate the elections for delegates of each Regional Development Commission board. Local Government appointments are for terms of between one and three years commencing normally on 1st July 2001.
2. WAMA advised, due to a change in State Government in February 2001 and the subsequent changes at portfolio and Ministerial level, the appointment process has been delayed this year, although existing eligible board members are able to continue to serve until replaced.
3. It is intended to recommend to the new Minister that from 2002 onwards, appointments commence on 1st September and run to 31st August each year, and are subject to the nominee/delegate resigning when they cease to be either elected members or serving officers of Local Government. This proposal will ensure the representative is always active in Local Government.
4. The roles of the Regional Development Commissions are to co-ordinate and promote economic development in their regions.

CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.2.2 continued.

5. The Great Southern Development Commission (GSDC) is overseen by a board comprising of nine members, who are appointed for terms of between one and three years, and are selected from three categories (Local Government, Community and Ministerial appointments). Two Local Government vacancies are currently available on the GSDC board.

STATUTORY REQUIREMENTS

6. WAMA has advised, under the regulations of the Regional Development Commissions Act 1993, Local Government is asked to provide a list of nominations comprising twice the number of nominees as there are available positions to the Minister.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

8. There are no financial implications for Council relating to this item. The State Government provides ‘Board sitting fees’ for the Board members.

STRATEGIC IMPLICATIONS

9. Council’s 2020 Strategic Plan has as one of its Ports of Call, Economic Development – to identify and facilitate outstanding economic development opportunities for the City of Albany.

COMMENT/DISCUSSION

10. WAMA have advised there are two Local Government vacancies currently available on the Great Southern Development Commission board. Nominees will need to provide their personal details by completing the Profile Data Sheets attached to this item.
11. Appointments are conditional on the understanding that nominees and delegates will resign when their entitlements terminate, namely when they are no longer elected members or serving officers of Local Government.
12. The closing date for nominations for the Local Government representatives is Monday, 3rd September 2001, and in the event of there being more nominations than vacancies, a voting process will occur. The vote will be managed by WAMA and will take place between Monday, 3rd September and Friday, 17th September 2001. As the voting period is limited, WAMA have requested Councils provide a delegation to enable voting to be conducted by its preferred representative/s.

Item 12.2.2 continued.

RECOMMENDATION

THAT Council

- i) nominates _____ and _____ as its representatives for the Local Government vacancies on the Great Southern Development Commission Board;
- ii) in the case of there being more than two Local Government nominations for the two vacancies on the Great Southern Development Commission Board, the Mayor, in consultation with the Chief Executive Officer, be delegated authority to vote on behalf of Council; and
- iii) submits the names of the representatives and their CV's to WAMA for submission to the Minister for his consideration.

Voting Requirement Absolute Majority

**MOVED COUNCILLOR BOJCUN
SECONDED COUNCILLOR WEST**

THAT Council

- iv) nominates Walker and Emery as its representatives for the Local Government vacancies on the Great Southern Development Commission Board;**
- v) in the case of there being more than two Local Government nominations for the two vacancies on the Great Southern Development Commission Board, the Mayor, in consultation with the Chief Executive Officer, be delegated authority to vote on behalf of Council; and**
- vi) submits the names of the representatives and their CV's to WAMA for submission to the Minister for his consideration.**

**MOTION CARRIED 14-0
ABSOLUTE MAJORITY**

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**Profile Data for
 Election of Delegates & Nominees**

Board/Committee Name _____

Association (WAMA/
 CSCA/CUCA/LGA) _____

Member Metropolitan
 Deputy Non-Metropolitan *(Tick whichever is applicable)*

Nominee Title _____ Last Name _____ Given Names _____
(eg Mayor/President/Cr etc)

Council _____ Date of Birth _____

Home Address _____ Telephone _____ Facsimile _____

Home: _____
 Work: _____
 Council: _____
 Mobile: _____
 Email: _____

Occupation _____ Qualifications _____

Local Government Service Please give details below of your relevant Local Government experience, ie dates that you have been a Councillor, Mayor/President, Association Executive Member, Committees/Boards, etc that you have membership on.

FROM _____ TO _____

DO NOT EXTEND THIS FORM. *If insufficient space please continue on a separate sheet*

PLEASE COMPLETE AS FULLY AS POSSIBLE AND
 RETURN IN TYPEWRITTEN FORM

Local Government House
 15 Altona Street
 West Perth WA 6005
 PO Box 1544
 West Perth WA 6872
 Facsimile (08) 9322 2611
 Telephone (08) 9321 5055
 Email info@wama.wa.gov.au
 Website www.wama.wa.gov.au

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**Profile Data for
Election of Delegates & Nominees**

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Please specify your particular qualifications and experience in respect of the appointment sought, which you believe make you suitable for the position:

Why does this position interest you, what will be your priorities if successful, what particular issues do you believe are relevant/important to Local Government?

DO NOT EXTEND THIS FORM. *If insufficient space, please continue on a separate sheet*

I hereby submit my nomination, made in accordance with my Council's policy on representation, for the abovementioned position and declare that, should my nomination be successful, I will make every endeavour to commit the time and effort necessary to undertake this position, and will adhere to the eligibility criteria which specifies that, should I no longer be a serving elected member or officer in Local Government, I will resign from the Committee/Board as the Local Government representative.

Signed: _____ Dated: _____

UNSIGNED AND UNDATED NOMINATION FORMS WILL NOT BE ACCEPTED
LATE NOMINATIONS WILL NOT BE ACCEPTED
COMPLETED NOMINATIONS MUST BE SUBMITTED BY MAIL OR FACSIMILE ONLY

12.2.3 Adoption of a Local Law relating to the former HMAS Perth

File/Ward	:	MAN048 (All Wards)
Proposal/Issue	:	To make a new Local Law relating to the former HMAS Perth
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Senior Administration Officer (S Pepper)
Disclosure of Interest	:	Nil
Previous Reference	:	Nil
Summary Recommendation	:	To make a Local Law relating to the former HMAS Perth
Locality Plan	:	N/A

BACKGROUND

1. In December 1999, the City of Albany was successful in bidding for the ownership of the former HMAS Perth. The State Government gifted the ship to the City, which is establishing it as a dive reef for the enjoyment of the community and visitors alike.
2. Following the successful bid, the City will need to enact a series of local laws to facilitate the ongoing management of the Perth project. These would include matters such as dive entry fees, boat mooring fees, and codes of practice for divers and water craft.
3. Under the provisions of the Local Government Act Council is able to make Local Laws prescribing all matters that are required or permitted by a Local Law or are necessary or convenient to be so prescribed for it to perform any of its functions.
4. A draft Local Law relating to the former HMAS Perth has been prepared for Council consideration. (See Elected Members Report/Information Bulletin)

Item 12.2.3 continued.

STATUTORY IMPLICATIONS

5. Section 3.12 of the Local Government act, states:-

“3.12 (1) In making a local law a local government is to follow the procedure described in this section, in the sequence in which it is described.

(2) At a council meeting the person presiding is to read aloud, or cause to be read aloud, a summary of the purpose and effect of the proposed local law.

(3) The local government is to-

a) give Statewide public notice stating that-

i) the local government proposes to make a local law the purpose and effect of which is summarised in the notice;

ii) a copy of the proposed local law may be inspected or obtained at any place specified in the notice; and

iii) submissions about the proposed local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given.

b) as soon as the notice is given, give a copy of the proposed local law and a copy of the notice to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister; and

c) provide a copy of the proposed local law, in accordance with the notice, to any person requesting it.

(3a) A notice under subsection (3) is also to be published and exhibited as if it were a local public notice.

(4) After the last day for submission, the local government is to consider any submissions made and may make the local law as proposed or make a local law* that is not significantly different from what was proposed.*

** Special Majority Required.*

(5) After making the local law, the local government is to publish it in the Gazette and give a copy of it to the Minister and if another Minister administers the Act under which the local law is proposed to be made, to that other Minister.

Item 12.2.3 continued.

(6) *After the local law has been published in the Gazette the local government is to give Statewide public notice-*

- a) stating the title of the local law;*
- b) summarising the purpose and effect of the local law (specifying the day on which it comes into operation); and*
- c) advising that copies of the local law may be inspected or obtained from the local government's office.*

(7) *The Minister may give directions to local governments requiring them to provide to the Parliament copies of the local laws they have made and any explanatory or other material relating to them."*

POLICY IMPLICATIONS

- 4. There are no Council policies in place relating to this item.

FINANCIAL IMPLICATIONS

- 5. There will be statutory advertising costs, which will be funded from the current budget.

STRATEGIC IMPLICATIONS

- 6. *The Council's Albany 2020 objectives include Tourism Development, with the following approach –
To lead the development of value adding tourism projects to increase the overall level of visitor nights and visitor spends in Albany.*

COMMENT/DISCUSSION

- 7. The procedure for making Local Laws, requires Council to advertise Statewide on at least two days, advising of its intention to make a Local Law, and seeking submissions within a six week period. Council is to consider all submissions before making a Local Law, publish it in the Government Gazette and supply the Minister for Local Government the documents for tabling in Parliament. Statewide notice of the adoption of the Local Law is then to occur.
- 8. **In addition, the procedure for making Local Laws requires the person presiding at a Council meeting to read aloud, or cause to be read aloud, a summary of the purpose and effect of the proposed Local Law.**

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Item 12.2.3 continued.

Purpose and Effect

The purpose of this Local Law is to regulate the care, control and management of the former HMAS Perth for the enjoyment of the community.

The effect of this Local Law is to control the use of the former HMAS Perth. Some activities are permitted only under a permit and others are restricted or prohibited. Offences are created for inappropriate behaviour in or on the former HMAS Perth.

RECOMMENDATION

THAT Council in accordance with Section 3.12 of the Local Government Act 1995 proposes to make a Local Law relating to the Former HMAS Perth, as detailed in the Elected Members Report/Information Bulletin.

Voting Requirement Simple Majority

.....

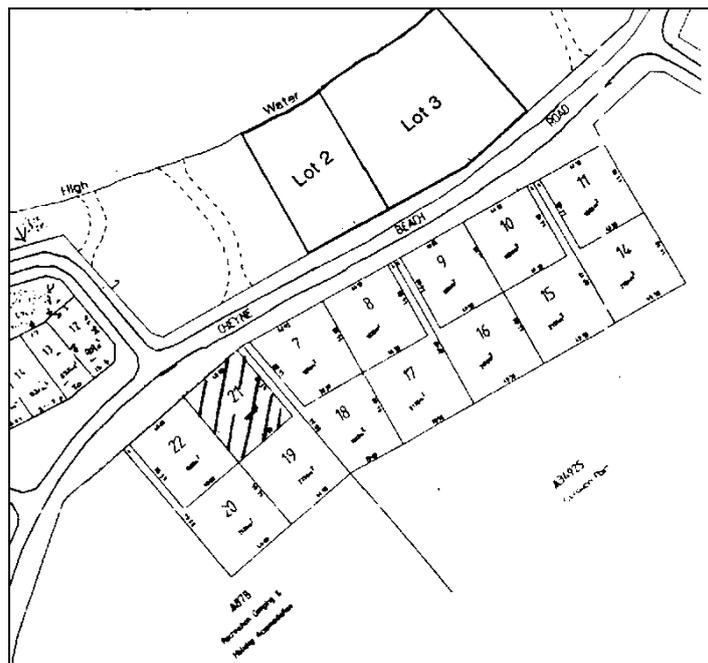
**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR WELLINGTON**

THAT Council in accordance with Section 3.12 of the Local Government Act 1995 proposes to make a Local Law relating to the Former HMAS Perth, as detailed in the Elected Members Report/Information Bulletin.

MOTION CARRIED 14-0

12.2.4 Application for a Fisherman’s Lease – Lot 21 Reserve 878 Cheyne Beach

- File/Ward** : PRO292 (Hassell Ward)
- Proposal/Issue** : Fisherman’s Lease at Cheyne Beach
- Subject Land/Locality** : Lot 21 Cheyne Beach Road on a Portion of Reserve 878
- Proponent** : Malcolm Cameron, Lot 108 Gordon Street, Little Grove WA 6330
- Owner** : Crown Land managed by the City of Albany
- Reporting Officer(s)** : Administration Officer (A Wiseman)
- Disclosure of Interest** : Nil
- Previous Reference** : OCM 17.07.01 Item 11.3.2
- Summary Recommendation** : That Council: either defer its decision on this matter until the overall planning direction of the Cheyne Beach area has been decided, OR, agree to lease Lot 21 Cheyne Beach Road to Mr Cameron subject to conditions.
- Locality Plan** : See map below



Item 12.2.4 continued.

BACKGROUND

1. Mr Cameron has written to Council requesting that he be granted a lease for lot 21 (Fisherman's Lease) Reserve 878, Cheyne Beach, as he wishes to operate his business as a professional fisherman at Cheyne Beach.
2. There are a total of 14 Fisherman's Lots available for Lease, with Council currently leasing 50% of those sites, with a tenure of 10 years.
3. The Department of Land Administration has granted Council a Management Order for Reserve 878 for the purpose of "Recreational Camping, Holiday Accommodation and Accommodation Associated with the Fishing Industry". The Management Order grants the City of Albany power to lease for periods up to and including 21 years.

STATUTORY REQUIREMENTS:

4. Section 3.58 of the Local Government Act 1995 – "Disposing of Property" requires that Council may issue a lease over a property, however it must first give statewide public notice of its intention to do so and therein invite submissions from interested persons.
5. Council must then give consideration to those submissions before resolving whether or not to proceed with the lease.
6. Section 3.58 further requires that the reasons for a Council's decision also to be recorded in the minutes of the meeting at which a decision to issue a licence is made.

POLICY IMPLICATIONS

7. There are no policies in place with regard to this item.

FINANCIAL IMPLICATIONS

8. Rental should be based on an independent sworn valuation for the first year, and subject to annual review. A recently obtained valuation for the fisherman's leases at Cheyne's Beach showed a clear annual rental of \$500.00 per annum plus GST.

STRATEGIC IMPLICATIONS

9. This request complies with Council's 'Albany 2020' which in part states as follows:

"Quality Parks, Gardens and Reserves maintaining their feature status"

Item 12.2.4 continued.

COMMENT/DISCUSSION

10. At its 17 July 2001 Council meeting (Item 11.3.2 – Land Use Planning – Cheyne Beach), Council was asked to consider Cheyne Beach being developed as a permanent settlement, involving the conversion of leasehold lots to freehold. It elected to defer the matter to allow Councillors to be briefed on the implications or otherwise, of the proposed actions upon the City’s strategic planning direction.
11. Should this lease request be supported by Council, the terms and conditions of the lease would be as per Council’s standard fishing lease, including the condition that should the lessee no longer utilise the site for the purpose of a professional fishing operation the lease shall terminate effective immediately.
12. Mr Cameron has provided Council with a copy of his Commercial Fishing Licence, which allows him to fish for a living, and be a crewman on a boat.
13. A requirement of the lease is that the applicant must earn the majority of their income from their Cheyne Beach fishing operation. To date Mr Cameron has not fished on a professional basis, and has not been able to demonstrate that this is his major source of income.

RECOMMENDATION

THAT Council either,

- i) Defer a decision on the application from Mr Cameron for a Cheyne Beach fisherman’s lease, pending Council’s review of the implications, or otherwise, of the proposed actions (of Cheyne Beach residential development) upon the City’s strategic planning direction;

Item 12.2.4 continued.

OR,

- ii) In accordance with Section 3.58 of the Local Government Act 1995 agree that should no submissions be received as a result of advertising, the Chief Executive Officer be delegated authority:
 - a) To enter into a new Fisherman’s Lease with for a term of 10 years commencing on 1 October 2001, subject to Mr Cameron holding a current Commercial Fishing Licence, has a licence to fish within the Cheyne Beach area, and subject to Mr Cameron demonstrating that he now earns the majority of his income source from fishing at Cheyne Beach;
 - b) To the rental being set in accordance with independent sworn valuation, that being \$500.00 per annum and being subject to GST;
 - c) That the terms and conditions of Council’s standard fisherman’s leases be extended to the proposed lease, with the addition of a GST clause;
 - d) That all costs associated with the preparation of a lease, including advertising costs and legal fees, be borne by the applicant; and
 - e) To affix the Common Seal of the City of Albany to all relevant documentation.

Voting Requirement Absolute Majority

**MOVED COUNCILLOR EVERS
MOVED COUNCILLOR EVANS**

THAT Council lay on the table the application from Mr Cameron for a Cheyne Beach fisherman’s lease, pending Council’s review of the implications, or otherwise, of the proposed actions with the Department of Land Administration to expand the Cheyne Beach residential development and by the City of Albany to incorporate the future development of Cheyne Beach into the City’s strategic planning direction.

**MOTION CARRIED 13-1
ABSOLUTE MAJORITY**

Reason:

As the City of Albany and DOLA are currently working on the future direction of the Cheyne Beach area, it would be premature to accept any new lease applications at this time.

12.2.5 GIS Consultancy Services

File/Ward	:	C01032 (All Wards)
Proposal/Issue	:	Consultancy Services to develop protocols for effective management of GIS Data.
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Strategic Projects Officer (P Terry)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 01.05.01 - Item 12.2.1
Summary Recommendation	:	That Council agree to award the contract to Sinclair Knight Merz/Geotask.
Locality Plan	:	N/A

BACKGROUND

1. As part of the upgrade of Council's IT System a requirement was made in the contract for a Geographical Information System (GIS) capability across the whole organisation. Council decided at its Ordinary Council Meeting on 1 May 01 –

“THAT Council;
 - i) *not accept either of the tenders provided in the request for services C01011;*
 - ii) *authorise the Chief Executive Officer, to continue negotiations with IT Vision in relation to the Synergysoft product; and*
 - iii) *as a result of these ongoing discussions authorise the Chief Executive Officer to accept the Synergysoft product, provided it meets Council's requirements, and the total cost of the upgrade (including the additional hardware requirements) remains within the total budget allocation.”*
2. Negotiations were continued with IT Vision for their Synergy Soft product. A module within the Synergy Soft is called Mapping Enquiry, which has GIS capability. Council currently has GIS capability within its Asset & Client Services department. With the introduction of system wide GIS capability it is vitally important that protocols are established to effectively manage all the data that is contained within the system for GIS purposes.

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Item 12.2.5 continued.

3. Tenders were called for Consultancy Services to provide direction to the City of Albany to ensure the GIS is managed in a way that would maximise it's cost effective outputs.
4. Tenders were received from Sinclair Knight Merz/Geotask, Geotask/Fugro Geosoft Solutions, Cadd West Bureau, Mapping and Beyond and Sir GIS.

STATUTORY REQUIREMENTS

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

POLICY IMPLICATIONS

7. There is currently no Council policy relating to this item.

FINANCIAL IMPLICATIONS

8. \$15,000 has been allocated in the 2001/2002 budget for GIS Consultancy services.

STRATEGIC IMPLICATIONS

9. The *City of Albany's 2020 Charting Our Course Strategic Plan* includes Port of Call:

“A Reputation for Professional Excellence”

- Organisational Development – To create a quality environment in which to work and develop/deliver services to the community and to develop programs for the continual development of Councillors and Council's most important assets, our staff members.

COMMENT/DISCUSSION

10. A tender evaluation panel of Council staff evaluated the tenders individually and subsequently held a meeting to discuss the relative merits of each tender.

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Item 12.2.5 continued.

11. A summary of each tender offer is outlined in the table below:-

	Sinclair Knight Merz/Geotask	Geotask/Fugro Geosoft Solutions	Cadd West Bureau	Mapping and Beyond	Sir GIS
General Operational Protocols	\$2,370	\$1,850	\$4,125	\$10,549	\$2,640
Contractors Maintenance Protocols	\$6,200	\$5,560	\$12,375	\$13,563	\$3,960
File Management/ Archival Protocols	\$2,000	\$1,850	\$4,125	\$6,028	\$1,320
TOTAL PROTOCOLS	\$10,670	\$9,260	\$20,625	\$30,140	\$7,920*
System Transition Advice	\$82.50 - \$110 per hour	\$75 per hour	\$99 per hour	\$195 per hour	\$71.50 per hour + travel
Advanced Projects	\$82.50 - \$110 per hour	\$60 per hour	\$99 per hour	\$160 per hour	\$71.50 per hour + travel
General Contract Services	\$66 per hour	\$60 per hour	\$77 per hour	\$80 - \$110 per hour	\$71.50 per hour + travel

**Includes allowance for three trips to Albany. Each visit to Albany for ongoing contract work will incur a travel charge of \$110 unless they coincide with the three trips for the development of the protocols.*

12. The tenders received from Sinclair Knight Merz/Geotask and Geotask/Fugro Geosoft Solutions came out as the two most preferred tenderers with the Sinclair Knight Merz/ Geotask slightly favoured.
13. Following discussion of the merits of both of these proposals it was felt that due to the Project Direction capabilities and relevant experience of key personnel at Sinclair Knight Merz combined with the local experience of Geotask this tender would be the best option to accept.
14. In the tender proposal it was documented that the split of work to be provided by Sinclair Knight Merz and Geotask would be 50:50. In further discussions with Sinclair Knight Merz they indicated the ongoing contract work would be split 90:10 in favour of Geotask with Sinclair Knight Merz providing a Project Direction role. As such the local component of this tender offer is very significant.
15. The tender evaluation panel therefore recommends that the tender proposal from Sinclair Knight Merz/Geotask be accepted.

Item 12.2.5 continued.

RECOMMENDATION

THAT Council accept tender C01032 from Sinclair Knight Merz/Geotask to supply Consultancy Services to provide direction to the City of Albany to ensure the GIS is managed in a way that would maximise it's cost effective outputs.

Voting Requirement Simple Majority

**MOVED COUNCILLOR EVERS
SECONDED COUNCILLOR CECIL**

THAT Council:

- 1. Accept tender CO1032 from Sinclair Knight Merz/Geotask to supply Consultancy Services to develop the protocols, as per their tender proposal, to provide direction to the City of Albany to ensure the GIS is managed in a way that would maximise it's cost effective outputs; and**
- 2. Delegate Authority to the Chief Executive Officer to negotiate the contract rates with Sinclair Knight Merz/Geotask in relation to System Transition Advice, Advanced Projects & General Contract Services.**

**MOTION CARRIED 14-0
ABSOLUTE MAJORITY**

Reason:

The premium to be paid for Sinclair Knight Merz's project direction seems quite high compared to the rates quoted by Geotask/FGS for the System Transition Advice, Advanced Projects and General Contract Services. In the Sinclair Knight Merz/Geotask tender it was identified that Geotask will be performing the bulk of the work.

12.2.6 Great Southern Regional Recreation Advisory Committee (GSRRAC)

File/Ward	:	GOV 045 (All Wards)
Proposal/Issue	:	Council representation on GSRRAC
Subject Land/Locality	:	N/A
Proponent	:	Sport & Recreation WA - Great Southern
Owner	:	N/A
Reporting Officer(s)	:	Community Development Officer (R Shanhun)
Disclosure of Interest	:	Nil.
Previous Reference	:	Nil.
Summary Recommendation	:	Nominate representatives to the GSRRAC
Locality Plan	:	N/A

BACKGROUND

1. In August 2000 Local Government representatives from the Great Southern met in Gnowangerup to prioritise Community Sport & Recreation Facilities Fund (CSRFF) projects. One outcome of that meeting was the establishment of a Regional Recreation Advisory Committee to pursue the development of a Strategic Recreation Plan for the Great Southern.

STATUTORY REQUIREMENTS

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

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

4. There are no financial implications relating to this item for the financial year 2001/02. A contribution of \$1,500 towards the cost of engaging consultants to assist with the development of a Regional strategic Recreation Plan, is requested for 2002/03. All other LGA's involved in the project have been requested to contribute \$3,600 as they are yet to develop their own recreation plans.

Item 12.2.6 continued.

STRATEGIC IMPLICATIONS

5. As the major urban and commercial centre of the Great Southern, Albany has an important role to play in regional planning. Albany 2020 Port of Call – ‘Attraction and development of a broad range of social, cultural and economic activities’ encourages a healthy and active community through the development of a range of recreational and cultural pursuits.

COMMENT/DISCUSSION

6. Planning for recreational facilities, particularly major recreational facilities that require a financial contribution from the State Government through the CSRFF program, must be carried out on a regional basis. Sport and Recreation WA sees the development of major recreational facilities as being of strategic importance, not only to the shire/town or city in which they are located, but to the region generally.
7. It has been standard practice over the past 4 years for Sport and Recreation WA to co-ordinate regional meetings of local government authorities at which major recreational development projects are prioritised on a regional basis. This prioritisation is then used in the consideration of CSRFF applications. Sport and Recreation WA now seeks to extend this process to include planning for recreation on a regional basis.
8. The City of Albany has a vested interest in being involved in this process and should therefore seek representation of the Great Southern Regional Recreation Advisory Committee. Draft Terms of Reference for the Committee are included in the Elected Member’s Report/Information Bulletin.

RECOMMENDATION

THAT Council nominate Councillor _____ and the Community Development Officer as representatives to the Great Southern Regional Recreation Advisory Committee.

Voting Requirement Simple Majority

**MOVED COUNCILLOR WELLINGTON
SECONDED COUNCILLOR CECIL**

THAT Council nominate Councillor Bojcun and the Community Development Officer as representatives to the Great Southern Regional Recreation Advisory Committee.

MOTION CARRIED 14-0

12.3 LIBRARY SERVICES

12.3.1 Albany Public Library Redevelopment

File/Ward	:	STR 081 (Frederickstown Ward)
Proposal/Issue	:	Redevelopment of Albany Public Library
Subject Land/Locality	:	Location S110, S111 & Pt S112 York Street, Albany
Proponent	:	City of Albany
Owner	:	City of Albany
Reporting Officer(s)	:	Executive Director Corporate & Community Services (P Madigan); and Manager Library Services (J Flottmann)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 01/05/01 Item 12.2.3
Summary Recommendation	:	Council accepts Option 2 Ground Floor Extension for Stage 1 of the Library Redevelopment Project subject to satisfactory negotiation with UWA.
Locality Plan	:	N/A

BACKGROUND

1. In 1999 the City of Albany engaged consultants Macroplan to undertake a Strategic Review of Library Services.
2. The Strategic Review identified that the existing floor space in the Library on York Street is considerably inadequate for current and future needs. The Review identified that an additional 1,000 to 1,400m² is required.
3. The Strategic Review identified significant benefits to the community in establishing a joint use library with the University of WA and recommended that such a partnership should be pursued. An operational partnership with UWA commenced in 1999 with the provision of a small collection of UWA materials in the Albany Public Library for students and community use.
4. Following the adoption of the recommendations of the Strategic Review, a working party was established and Expressions of Interest and Tenders for

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Item 12.3.1 continued.

Architectural Consultancy Services were called to proceed with the Library Redevelopment Project.

5. The tender process resulted in two shortlisted tenderers, Ferguson Architects and Howard & Associates/Woodhead International BDH being requested to provide a lump sum tender for services.
6. At the 3rd April 2001 meeting, Council resolved:-
 - a) not accept either of the tenders provided in the request for services C00053;
 - b) invite both tenderers to submit a lump sum proposal to design and provide documentation to tender ready stage for the construction of a 200m² in fill mezzanine floor;
 - c) invite both tenderers to submit a fee proposal for the calling of building tenders, tender evaluation, contract administration and project supervision of the project; and
 - d) consider proposals at the next Council meeting.
7. The following reasons were provided for this decision:-
 - a) the accommodation of the UWA Albany Campus Library facilities in the Albany Public Library is urgently required and a focus on the first stage of the project to provide 200m² of extra floor space is necessary;
 - b) Council has already made a decision not to renovate the Administration Office and based on the same premise, major redevelopment as proposed in Stage 2 of the library project should be accommodated in a new development;
 - c) The timing of the construction of the proposed Albany Regional Cultural Centre appears to be contemporaneous with the Stage 2 proposal and therefore the implementation of the library upgrade could be incorporated with the Cultural Centre project in terms of project construction, builtform and design synergy.
8. At the 1st May 2001 meeting, Council resolved that:-
 - i) Council accept the proposal submitted by Howard & Associates/Woodhead International Architects in association to design and provide documentation to tender ready stage for the construction of a 200m² infill of the mezzanine floor in accordance with the scope of works detailed in the proposal for Stage 1 at a lump sum cost of \$25,410; and
 - ii) Subject to satisfactory completion of Stage 1 above, and providing for options to ensure library services do not need to be relocated during the construction period, Council accept the further proposal for Stage 2 of the project at a lump sum cost of \$11,110.

Item 12.3.1 continued.

STATUTORY REQUIREMENTS

9. Council is required, on behalf of the residents of the District, to manage buildings for cultural, sporting and civic purposes. As part of that management process, decisions need to be taken on the effective life of the buildings and the cost benefits of extending onto, rehabilitating and replacing them.
10. Proposals to extend the library are subject to the land use controls in the City of Albany's Town Planning Scheme 1A. The library is a 'P' use in the Central Area zoned in the scheme and plans for the expansion of the building would only be subject to the Scheme requirements for car parking, access, setbacks etc.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

12. The University of Western Australia advises that it has secured a 'one off' grant of \$770,000 from the Department of Employment, Education and Training for capital infrastructure and equipment costs for developing joint use library facilities with the City of Albany. Ongoing operational costs and agreements are currently being negotiated.
13. In its 2001/02 Budget, Council has allocated \$1,069,000 to progress Stage 1 of the Library Redevelopment. Of which \$385,000 is expected to be funded by UWA, subject to finalised negotiation of a Joint Use Library Agreement.

STRATEGIC IMPLICATIONS

14. The Albany 2020 Charting our Course Strategic Plan includes the following Port of Call key results areas:-
"The continual development of Council services and facilities to meet the needs of all stakeholders."

Council objectives under Library Services and Council Buildings aim to achieve this Port of Call.

Library Services

"To plan and provide for equity of access to, and the continual development of library services, which enhance the quality of life for a growing community."

Council Buildings

"To provide communities with quality buildings that are functional, well maintained and meet social and cultural needs."

Item 12.3.1 continued.

COMMENT/DISCUSSION

15. In accordance with Council's reasons for proceeding with Stage 1 of the Library Redevelopment (see paragraph 7. above), it is anticipated that the Library's major space needs as originally proposed in Stage 2, will be met as part of the major redevelopment of the site for a Cultural/Entertainment Centre. As such, Stage 1 is considered to be an interim project to provide urgently needed space for UWA and essential public library facilities and space (including public toilet and safe Children's Activity area) to meet the minimum needs for the next five years.
16. In consideration of these reasons, the Working Party requested that Ian Howard & Associates (Architect) evaluate alternatives to a 200m² mezzanine infill to achieve a cost effective and operationally efficient extension to the Library.
17. Accordingly, the Architects have presented two options. Option 1 is the mezzanine infill and Option 2 is a ground floor extension incorporating the laneway between the Library and Alison Hartman Gardens. Option 2 offers significant cost and operational benefits over Option 1. Full details of both options and associated costs are detailed in the report by Ian Howard & Associates (See Elected Members Report/Information Bulletin)
18. Option 1 (Mezzanine Infill) presents significant construction problems including temporary relocations; staged construction and multiple movements of library stock and fittings. The additional space upstairs will present security and customer service difficulties as the area will be difficult for staff to monitor. Video surveillance and other security systems will be essential. It will not be possible to locate all high use areas downstairs. In addition, it is estimated to cost \$180,000 more than Option 2.
19. Option 2 addresses many of the problems currently presented by the long and narrow shape of the Library in space planning and layout of library collections and facilities. It is important for customer service and security to house high use areas on the ground floor. For safety reasons and following community feedback, it is also imperative to relocate the Children's library to the ground floor. Widening the building at ground floor as proposed in Option 2 will achieve these objectives and improve the overall functionality and efficiency of the library space.
20. Option 2 provides operational, security and customer service efficiencies over Option 1. In Option 2, most of the public areas of the library will be visible from the main service counter. In Option 1 the majority of the upstairs area would be obscured from the counter requiring security and surveillance equipment and additional staff presence on the first floor.

CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.3.1 continued.

21. Option 2 can be constructed with minimal disruption to Library services and without requiring any temporary relocation. Due to the dimensions of the laneway, it also results in a gain of approximately 40m² over Option 1.
22. Option 2 will require closure of the laneway from York St to the rear carpark. This currently provides a total of 6 parking bays, comprising 4 public, one reserved for Library vehicle and one loading bay. Option 2 will result in a net loss of two or three parking bays as some new bays will be provided adjacent to the new extension.
23. UWA have indicated that they require approximately 150m² of Library space to meet their projected student population growth to 2006. This includes quiet study areas; group study room; Information Literacy (IT) training room; and UWA book collection. These are reciprocal spaces/facilities, which will also be used by the community. Stage 1 will meet UWA's short to medium term needs with their longer-term requirements to be addressed within the Joint Use Partnership negotiations and Stage 2 of the Library Redevelopment.
24. The balance of the space provided in Option 2 will meet the urgently required public facilities (e.g. public toilet) and alleviate some of the overcrowding in the public library.
25. The project also includes essential refurbishment, fitout and basic maintenance works required as a result of the extensions and to extend the life of the building a further five years.

RECOMMENDATION

THAT Council:

- i) Accepts Option 2 for Stage 1 of the Library Redevelopment as described in the report by Ian Howard & Associates;
- ii) Delegates authority to the Chief Executive Officer to negotiate agreement on UWA's space requirements and their contribution to the capital, infrastructure and operational costs of the Library Redevelopment and the Joint Use Library Service; and
- iii) Subject to satisfactory agreement with UWA as per (2) above, delegates authority to the Chief Executive Officer to re-negotiate fees with Ian Howard & Associates to proceed with design and documentation to tender ready stage for construction of Option 2.

Voting Requirement Absolute Majority

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Item 12.3.1 continued

**MOVED COUNCILLOR EVERS
SECONDED COUNCILLOR CECIL**

THAT:

- (i) Council accept Option 2 for Stage 1 of the Library redevelopment as described in the report by Ian Howard and Associates with the addition of a second storey and increase in budget allocation to \$1,320,000 with budgeted loan funds being increased to \$935,000;**
- (ii) Delegates authority to the Chief Executive Officer to negotiate agreement on UWA's space requirements and their contribution to the capital, infrastructure and operational costs of the Library Redevelopment and the Joint Use Library Service; and**
- (iii) Subject to satisfactory agreement with UWA as per (2) above, delegates authority to the Chief Executive Officer to re-negotiate fees with Ian Howard & Associates to proceed with design and documentation to tender ready stage for construction of Option 2.**

**MOTION CARRIED 13-1
ABSOLUTE MAJORITY**

Reason:

Adding the extra storey will provide the Library with an extra 250m² of valuable floor space whilst benefiting cost wise from the economies of scale of undertaking the project at the same time. There is no doubt that the extra 250m² will be effectively utilised over the life of the building.

12.4 DAY CARE CENTRE

Nil.

12.5 TOWN HALL

Nil.

12.6 ALBANY LEISURE AND AQUATIC CENTRE

Nil.

12.7 CORPORATE & COMMUNITY SERVICE COMMITTEES

12.7.1 The Town Hall Theatre Advisory Committee Minutes of 4th July and 3rd August 2001

File/Ward	:	SER 047 (Frederickstown)
Proposal / Issue	:	Committee Items for Council Consideration
Reporting Officer	:	Executive Director Corporate & Community Services (P Madigan)
Summary Recommendation	:	That the following Council Committee minutes and relevant recommendations be adopted.

1. Confirmation of the minutes of the Town Hall Theatre Advisory Committee of 4th July and 3rd August 2001

Recommendation

THAT:

- the minutes of the Town Hall Theatre Advisory Committee held on the 4th June 2001, be received with the exception of items 6.1 and 6.3 as detailed below; and
- the minutes of the Town Hall Theatre Advisory Committee held on the 3rd August 2001, be received with the exception of items 6.1, 6.2, 6.5, 6.6, 7.1.1, 7.1.2, and 7.1.3, as detailed below.

Voting Requirement Simple Majority

Her Worship the Mayor advised that Clause 1 of the above recommendation should read 4th July 2001 and not 4th June 2001.

MOVED COUNCILLOR WOLFE SECONDED COUNCILLOR EMERY

- the minutes of the Town Hall Theatre Advisory Committee held on the 4th July 2001, be received with the exception of items 6.1 and 6.3 as detailed below; and
- the minutes of the Town Hall Theatre Advisory Committee held on the 3rd August 2001, be received with the exception of items 6.1, 6.2, 6.5, 6.6, 7.1.1, 7.1.2, and 7.1.3, as detailed below.

MOTION CARRIED 14-0

Item 12.7.1 continued

2. Committee Items for Council Consideration

Recommendation

THAT the following committee recommendations be adopted.

Town Hall Theatre Advisory Committee Meeting of 4th July 2001

Item – 6.1 Sydney International Piano Competition- ‘Marina Kolomutseva’

Committee Recommendation

THAT the Theatre Manager contact the producers and inform them that subject to satisfactory contract specifications, the City Of Albany agrees to present one performance of ‘Marina Kolomutseva’.

Item – 6.3 Allstar Artists – ‘Lush’

Committee Recommendation

THAT the Theatre Manager contacts Allstar Artists and informs them that the Theatre wishes to present one performance of ‘Lush’.

Town Hall Theatre Advisory Committee meeting of 3rd August 2001

Item - 6.1 Frog in a Sock Productions “The Ten Tenors”

Committee Recommendation:

THAT Theatre Manager inform the touring company that the City of Albany is reserving the 22nd and 23rd of April 2002 to present the Ten Tenors.

Item 6.2 – Ian McLaughlan Productions ‘Ali Wood, Fingers’

Committee Recommendation:

That the Theatre Manager inform the touring promoter that the City of Albany would like to present one performance of Ali Wood in October 2002.

Item 6.5 – Musica Viva ‘Duo Sol’

Committee Recommendation:

That the Theatre Manager contact Musica Viva and inform them that the City of Albany is holding the 15th of April 2002 for a presentation of Duo Sol.

Item 6.6 – Allstar Artists ‘Lush’

Committee Recommendation:

That the Theatre Manager inform Allstar Artists that the City of Albany is holding the 20th of August 2002 to present the production Lush.

Voting Requirement Simple Majority

Item 12.7.1 continued

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR WELLINGTON**

**Town Hall Theatre Advisory Committee Meeting of 4th July 2001
Item – 6.1 Sydney International Piano Competition- ‘Marina Kolomutseva’**

Committee Recommendation

THAT the Theatre Manager contact the producers and inform them that subject to satisfactory contract specifications, the City Of Albany agrees to present one performance of ‘Marina Kolomutseva’.

Item – 6.3 Allstar Artists –‘Lush’

Committee Recommendation

THAT the Theatre Manager contacts Allstar Artists and informs them that the Theatre wishes to present one performance of ‘Lush’.

Town Hall Theatre Advisory Committee meeting of 3rd August 2001

Item - 6.1 Frog in a Sock Productions “The Ten Tenors”

Committee Recommendation:

THAT Theatre Manager inform the touring company that the City of Albany is reserving the 22nd and 23rd of April 2002 to present the Ten Tenors.

Item 6.2 – Ian McLaughlan Productions ‘Ali Wood, Fingers’

Committee Recommendation:

That the Theatre Manager inform the touring promoter that the City of Albany would like to present one performance of Ali Wood in October 2002.

Item 6.5 – Musica Viva ‘Duo Sol’

Committee Recommendation:

That the Theatre Manager contact Musica Viva and inform them that the City of Albany is holding the 15th of April 2002 for a presentation of Duo Sol.

Item 6.6 – Allstar Artists ‘Lush’

Committee Recommendation:

That the Theatre Manager inform Allstar Artists that the City of Albany is holding the 20th of August 2002 to present the production Lush.

MOTION CARRIED 14-0

Item 12.7.1 continued.

Item 7.1.1 – Delegation

Committee Recommendation:

That

(1) the Albany Town Hall Theatre Advisory Committee supports the delegation subject to:

- (a) The Theatre Manager only uses the delegated authority where a response is required by the company prior to the next scheduled meeting of the Advisory Committee.
- (b) The performance can be funded from within the Theatre's current operating budget for shows.
- (c) The performance is likely to be supported due to demonstrated past sales data for the artist or the type of performance.
- (d) There is an indicated interest in the performance as demonstrated in the previous year's customer and public surveys.
- (e) The Theatre manager has discussed the proposed performance details with the Executive Director of Corporate and Community Services;

and

(2) as from the here on in, Theatre Advisory Committee meets on a bi-monthly basis, however the Theatre Manager can call monthly meetings as required.

Item – 7.1.2 Terms of Reference

Committee Recommendation:

That the Albany Town Hall Theatre Advisory Committee remains responsible for advising on the future direction of the Theatre including review of the business plan, programming of performances underwritten by the City of Albany, recommendations on fees and pricing structures and activity scheduling.

Item 7.1.3 – Members

Committee Recommendation:

That:

- the following members be appointed to the Albany Town Hall Theatre Advisory Committee; Jenni Flottman, Stewart Gartland, Peter Madigan, Annette Grant, Ian Haines, and Caroline O'Neill; and
- two more vacancies are created, namely, community representatives in the areas of Seniors and Youth interests and the committee invite nominees to these positions.

Voting Requirement Absolute Majority

Item 12.7.1 continued

**MOVED COUNCILLOR WILLIAMS
SECONDED COUNCILLOR CECIL**

**Item 7.1.1 – Delegation
Committee Recommendation:**

That

(1) the Albany Town Hall Theatre Advisory Committee supports the delegation subject to:

- (a) The Theatre Manager only uses the delegated authority where a response is required by the company prior to the next scheduled meeting of the Advisory Committee.**
- (b) The performance can be funded from within the Theatre's current operating budget for shows.**
- (c) The performance is likely to be supported due to demonstrated past sales data for the artist or the type of performance.**
- (d) There is an indicated interest in the performance as demonstrated in the previous year's customer and public surveys.**
- (e) The Theatre manager has discussed the proposed performance details with the Executive Director of Corporate and Community Services;**

and

(2) as from the here on in, Theatre Advisory Committee meets on a bi-monthly basis, however the Theatre Manager can call monthly meetings as required.

**Item – 7.1.2 Terms of Reference
Committee Recommendation:**

That the Albany Town Hall Theatre Advisory Committee remains responsible for advising on the future direction of the Theatre including review of the business plan, programming of performances underwritten by the City of Albany, recommendations on fees and pricing structures and activity scheduling.

**Item 7.1.3 – Members
Committee Recommendation:**

That:

- the following members be appointed to the Albany Town Hall Theatre Advisory Committee; Jenni Flottman, Stewart Gartland, Peter Madigan, Annette Grant, Ian Haines, and Caroline O'Neill; and**

.../cont

ORDINARY COUNCIL MEETING MINUTES – 21/08/01
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CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.7.1 continued

- **two more vacancies are created, namely, community representatives in the areas of Seniors and Youth interests and the committee invite nominees to these positions.**

**MOTION CARRIED 14-0
ABSOLUTE MAJORITY**

Minutes

TOWN HALL THEATRE ADVISORY COMMITTEE (SER047)

10:00am Wednesday 4th July 2001

TOWN HALL MEETING ROOM

TO: J. Williams - City Councillor
J. A. Flottman - Manager Library Services
S. I. Gartland - Town Hall Manager
P. Madigan - EDC&CS City of Albany
M. A. Grant - Community Representative
I. Haines - Community Representative
C. O'Neill - Administrator VAC

APOLOGIES: I. Wilson

OBSERVERS: Nil

DISCLOSURES OF INTEREST: Nil

1. **OPEN FORUM SESSION:** Nil

2. **CONFIRMATION OF MINUTES:**

Committee Recommendation: That the minutes of the meeting held on the Tuesday 4th June 2001 be confirmed.

3. **TOWN HALL MANAGER'S REPORT:**

Committee Recommendation: That the Managers Report be received.

4. **FORTHCOMING PRODUCTIONS:** (City of Albany productions in Italics)

Performance	Date	Company / Presenter
The Little Shop Of Horrors	22 nd – 30 th June 2001	St Joes Primary School

CORPORATE & COMMUNITY SERVICES REPORTS

<u>The Billie Holiday Story</u>	7 th July 2001	Country Arts WA
<u>Jade Hurley</u>	31 st July & 1 st August 2001	Laing Entertainment
<u>Central European Journey</u>	8 th Aug 2001	The Australian String Quartet
<u>Albany Senior High School play, Year 10s</u>	15,16,18 Aug 2001	ASHS
<u>Own Worst Enemy</u>	26 th August 2001	Country Arts WA and City of Albany
<u>Southern Edge Arts (Pencil)</u>	31 st Aug, 1 st Oct 2001	Southern Edge Arts
<u>Albany Youth Orchestra</u>	8 th Sept 2001	AYO
<u>Albany Senior High School play, Year 11s</u>	18,19 Sept 2001	ASHS
<u>Marion Martin</u>	27 th September 2001	Bluebell Productions
<u>Rainbow Dance Concert</u>	17 th November 2001	Rainbow Dance school
<u>Dancemoves Concert</u>	30 th & 31 st Nov 2001	Dancemoves Albany
<u>Max Kay's Christmas Special</u>	7 th & 8 th December 2001	Max Kay
<u>Stories from Suburban Road</u>	25 th June 2002	Perth Theatre Company

Committee Recommendation: That the Forthcoming Productions report be received.

5. PRODUCTION REPORTS:

- 5.1. Tango Argentina. Una Historia Del Tango. 8:00pm Sunday 3rd June 2001.
- 5.2. Cystic Fibrosis WA. Starsearch 2001. 7:30pm Saturday 9th June 2001.
- 5.3. Dancemoves. Fundraiser 2001.

Committee Recommendation: That the Production Reports be received.

6. PROPOSED SHOWS:

- 6.1. Sydney International Piano Competition (organisers). Marina Kolomutseva. Classical Piano recital. 17th or 18th March 2002. Marina Kolomutseva was the winner of this prestigious international competition in 2000.

Committee Recommendation: That the Manager contact the producers and inform them that subject to satisfactory contract specifications, the City of Albany agrees to present one performance of Marina Kolomutseva.

- 6.2. Carlotta, He Did It Her Way. Late September 2001. Carlotta has not been to the Theatre for two years. This show does not include a large cast. Instead the show is intended to be more intimate with some audience participation. The promoter wishes to enter into a shared risk arrangement with the venue to present the show.

Committee Recommendation: That the Theatre Manager informs Laing Entertainment that the City of Albany does not wish to enter into a shared risk arrangement to present Carlotta, but that the Theatre is available for rental should they still wish to tour to Albany.

- 6.3. Allstar Artists. Lush. August 2002. The producers have redesigned the set of this production and the show can now fit into smaller venues such as ours and therefore the price has come down significantly. This show is likely to be a success as it stars the popular Australian performer Julie Anthony.

Committee Recommendation: That the Theatre Manager contacts Allstar Artists and informs them that the Theatre wishes to present one performance of Lush.

CORPORATE & COMMUNITY SERVICES REPORTS

7. GENERAL BUSINESS:

7.1. Nil

8. NEXT MEETING. 10:00am Wednesday 1st August 2001. Town Hall Meeting Room.

9. MEETING CLOSURE: 11:00am.

Minutes

TOWN HALL THEATRE ADVISORY COMMITTEE (SER047)

**10:00am Friday 3rd August 2001
 TOWN HALL MEETING ROOM**

Present:

J. Williams	-	City Councillor
J. A. Flottman	-	Manager Library Services
S. I. Gartland	-	Town Hall Manager
P. Madigan	-	EDC&CS City of Albany
I. Haines	-	Community Representative

APOLOGIES: I. Wilson, C. O'Neill, A. Grant.

OBSERVERS: Nil

DISCLOSURES OF INTEREST: Nil

1. OPEN FORUM SESSION: Nil

2. CONFIRMATION OF MINUTES:

Committee Recommendation: That the minutes of the meeting held on the 4th of July 2001 be confirmed.

3. TOWN HALL MANAGER'S REPORT:

Committee Recommendation: The Theatre Managers Report is accepted.

4. FORTHCOMING PRODUCTIONS: (City of Albany productions in Italics)

Performance	Date	Company / Presenter
<i>Jade Hurley</i>	31 st July & 1 st August 2001	Laing Entertainment
<i>ABBA</i> <i>solutley f</i> <i>ABBA</i> <i>ulous</i>	6 th August 2001	Showtime Management Australia
<i>Central European Journey</i>	8 th Aug 2001	<i>The Australian String Quartet</i>
<i>Money and Friends (a play)</i>	15,16,18 Aug 2001	ASHS
<i>Own Worst Enemy</i>	26 th August 2001	<i>Country Arts WA and City of Albany</i>
<i>Albany Youth Orchestra</i>	8 th Sept 2001	AYO
<i>Albany Senior High School play, Year 11s</i>	18,19 Sept 2001	ASHS
<i>Marion Martin</i>	27 th September 2001	<i>Bluebell Productions</i>
<i>Southern Suzuki Strings</i>	22 nd September 2001	Southern Suzuki Strings
<i>Rainbow Dance Concert</i>	17 th November 2001	Rainbow Dance school
<i>Dancemoves Concert</i>	30 th Nov & 1 st Dec 2001	Dancemoves Albany
<i>Max Kay's Christmas Special</i>	7 th & 8 th December 2001	Max Kay
<i>Albany Sinfonia</i>	14 th , 15 th , 16 th December 2001	Albany Sinfonia
<i>Stories from Suburban Road</i>	25 th June 2002	<i>Perth Theatre Company</i>

CORPORATE & COMMUNITY SERVICES REPORTS

Committee Recommendation: That the Forthcoming Productions Report is received.

5. PRODUCTION REPORTS:

- 5.1. St Joseph's College Albany. *Little Shop of Horrors*. 22nd, 23rd, 27th, 29th, 30th June 2001. St Joseph's students did a very good job of presenting this interesting show over four nights with one school's matinee.
- 5.2. Perth Jazz Society and Country Arts WA *The Billie Holiday Music Story*. 8:00pm Saturday 7th July 2001. A very successful and well received performance. Total audience: 310. See attached reconciliation.

Committee Recommendation: That the Productions Report be received.

6. PROPOSED SHOWS:

The shows included below do not currently have accurate budgets. Until the outcome of Playing Australia grant applications is known, it is impossible to confirm whether they will be available to travel to WA.

- 6.1. Frog in a Sock Productions *The Ten Tenors* 22nd & 23rd April 2002. After the sellout performance of this very good group last November, and the enormous response the group received, there is little doubt that the Theatre could easily afford to take two performances when next the group are touring to WA. The dates for this production fall within the week of the next ANZAC festival. The production is available for \$3,900 per performance.

Committee Recommendation: The Theatre Manager inform the touring company that the City of Albany is reserving the 22nd and 23rd of April 2002 to present the *Ten Tenors*.

- 6.2. Ian McLaughlan Promotions *Ali Wood, Fingers* October 2002. The performance fee is currently set at \$1500 per performance plus 10% of GBO royalties. Ali Wood toured to the Theatre in March this year and was met with a warm reception and proved to be very popular. There is little doubt that Theatre could afford to again present this talented young Australian pianist.

Committee Recommendation: That the Theatre Manager inform the touring promoter that the City of Albany would like to present one performance of *Ali Wood* in October 2002.

- 6.3. Hit Productions *Daylight Saving*. 11th & 12th April 2002. Hit Productions toured *Girl Talk* starring Jackie Weaver to the Theatre also in March this year. That show was met with limited success but recent surveys show strong support for this type of production so there is merit in taking the risk of presenting this performance. The performance fee is currently set at \$5,000.00 per performance. Unfortunately with the absence of a daylight saving scheme in WA, there is some doubt as to the broad appeal of this show.

Committee Recommendation: That the Theatre Manager inform the company that the City of Albany wishes to negotiate the price of the production before confirming one performance of *Daylight Saving* on the 12th of April 2002.

- 6.4. Musica Viva *Absolute Ensemble*. October 2002. Musica Viva shows are well known for the quality of artists on offer and the level of marketing and other support. This ensemble of American musicians performs modern rock pieces and other works in an electro-classical musical setting. The performance would definitely represent something quite out of the ordinary for Albany. The performance fee is currently set at \$7,700.00. The Theatre also intends to apply for extra funding through Lotteries

CORPORATE & COMMUNITY SERVICES REPORTS

WA high cost touring assistance.

Committee Recommendation: That the Theatre Manager inform the touring coordinator that the City of Albany does not wish to present this production due to the high cost.

6.5. Musica Viva Duo Sol 15th April 2002. This fine music duo would be a good option to provide some quality classical music for the Theatre's music program. The performance fee is currently set at \$1900.00.

Committee Recommendation: That the Theatre Manager contact Musica Viva and inform them that the City of Albany is holding the 15th of April 2002 for a presentation of Duo Sol.

6.6. Allstar Artists, Lush starring Julie Anthony. 20th August 2002. The performance fee is currently set at \$4,000.00 per performance. This show was last offered to the Theatre over a year ago but did not receive a favourable outcome from Playing Australia funding. The fee for the show has since been reduced slightly.

Committee Recommendation: That the Theatre Manager inform Allstar Artists that the City of Albany is holding the 20th of August 2002 to present the production Lush.

6.7. Members of The West Australian Symphony as a Chamber Orchestra. Anzac Festival April 2002. Due to the high costs involved in getting the WASO to again play in the Leisure Centre, the organisers have proposed they reduce the Orchestra to a Chamber Orchestra of 33 players. The revised cost of this orchestra to play the Albany Town Hall Theatre during next year's Anzac festival week is \$15,000.00. Unfortunately the orchestra cannot be advertised as the WASO, rather "A Chamber Orchestra featuring members of the West Australian Symphony Orchestra".

Committee Recommendation: That the Theatre Manager inform the touring coordinator with the West Australian Symphony Orchestra that the City of Albany does not wish to present a Chamber Orchestra in April 2002.

7. GENERAL BUSINESS:

7.1.1. Committee Structure.

Delegation: The Theatre Manager proposes that delegation be sought through the CEO for the Theatre Manager to be given responsibility for making decisions on programming of performances up to a value of \$4,000 (performance fee) subject to the following conditions.

- a. The Theatre Manager only uses the delegated authority where a response is required by the company prior to the next scheduled meeting of the Advisory Committee.
- b. The performance can be funded from within the Theatre's current operating budget for shows.
- c. The performance is likely to be supported due to demonstrated past sales data for the artist or the type of performance.
- d. There is an indicated interest in the performance as demonstrated in the previous year's customer and public surveys.
- e. The Theatre manager has discussed the proposed performance details with the Executive Director of Corporate and Community Services.

Committee Recommendation:

CORPORATE & COMMUNITY SERVICES REPORTS

That (1) the Albany Town Hall Theatre Advisory Committee supports the delegation subject to:

(a)The Theatre Manager only uses the delegated authority where a response is required by the company prior to the next scheduled meeting of the Advisory Committee.

(b)The performance can be funded from within the Theatre's current operating budget for shows.

©The performance is likely to be supported due to demonstrated past sales data for the artist or the type of performance.

(d)There is an indicated interest in the performance as demonstrated in the previous year's customer and public surveys.

(e)The Theatre manager has discussed the proposed performance details with the Executive Director of Corporate and Community Services;

and

(2) as from the here on in, Theatre Advisory Committee meets on a bi-monthly basis, however the Theatre manager can call monthly meetings as required.

7.1.2. Terms of Reference:

Committee Recommendation: That the Albany Town Hall Theatre Advisory Committee remains responsible for advising on the future direction of the Theatre including review of the business plan, programming of performances underwritten by the City of Albany, recommendations on fees and pricing structures and activity scheduling.

7.1.3. Members:

Committee Recommendation: That the following members be appointed to the Albany Town Hall Theatre Advisory Committee; Jenni Flottman, Stewart Gartland, Peter Madigan, Annette Grant, Ian Haines, and Caroline O'Neill.

That two more vacancies are created, namely, community representatives in the areas of Seniors and Youth interests and the committee invite nominees to these positions.

7.2. Albany Town Hall Theatre Annual Report. Attached is a copy of the Theatre's Annual Report.

Committee Recommendation: That the annual report is received and the Theatre Manager and all Town Hall staff are commended on the performance of the Town Hall Theatre for the year 2000/2001.

7.3. Application for discounted room rental. The Committee discussed a request from the Frederickstown Progress Association for discount of theatre rental rates for their forthcoming inaugural annual general meeting to be held in the Theatre on the 28th of August 2001.

Committee Recommendation: That the Albany Town Hall Theatre Advisory Committee declines the request and in this instance, the City of Albany adopted schedule of fees apply.

8. **NEXT MEETING.** 10:00am Tuesday 2nd October 2001. Town Hall Meeting Room.

9. **MEETING CLOSURE:** 11:25am

Albany Town Hall Theatre

Annual Report Fiscal Year 2000/2001

Compiled by Theatre Management

ALBANY TOWN HALL THEATRE *ANNUAL REPORT*

MISSION STATEMENT

To maximise the effectiveness of the Albany Town Hall Theatre complex and to enhance the cultural lives of people living in the region.

Objectives

The Albany Town Hall Theatre management has the following key objectives:

- **Manage and promote the Theatre complex to maximise use by local and visiting productions for performing arts and other suitable activities.**
- Actively pursue and present performing arts options in the Theatre that may otherwise be unavailable to audiences of the region.
- Ensure the Theatre complex operates with maximum efficiency and productivity while achieving financial goals.
- Seek funding, other support and information from sources outside Council to assist in the delivery of performing arts events.
- Strive for continuous improvement and excellence in customer service in the workplace and support and facilitate staff development.
- Maintain high levels of accountability.
- Maintain networking and liaison with all local state and national groups to achieve a high profile for the Theatre complex.

Structure

The Theatre is wholly owned and operated by the City of Albany. The Town Hall Box Office is incorporated within the management of the Theatre and is staffed by council employees. The Theatre Manager and Technician are both employed under workplace agreements.

The Town Hall Theatre Advisory Committee is comprised of volunteers from the community and the Albany City Council oversees management of the Centre. The Advisory Committee discusses all productions available to tour to the centre and, after discussions, decides on productions based on variety, affordability and community value before recommending council support for the presentation.

Minutes of all meetings go before Council and are subject to approval by Council, the Theatre Manager then works towards bring the selected productions to Albany.

The Theatre Manager and/or the Executive Director of Corporate and Community Services for the City of Albany address day to day issues regarding the Theatre management.

Executive Summary

Highlights

- Continued improvement in the number of shows presented.
- Marked increase in Box Office activity with Gross takings up almost \$30,000 after GST. Also an increase in total transactions in Box Office including 4,000 tickets handled during Anzac festival.
- Successful Lotteries Grant application under the Gordon Reid Foundation Access to the Performing Arts Fund of \$15,500 means that the Theatre continues to program to ensure a variety of high quality entertainment can be provided.
- 11,538 people attended 55 performances in the Theatre. A decrease in attendance of only 147.
- Continued support from volunteers. The Friends of the Theatre assists with Front of House, Ushering and Bar/Kiosk duties. The volunteers now number over 80 and provide labour worth over \$10,000 and 848 man-hours a year.
- The installation of new speaker system making the Theatre's technical concert facility amongst the best in the state.
- The completion of two surveys. The first, a customer survey showing broad support for the Theatre and its range of activities. The second, a random community survey, which despite showing continued support for this venue, also demonstrated a real need for a larger venue in the region.

Footlights

- Continued difficulty attracting large and/or high profile acts to Albany owing to the Theatre's limited seating capacity and stage space.
- Slight reduction in attendance of 147 patrons to shows in the Theatre.

Manager's Report

It has been another good year in the Theatre with broad support from both patrons and users. The range of shows has been acceptable although there is demonstrated demand from within the community for more high quality professional acts.

The media and television blitz created by the Olympic games meant there was a six week period during last year that no professional acts were prepared to take the risk of touring regional Australia. Despite this, our attendance was on a par with the previous year due to a general increase in other months' activities.

The Theatre conducted two surveys during the year to gauge support for the Theatre and study market trends and demand. The first was a customer survey drawn from recipients of the Town Hall Newsletter. Although this survey showed overwhelming support for the Theatre's activities it highlighted some gaps in the market for some types of performing arts. The second survey was drawn from a random sample of residents of Albany and whilst it also evidenced support for the Theatre, results demonstrated the community's continued perceived need for a larger cultural centre.

Marketing Report

- The Theatre's Box Office Management System reports continue to demonstrate a positive response to the Newsletter circulation and a strong response from advertising in the Albany Advertiser.
- The Box Office Management System is providing useful quantities of data to be used in target mail-outs.
- The Box Office Management System is also set to assist with the targeting of specific markets in an attempt to increase attendance by some groups. This technique has thus far been used with varying levels of success. The mail-out for the play Roadtrain was quite successful while others have not worked as well.

Statistics

Shows by annual comparison.

- Number of individual performances 1997/1998 year; 54
- Number of individual performances 1998/1999 year; 49
- Number of individual performances 1999/2000 year; 53 (plus seminars)
- Number of individual performances 2000/2001 year; 55 (plus seminars)

Sales by annual comparison;

- Gross Box Office Income for the year 1997/1998 was \$160,184.
- Gross Box Office Income for the year 1998/1999 was \$125,995.
- Gross Box Office Income for the year 1999/2000 was \$174,431.
- Gross Box Office Income for the year 2000/2001 was \$224,160. (includes GST)

Attendance by annual comparison;

- Attendance for the year 1997/1998: 10,119 persons
- Attendance for the year 1998/1999: 11,235 persons
- Attendance for the year 1999/2000: 11,685 persons
- Attendance for the year 2000/2001: 11,538 persons

Cultural programming

- Number of performances presented by the Theatre (City of Albany underwritten and assisted by Lotteries WA) 1997/1998 year: 10.
- Number of performances presented by the Theatre (City of Albany underwritten and assisted by Lotteries WA) 1998/1999 year: 11.
- Number of performances presented by the Theatre (City of Albany underwritten and assisted by Lotteries WA) 1999/2000 year: 11.
- Number of performances presented by the Theatre (City of Albany underwritten and assisted by Lotteries WA) 2000/2001 year: 11.

12.7.2 The Great Southern Regional Cattle Saleyards Joint Venture Committee Minutes of 11th June 2001 & 9th July 2001.

File/Ward : REL 087 (N/A)

Proposal / Issue : Committee Items for Council Consideration

Reporting Officer : Executive Director Corporate & Community Services (P Madigan)

Summary Recommendation : That the following Council Committee minutes and relevant recommendations be adopted.

1. Confirmation of the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee minutes of 11th June 2001.

Recommendation

THAT the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee held on the 11th June 2001 be received.

Voting Requirement Simple Majority
.....

2. Confirmation of the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee minutes of 9th July 2001

Recommendation

THAT the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee held on the 9 July 2001, be received with the exception of items 3.4, 5, 7.1 and 7.4, as detailed below.

Voting Requirement Simple Majority
.....

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WALKER**

1. **Confirmation of the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee minutes of 11th June 2001.**

Recommendation

THAT the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee held on the 11th June 2001 be received.

.../cont

Item 12.7.2 continued

2. Confirmation of the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee minutes of 9th July 2001

Recommendation

THAT the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee held on the 9 July 2001, be received with the exception of items 3.4, 5, 7.1 and 7.4, as detailed below.

MOTION CARRIED 14-0

3. Committee Items for Council Consideration

Recommendation

THAT the following committee recommendations be adopted.

Item 3.4 Expressions of Interest – Holding Yards

Committee Recommendation

THAT,

- i) subject to all necessary approvals Council agree to lease areas A & B to M&J Mitchell Pty ltd, at the valuation rental amounts (plus GST) for a term of 5 years, with all costs in establishing the holding yards and other associated costs being borne by the applicant; and
- ii) the Common Seal of Council being attached to all necessary documents.

Item 5.0 Saleyard Acting Managers Report

Committee Recommendation

THAT,

- i) the report be received;
- ii) the compressor and timed lighting be deferred for consideration at the next meeting; and
- iii) the fence destroyed in the recent bushfire be replaced, and funded through the insurance monies received, at the location and to the design considered by the Committee.

Item 7.1 Midlands Saleyards Relocation

Committee Recommendation

THAT correspondence be forwarded to the Minister expressing support for the Bullsbrook site.

Item 12.7.2 continued

Item 7.4 Pastoralists and Graziers Association of WA (Inc)

Committee Recommendation

THAT the request be declined as:-

- i) the cattle are shipped direct from the farm to the yards and arrive 'undrained'; and
- ii) the cattle create considerable effluent, necessitating cleaning the yards.

Voting Requirement Simple Majority

.....

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR WOLFE**

3. Committee Items for Council Consideration

Recommendation

THAT the following committee recommendations be adopted.

Item 3.4 Expressions of Interest – Holding Yards

Committee Recommendation

THAT,

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Item 12.7.2 continued

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- ii) the cattle create considerable effluent, necessitating cleaning the yards.**

MOTION CARRIED 14-0

CORPORATE & COMMUNITY SERVICES REPORTS

**MINUTES OF THE GREAT SOUTHERN REGIONAL CATTLE SALEYARDS
JOINT VENTURE HELD ON MONDAY 11 JUNE 2001 COMMENCING AT
10.15AM AT THE SHIRE OF PLANTAGENET COUNCIL CHAMBERS**

PRESENT

Cr. D Wolfe (Chairperson)	City of Albany
Cr J Walker	City of Albany
Cr. I West	City of Albany
Mr Paul Terry – Strategic Projects Officer	City of Albany
Cr. KM Forbes	Shire of Plantagenet
Cr. M Skinner	Shire of Plantagenet
Ms Belinda Knight – Acting CEO	Shire of Plantagenet
Mr Dean Wallinger	Manager
Mr David Weaver (Departed at 10.40am)	Agriculture WA

APOLOGIES

**CONFIRMATION OF MINUTES OF THE GREAT SOUTHERN REGIONAL
CATTLE SALEYARDS JOINT VENTURE COMMITTEE HELD ON MONDAY
14th MAY 2001**

**Moved Cr Moir Seconded Cr Skinner THAT the minutes of the Great Southern
Regional Cattle Saleyards Joint Venture Committee meeting held on Monday 14th
May 2001 be accepted as a true and correct record of proceedings.**

CARRIED

The Chairman invited David Weaver from Agriculture WA to make his presentation on the treatment of effluent from a piggery. He reported that by treating the effluent with lime the Phosphorus level reduced from 40-400mg/L to 10-100mg/L and dissolved Phosphorus reduced from >100mg/L to <20mg/L. Could use Hydrated Lime or Lime Kiln Dust. The Lime Kiln Dust was more effective but produces the by product of quick lime which can be dangerous.

One drawback of adding the lime to the effluent was that the volume of final product was quite large.

Also reported that the settling period was enhanced by using a flocculant in the settling process. By using the Lime Kiln Dust and primary flocculant, 99% of Phosphorus was removed from the residue. He reported that CSBP and other companies had been quite successful in using this process and if it was decided to pursue this option further then a number of firms could be contacted to obtain further information on the process.

The Chairman thanked Mr Weaver for his presentation and Mr Weaver departed from the meeting at 10.40am.

CORPORATE & COMMUNITY SERVICES REPORTS

3. Business Arising

3.1 Managers Position

Applications for the position closed on 5th June, 2001 with 14 applications being received. These are currently being short listed, and it is necessary to nominate a Shire of Plantagenet Officer to undertake the interviews in conjunction with the Executive Director Corporate & Community Services (City of Albany).

Ms Knight made herself available as the Shire of Plantagenet Officer to sit on the selection panel.

3.2 Wood & Grieve Report

Costings in relation to the report were tabled at the meeting (see attached). Discussion occurred on the content of the report and Mr Terry indicated that a letter will be drafted and sent to the Minister for Agriculture, Mr Kim Chance MLC, to follow up on discussions that Cr Forbes had with the Minister in March re funding for these works. Discussion also took place re other possible funding alternatives, ie. GSDC.

The issue of how much the truck washdown facility is contributing to the problems of the wastewater treatments overload was also discussed and it was estimated that about \$70000 of the proposed capital expenditure could be attributed to the truckwash facility. Investigations could be made as to how to recoup this cost, ie increase washdown charges.

Moved Cr West Seconded Cr Skinner THAT

- i.) **\$130000 in capital expenditure be included in the Draft 2001/02 budget, and**
- ii.) **a response to the DEP be sent advising that the Joint Venture partners are committed to the retrofitting activities outlined in the report from Wood & Grieve Engineers. CARRIED**

3.3 Expressions of Interest – Holding Yards

Expressions of interest for the proposed lease of land were advertised on 7th June, 2001 and will close on 21st June, 2001. This was noted by the committee and a question was raised as to where the Expression of Interest was advertised. Mr Terry advised that he would follow this up.

4. Financial Update (see attached)

Discussion was raised as to discrepancy between numbers of head sold compared to the April figure and the month figure in the Manager's report. A question was also raised as to why the telephone account was so large for May. Mr Terry advised he would follow these matters up with the City's Manager of Finance.

Moved Cr Moir Seconded Cr Forbes THAT, subject to clarification of the number of cattle sold and the phone expenses, the financial statements as presented be received and accepted by the Joint Venture Committee. CARRIED

CORPORATE & COMMUNITY SERVICES REPORTS

5. Saleyard Managers Report (see attached)

Refer to report for information and below for any discussion on matters raised.

The Manager reported that he had received an account from Wood & Grieve for the drain contour work. The bill was \$4750 + \$475 GST.

Re the compressor – the figure in the draft budget of \$12000 is that received from Mt Barker Electrics to replace it with a larger model.

Re the flowmeter for the truckwash – advice had been received from Avdata that they can produce more detailed reports on the volume of water used for each truck washdown for an extra \$350 but following discussion it was decided this extra information was not required.

It was reported that a lone calf, which had been sold at sale on Thursday 7 June had escaped somehow and was run into by a vehicle on Friday evening. The manager had tracked down who had bought the animal but the owner was claiming he was not missing any animals and hence was not claiming responsibility for it. Investigations are continuing re how the animal got loose.

6. General Business

6.1 Budget for 2001/02

A revised budget was presented at the meeting (see attached).

Discussion took place re various budget items, namely –

1. Yard Fees – weigh & pen – Concern was expressed over the projected number of cattle to be sold. 78000 was a very ambitious target given anecdotal evidence of less cattle being available for sale in the next twelve months. It was decided to budget for 70000 cattle to be sold. This would in turn reduce the Yard Fees – weigh & pen to about \$385000.
2. Admin Management – since the new Manager will be handling the minutes, accounts and performing other administrative functions that were performed by the Shire of Plantagenet, and currently performed by the City of Albany, that this figure should be able to be reduced to \$6000.
3. Tools/Sundry – the Manager reported that the Saleyards had sufficient tools now and should not need to acquire additional tools to the amount stated. It was recommended to reduce this item to \$2000.
4. Recycled Water – the quote from Wood & Grieve was for \$130000 so this figure should be shown in the budget. Alternative funding sources for this work will be investigated to reduce the impact on the Joint Venture partners.

6.2 Strategic Plan

Following the meeting on 21st May, 2001, discussions have been held with a consultant in relation to the preparation of a draft strategic plan for consideration by the Committee.

6.3 Compressor

Correspondence received from Mt Barker Electrics is attached and was discussed as part of the Managers report.

7 Other

CORPORATE & COMMUNITY SERVICES REPORTS

Mr Terry distributed an media release received from the Great Southern Development Commission about the Trade Start office hosting a breakfast on Friday 15 June for a presentation into the opportunities available to local businesses in the agribusiness sectors to export their product into Central Europe.

8 Next Meeting

The next meeting of the Joint Venture Committee will be held on Monday 9th July 2001 at the City of Albany's York Street Office commencing at 10.00am

9 Close

The meeting closed at 12.45pm

ORDINARY COUNCIL MEETING MINUTES – 21/08/01
 ** REFER DISCLAIMER **
CORPORATE & COMMUNITY SERVICES REPORTS

01 JUN 01

DOCU City of Albany
 MH PO Box 484
 Albany WA 6331

Attention: Peter Madigan

ENQI Dear Peter
 PROJ

RE: GREAT SOUTHERN REGIONAL CATTLE SALEYARDS

8 Jun As requested during the Great Southern Regional Cattle Saleyards Joint Venture Committee meeting on the 14th May 2001, I have prepared a budget estimate for the proposed retrofitting works at the saleyards. These costs are based on the works proposed to be undertaken in the 2001/2002 financial year in the Draft Action Plan, but exclude construction work associated with the diversion of roof runoff. The costs associated with additional works that may be required to be undertaken by the DEP or for the following financial years were not able to be determined as the nature of the potential works is unknown.

City
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 Alba

Atter Please note that no design has been undertaken and that the costs presented are estimates only. They are subject to change and depend on final design details. However, these costs are based on discussions held with staff from the Midland Saleyards, the DEP and our experience in the wastewater treatment and infrastructure industries. Table 1 below presents a breakdown of the costs into the relevant retrofitting items identified in the draft Action Plan.

Dear
 RE:

Table 1 – Budget Estimate for 2001/2002 Financial Year

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Item	Description	Budget Estimate
1	Wastewater Overflow	\$ 10,000
2	Monitoring	\$ 12,000
3	Truck Washdown	\$ 30,000
4	Manure Pit	\$ 45,000
5	Roof Runoff	\$ 4,000
6	Wastewater Treatment System	\$ 17,000
	GST	\$ 11,800
	Total	\$ 130,000

The total cost of the works for the 2001/2002 financial year associated with retrofitting the Great Southern Regional Saleyards to a standard that is likely to be acceptable to the DEP is estimated to be in the order of \$130 000 inclusive of GST. Works that were assumed to be included in each of the above items are outlined below:

- The wastewater overflow item includes an allowance for the construction of overflow contour drains which have recently been constructed. It also allows for limited planting of

Page 1 of 2

Wood & Grieve Pty Ltd as trustee for the Wood & Grieve Unit Trust trading as Wood & Grieve ENGINEERS
 Perth: 16 Alfano Street, West Perth, W.A. 6005 Busseton: 100 Queen Street, Busseton, W.A. 6280

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native wetland vegetation and seeding of rye grass in the drains to enhance nutrient removal, minimise erosion and limit adverse impacts downstream.

- The **monitoring item** includes the installation of Groundwater monitoring bores; laboratory analysis of both the surface and groundwater; analysis of the results and reporting to the DEP.
- The **truck washdown** item allows for the retrofitting options to be investigated, designed and constructed. It assumes that the existing concrete solids settling area and associated drainage system will be extended by 10m; screening improved; and the extension tied into the existing infrastructure.
- The **manure pit retrofit** includes an allowance for design and documentation of the works; construction of a sump with minor adjustments to the existing manure pit drainage infrastructure; supply and installation of a submersible pump and connection of it to power (no standby pump or generator included); a raised screen for enhanced solids removal and construction of a concrete slab for solids storage.
- The **roof runoff** item allows for the engineering investigation into the diversion of uncontaminated roof runoff and preparation of associated documentation so that the works can be undertaken during the 2002/2003 financial year.
- The **wastewater treatment system** item allows for two of the ponds to be desludged after the truck washdown and manure pit retrofit measures have been completed. An allowance has also been made for installation of a flow meter as well as a preliminary wastewater treatment investigation including limited additional sampling and analysis to determine the performance of the system with the majority of solids removed. No construction works associated with the pond system have been allowed for.

Please note that the *Department of Environmental Protection require a written response from the Great Southern Regional Cattle Saleyards as soon as possible* regarding the retrofitting activities that the Group is committed to undertaking and the proposed works programme. It is recommended that this response is based on the draft Action Plan prepared by Wood & Grieve Engineers in May 2001. However, David Bills from the DEP advised that works associated with the diversion of roof runoff as proposed in the draft Action Plan could be undertaken after July 2002 providing that the other items proposed to be completed prior to this are undertaken as outlined in the plan.

If you have any queries, please do not hesitate to contact me.

Yours faithfully



Michelle Hale
for Wood & Grieve ENGINEERS

ORDINARY COUNCIL MEETING MINUTES – 21/08/01
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GREAT SOUTHERN REGIONAL SALEYARDS JOINT VENTURE

OPERATING STATEMENT

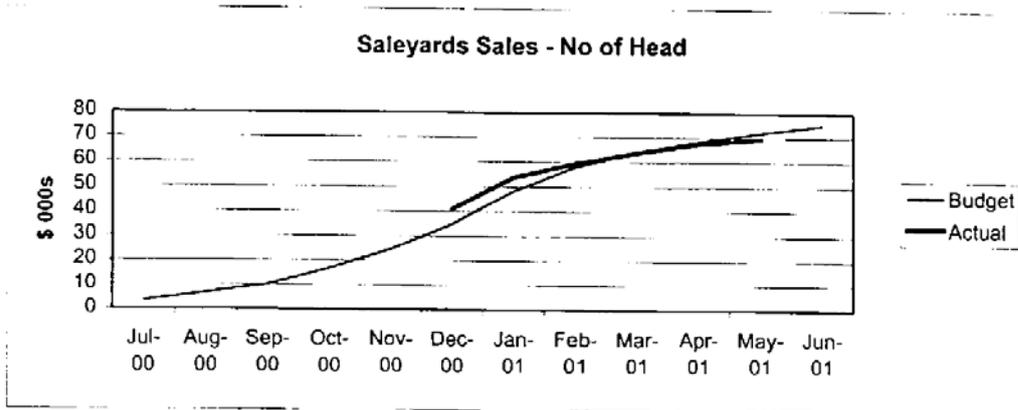
31-May-01

Cost Code	Current Month		Year to Date		2000/2001
	Actual	Budget	Actual	Budget	Budget
No of Head Sold					
Sales (excl weighing only)	3,659	4,200	69,390	71,900	75,000
INCOME					
187030 Yard Fees-weigh & pen	16,551	23,963	388,206	395,450	412,500
187730 Yard Fees-other		975		8,748	9,125
187130 Agents Contributions	2,458	1,600	70,000	70,000	70,000
187230 Agent Entry Fees	-	-	12,000	12,000	12,000
187830 Avdata Income		445	6,299	5,119	5,340
187630 Other Income	3,736	623	8,078	11,741	12,690
	22,745	27,606	484,583	503,058	521,655
EXPENDITURE					
	(post adjust)				
187020 Salaries & Wages	4,615	8,221	78,779	90,429	98,650
187120 Superannuation	370	826	6,533	9,093	9,920
187220 Workers Comp.Insur.		298	3,575	3,278	3,576
188020 LeaveEntitlement		49		532	580
187420 Utility Costs				-	
1800 Power	951	1,250	6,271	13,750	15,000
1801 Telephone	2,683	416	5,575	4,583	5,000
1802 Water	-	125	3,131	1,375	1,500
187320 Yard Cleaning	4,152	625	41,416	6,875	7,500
117120 Maintenance Exp				-	
2810 Ground Maintenance	986		4,969	-	
2811 Building Maintenance			4,012	-	
2812 Pen Repairs	580		7,780	-	
2813 Water troughs & supply			6,536	-	
2813 Equipment Maintenance			507	-	
187520 Admin Management	772	1,000	6,772	11,000	12,000
187620 Marketing	706	834	10,098	9,167	10,000
187720 Other Expenditure				-	
1803 Uniform	0	75	602	825	900
1811 Travelling	364	250	5,650	2,750	3,000
1815 Vehicle expenses	102	500	1,549	5,500	6,000
1828 Insurance		334	4,388	3,667	4,000
1830 Audit		40	2,000	458	500
1833 Tools/sundry	999	416	4,215	4,583	5,000
1835 Sale of Goods			52	-	
2806 Office Expense	733		2,354	-	
2807 Removal Dead Animals			320	-	
	18,013	15,260	207,084	167,866	183,126
NET JV INCOME	4,732	12,346	277,499	335,192	338,529
CAPITAL WORKS EXPENDITURE (net of accruals)					
187040 Capital Expenditure	2,420	-	17,782	-	-
Net Cash Flow	2,312	12,346	259,717	335,192	338,529

ORDINARY COUNCIL MEETING MINUTES – 21/08/01
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 CORPORATE & COMMUNITY SERVICES REPORTS

GREAT SOUTHERN REGIONAL SALEYARDS

SALES DETAIL



YTD 1/7/00 to 30/4/01 Sales						BUDGET	
	Elders	Westfarmers Dalgetty	Renny Gardner	RTC	Other		Total
Prime Sale	21,015	20,001	2,780	2,708		46,504	71,900
Prime Vealer	8,143	8,997	870	122		18,132	
Special Feeder	1,734					1,734	
Special Female	415	1,259				1,674	
MSA	722	624				1,346	
Sales	32,029	30,881	3,650	2,830	-	69,390	
	46%	45%	5%	4%		100%	
Private Weigh	649	37	39		115	840	
Reweigh	306	132	85	44	16	583	
Shipping Weigh	1,007	635				1,642	
Stud Bull		48				48	
Weighing	1,962	852	124	44	131	3,113	
	63%	27%	4%	1%	4%	100%	
	33,991	31,733	3,774	2,874	131	72,503	
	47%	44%	5%	4%	0%	100%	

GREAT SOUTHERN CATTLE SALEYARDS JOINT VENTURE COMMITTEE

MANAGERS REPORT

SALES DATA

The number of cattle for May was 3871, 539 of these being M.S.A, against a budget of 3500. The sale on the 24/05/2001 had a low number of cattle being only 524, there was talk of changing to fortnightly sales if the cattle numbers reduced any more but high prices helped to see 727 in the yards for the last sale of the month.

STAFF ISSUE

None

SAFETY

None

GENERAL BUSINESS/QUOTES

The ramp drive box on the recycled water pumps has been giving us problems, so has been sent for repair.

The compressor has been overheating and constantly running, I requested Mount Barker Electrics outlined in writing what the problems are and how they can be fixed. (Peter Madigan has the letter)

Drains have been put in place which has taken the best part of 5 days. I contacted Michelle Hale on Friday 1/06/2001 before the job was completed to check the drains had been completed to her satisfaction. Michelle was pleased that almost 1 hectare was able to be used.

CUSTOMER FEEDBACK

Lights

The lights have been a concern for the truck drivers since the saleyards began operating. They are concerned with the danger and difficulty associated with loading cattle in the dark. The only way this problem can be overcome is to install timers to allow truck drivers to light the areas needed and the lights would then automatically turn off after a set period of time eg. An hour. The installation of timers would also eliminate the need for the delivery end lights to be turned on all night. ***Request permission to obtain quotes.***

ORDINARY COUNCIL MEETING MINUTES – 21/08/01
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GREAT SOUTHERN REGIONAL SALEYARDS JOINT VENTURE
 PROPOSED BUDGET - 2001/2002

Cost Code	PROJECTION YEAR		BUDGET 01/02
	75000 head	78000 head	
INCOME			
187030	Yard Fees-weigh & pen	410,000	429,000
187130	Agents Contributions	70,000	70,000
187230	Agent Entry Fees	12,000	12,000
	Avdata Income	7,000	9,000
187630	Other Income	8,000	8,000
		507,000	528,000
EXPENDITURE			
187020	Salaries & Wages	83,013	95,000
187120	Superannuation	6,641	7,600
187220	Workers Comp.Insur.	3,575	3,600
188020	LeaveEntitlement	2,000	2,300
187420	Utility Costs		
1800	Power	8,000	8,000
1801	Telephone	7,500	7,500
1802	Water	10,000	10,000
187320	Yard Cleaning	45,000	33,000
117120	Maintenance Exp		
2810	Ground Maintenance	7,000	5,000
2811	Building Maintenance	4,500	2,000
2812	Pen Repairs	8,000	2,000
2813	Water troughs & supply	7,500	2,000
2813	Equipment Maintenance	400	1,500
187520	Admin Management	6,000	12,000
187620	Marketing	13,000	15,000
187720	Other Expenditure		
1803	Uniform	700	900
1811	Travelling	6,500	2,000
1815	Vehicle expenses	2,000	12,000
1828	Insurance	4,388	4,000
1830	Audit	2,000	1,000
1833	Tools/sundry	5,000	4,000
1835	Sale of Goods	100	500
2806	Office Expense	2,700	1,000
2807	Removal Dead Animals	500	500
	Truck Cleaning		incl
	IT - Maintenance/Software		2,000
		236,017	234,400
	NET JV INCOME	270,983	293,600
CAPITAL WORKS EXPENDITURE (net of accruals)			
		Cost	Rev
	Recycled Water	1,300	20000 -35000
	Compressor / air operated gates		12000
	Pen strengthening		4000
		86000	-35000
187040	Capital Expenditure	20,000	51,000
	Net Cash Flow	250,983	242,600
	City		121,300
	Shire		121,300

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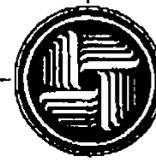
ORDINARY COUNCIL MEETING MINUTES – 21/08/01
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Enquiries: Justin Laing
Our Ref: A25:2000

7 June 2001

MEDIA RELEASE 17/01

CITY OF ALBANY RECEIVED		
07-Jun-01		
File GOV029	Corro. No 01091095	Officer MELO
Received Y 10	Acknow. Sent / /	CNL / BLTN



**GREAT SOUTHERN
DEVELOPMENT
COMMISSION**

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EXPORT OPPORTUNITIES IN CENTRAL EUROPE

The Great Southern Development Commission's TradeStart office is hosting a breakfast function on the morning of the 15 June 2001. In a rare visit, Mr Livlu Buzila, Senior Business Development Manager for Austrade, will present an insight into the opportunities available to local businesses in the agribusiness and information technology sectors to export their product into Central Europe.

Mr Buzila has extensive experience in Economics and Trade in Central Europe and has represented Austrade since 1992. He will also discuss general opportunities in the region, the business climate and internationally funded projects.

Particular opportunities identified in each sector include:

Agribusiness – livestock, meat products, hides & skins, seafood, fruit & vegetables, dairy products, wool, agricultural services & technology, grain, edible oil and seeds.

Information & Communications Technology – cadastral systems, internet services, software development (banking, mining & utilities), communications networking, multimedia and mobile telephony.

All interested parties are invited to attend. For further information, please contact Miss Nicci van Valkenburg or Mr Justin Laing, TradeStart Office on 9842 4888.

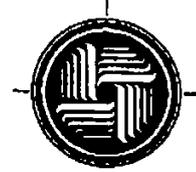
END

FAX IN

- Partners In Regional Prosperity -

ORDINARY COUNCIL MEETING MINUTES – 21/08/01
** REFER DISCLAIMER **
CORPORATE & COMMUNITY SERVICES REPORTS

Enquiries: Justin Laing
Our Ref: A25:2000



**GREAT SOUTHERN
DEVELOPMENT
COMMISSION**

7 June 2001

MEDIA RELEASE 16/01

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NEW APPOINTMENT TO TRADESTART EXPORT ADVISORY SERVICE

The Great Southern Development Commission (GSDC) has recently appointed Mr Justin Laing as the new TradeStart Officer. TradeStart is a joint initiative between the GSDC and Austrade, which provides first hand information and assistance to potential, new and existing exporters.

"It is a challenging role to assist the region's businesses take full advantage of export opportunities and many opportunities will be presented to local businesses over the next 12 months," said Mr Laing.

The Albany TradeStart office plans to hold numerous functions throughout the year to assist local business understand the mechanisms of exporting and enable regional businesses to meet with overseas Trade Commissioners. State of the art satellite link-ups will also provide more frequent access to overseas offices.

"Whatever your product or service, whatever your target market, our specialist export unit can help you," said Bruce Manning, the GSDC's CEO. "The TradeStart unit is very much a part of our core business. Thinking globally and acting locally is a motto we work to."

The TradeStart unit links regional exporters into Austrade's worldwide network of almost 100 offices in 63 countries. It carries the latest information on overseas trade fairs and export grants. It also provides access to research services for determining the overseas business and cultural environment and the potential for exporting Australian products. Austrade is able to locate appropriate contacts, arrange visit programmes in overseas markets, organise interpreters and translation of documents and alert you to trade opportunities.

For further information on the TradeStart office, contact Justin Laing, GSDC, on 9842 4888.

END

ORDINARY COUNCIL MEETING MINUTES – 21/08/01
** REFER DISCLAIMER **
CORPORATE & COMMUNITY SERVICES REPORTS

MT BARKER ELECTRICS

LIC N° EC002369

ABN: 94 263 433 593 TEL (08) 9851 1436 - MOB: 0418 809 988 - FACSIMILE (08) 9851 2436 P.O. BOX 144, MT BARKER, WESTERN AUSTRALIA 6

Great Southern Regional Sale Yards
City of Albany
PO Box 484
Albany
6330

25th May 2001

Attention: Dean Wallinger

Re: Air Compressor

CITY OF ALBANY RECEIVED		
31 MAY 2001		
FILE REL 057	CORR:O No. 0108108	OFFICER EDCS
REPLY YN	ACKNOW SENT	CNL/BLTN

Dear Dean,

After carrying out recent repairs to the air compressor at the Sale Yards it appears the compressor is overworked.

The tank check valve had a broken spring inside it but due to overheating it was impossible to pull the valve apart.

If this compressor was to totally break down it would prevent the weigh bridges from operating.

Due to the present situations with the existing compressor I would recommend a second compressor be installed at the second weighbridge. This would then half the load on the existing compressor and if one compressor was to fail the existing pressure line could be used to back feed to the broken compressor.

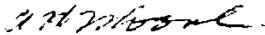
The drain valve on the recieval tank on the existing compressor is very difficult to access which will cause a build up of moisture in the pipe work. I would also recommend that a pipe be taken from the base of the tank and the bleeder valve be fitted outside the compressor room.

A much more reliable system would be an automatic drain valve. This would operate when the compressor is running and automatically drain off any water at preset times.

As the air compressor is a vital part of the Sale Yard operations I recommend that these alterations be carried out as soon as possible.

If you require any further details don't hesitate to contact me.

Yours faithfully



Tony Moore

**MINUTES OF THE GREAT SOUTHERN REGIONAL CATTLE SALEYARDS
JOINT VENTURE HELD ON MONDAY 9 JULY 2001 COMMENCING AT 10.00AM
AT THE CITY OF ALBANY COUNCIL CHAMBERS**

1. PRESENT

Cr. D Wolfe (Chairperson)	City of Albany
Mr P Madigan	City of Albany
Cr. KM Forbes	Shire of Plantagenet
Cr D Williss	Shire of Plantagenet
Cr. M Skinner	Shire of Plantagenet
Mr R Stewart (CEO)	Shire of Plantagenet

APOLOGIES

Cr J Walker	City of Albany
Cr. I West	City of Albany
Cr Moir	Shire of Plantagenet
Cr Williams	City of Albany

2. OPEN FORUM

Nil.

**3. CONFIRMATION OF MINUTES OF THE GREAT SOUTHERN REGIONAL
CATTLE SALEYARDS JOINT VENTURE COMMITTEE HELD ON MONDAY
11th June 2001**

Moved: Cllr Skinner
Seconded: Cllr Forbes

THAT the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee meeting held on Monday 11th June 2001 be accepted as a true and correct record of proceedings.

CARRIED

3. BUSINESS ARISING

3.1 Election of Chairperson

Moved: Cllr Forbes
Seconded: Cllr Skinner

THAT Councillor Wolfe be appointed as Chairperson of the Great Southern Regional Cattle Saleyards Joint Venture Committee.

CARRIED – unanimously

Election of Deputy Chairperson

Moved: Cllr Forbes
Seconded: Cllr Williss

CORPORATE & COMMUNITY SERVICES REPORTS

THAT Councillor Skinner be appointed as Deputy Chairperson of the Great Southern Regional Cattle Saleyards Joint Venture Committee.

CARRIED – unanimously

3.2 Managers Position

Peter Madigan informed the Committee that Mr David Hislop had been appointed to the Managers' position and would commence on 16th July 2001.

Moved: Cllr Skinner
Seconded: Cllr Williss

THAT all stakeholders be informed of this appointment.

CARRIED

3.3 Strategic Plan

A draft of the Strategic Plan was circulated to the Committee with a request that feed-back be provided for incorporation into the document prior to further consideration.

3.4 Expressions of Interest – Holding Yards

An expression of interest in leasing the three parcels of land at the Great Southern Regional Yard has been received from M&J Mitchell Pty Ltd.

Albany Valuation Services has provided rental values for the three parcels of land as follows:-

Lot A - \$100pa;

Lot B - \$120pa; and

Lot C - \$120pa.

Moved: Cllr Forbes
Seconded: Cllr Skinner

THAT;

- iv) subject to all necessary approvals Council agree to lease areas A & B to M&J Mitchell Pty ltd, at the valuation rental amounts (plus GST) for a term of 5 years, with all costs in establishing the holding yards and other associated costs being borne by the applicant; and
- v) the Common Seal of Council being attached to all necessary documents.

CARRIED

4. FINANCIAL UPDATE

Moved: Cllr Skinner
Seconded: Cllr Forbes

THAT the financial statement be received.

CARRIED

Moved: Cllr Forbes
Seconded: Cllr Wolfe

THAT the draft budget as presented be endorsed.

CARRIED

5. SALEYARD ACTING MANAGERS REPORT

Moved: Cllr Skinner
Seconded: Cllr Williss

THAT;

- i) the report be received;
- ii) the compressor and timed lighting be deferred for consideration at the next meeting;
- iii) the fence destroyed in the recent bushfire be replaced, and funded through the insurance monies received, at the location and to the design considered by the Committee.

CARRIED

7. GENERAL BUSINESS

7.1 Midlands Saleyards Relocation

Moved: Cllr Skinner
Seconded: Cllr Wolfe

THAT correspondence be forwarded to the Minister expressing support for the Bullsbrook site.

CARRIED

7.2 National Saleyards Convention (Victoria)

Paper circulated.

7.3 Shire of Plantagenet – EHO Report

The Chief Executive Officer, Shire of Plantagenet, indicated he would request this matter be discussed direct with Michelle Hale, Wood & Grieve.

7.4 Pastoralists and Graziers Association of WA (Inc)

The Association requested that yard fees for MSA Cattle be reduced to \$4.00 per head, due to the short period of time the cattle occupied the yards.

Moved: Cllr Skinner
Seconded: Cllr Wolfe

THAT the request be declined as:-

- iii) the cattle are shipped direct from the farm to the yards and arrive ‘undrained’; and
- iv) the cattle create considerable effluent, necessitating cleaning the yards.

CARRIED

7.5 Visit by Minister

CORPORATE & COMMUNITY SERVICES REPORTS

Cllr Forbes advised the meeting that Kim Chance would be visiting the Shire of Plantagenet on 24th July, and the Shire would lobby for funding to undertake the waste water works.

8. NEXT MEETING

The next meeting of the Joint Venture Committee will be held on Monday 13th August 2001 at the Shire of Plantagenet Council Office commencing at 10.00am

9. CLOSE

There being no further business to discuss the meeting closed at 11.17am.

CORPORATE & COMMUNITY SERVICES REPORTS

12.7.3 The Seniors Advisory Committee Minutes of 17th May, 28th June and 19th July 2001

File/Ward	:	REL 074 (N/A)
Proposal/Issue	:	Committee Items for Council Consideration
Reporting Officer	:	Executive Director Corporate and Community Services (P Madigan)
Summary Recommendation	:	That the minutes of the Seniors Advisory Committee held on 17 th May, 28 th June and 19 th July 2001 be adopted.

1. Confirmation of the minutes of the Seniors Advisory Committee of 17th May, 28th June and 19th July 2001

Recommendation

THAT the minutes of the Seniors Advisory Committee held on the 17th May, 28th June and 19th July 2001 be received.

Voting Requirement Simple Majority

2. Committee Items for Council Consideration

Nil

**MOVED COUNCILLOR BOJCUN
SECONDED COUNCILLOR WELLINGTON**

Confirmation of the minutes of the Seniors Advisory Committee of 17th May, 28th June and 19th July 2001

Recommendation

THAT the minutes of the Seniors Advisory Committee held on the 17th May, 28th June and 19th July 2001 be received.

MOTION CARRIED 14-0



Seniors Advisory Committee

Minutes of a meeting of the Seniors Advisory Committee held in the Council Chambers Mercer Road on Thursday 17th May 2001.

Agenda

1.0 Meeting Commenced at 10.00am

Attendance: Deputy Mayor Cr Milton Evans, Acting Chairperson
Community Development Officer – Rob Shanhun
Assn of Independent Retirees – Roy Gwynn
Seniors Community – Middy Dumper
Over 50's Recreation Assn – Ray Crocker
Albany Sub Branch RSL – Digger Cleak
National Seniors Assn – John Beamon
Seniors Community – Hope Sharp

Apologies: General Community Rep. - Kim Buttfield
Meals on Wheels/Senior Citizens Assn – Nancy Millard
Pensioners' League – Josephine Lewis
LGS Public Health Service – Jennie Grieve

2.0 CONFIRMATION OF MINUTES

**Moved: Roy Gwynn
Sharp**

Seconded: Hope

That the minutes of the meeting held on 19th April 2001 be confirmed as a true and accurate record of proceedings.

Carried

3.0 BUSINESS ARISING

Nil

4.0 GENERAL BUSINESS

4.1 Seniors Information Expo

Rob Shanhun and other members of the Seniors Expo working group provided an update on progress with the organisation of the Seniors Information Expo. It appears as though all available booths will be utilised.

Moved Roy Gwynn

Seconded: John Beamon

That the Seniors Advisory Committee acknowledge the efforts of the Expo Working Group in bringing the Expo to reality.

Carried

4.2 Seniors and the Internet Project

CORPORATE & COMMUNITY SERVICES REPORTS

Rob Shanahun report to the Committee on the progress of the project and indicated that the Albany Computer Training for Seniors “ACT4S” would be having a display at the Expo.

4.3 Office of Seniors Interests

Information relating to the Office of Seniors Interests and various initiatives implemented by OSI was attached to the agendas for SAC members information.

4.4 Home & Community Care (HACC) Services

Lynne Warren, HACC Project Officer was invited to the meeting to discuss HACC services, however due to other commitments, was unable to attend.

4.5 RSL Day Club

Digger Cleak reported to the meeting on the launch of a “Day Club” at the RSL. He indicated that this would provide recreational activities for RSL members, war widows and other interested seniors.

Digger also reported on the availability of a small bus recently purchased by the Totally and Permanently Incapacitated “TPI” group, to assist those without transport. Activities on the day would include art and craft, card games, darts etc. days and dates of operation were yet to be determined.

4.6 State Conference - National Seniors Association.

John Beamon reported on the NSA State Conference held in Albany on 3rd May, 2001. He indicated that the main item for discussion was the Federal Budget.

4.7 State Meeting – Association of Independent Retirees.

Row Gwynn advised that the State AIR conference would be held on Tuesday 29th May 2001 to coincide with the Seniors Expo.

4.8 Seniors Policy & position Statement

Rob Shanahun advised the Committee that he would be developing a major policy and position statement relating to seniors in the City of Albany over the next 6 months. He indicated that this would involve a large amount of consultation with seniors and seniors’ groups.

4.9 City CBD Crosswalks

Rob Shanahun provided an update on proposals for increasing the number of crosswalks located in the top section of the CBD, including Albany Highway, Lockyer Avenue, York Street and the Link. General discussion ensued, regarding problems with loading bays and the crosswalk adjacent to the Albany Advertiser.

5.0 NEXT MEETING

Thursday 28th June 2001.

6.0 CLOSURE

There being no further business to discuss, the meeting closed at 11.00am.

8.1 Seniors Information Expo

Rob Shanahun presented a draft report on the Seniors Information Expo and sought additional feedback from Committee members. General discussion followed with members making suggestion for future such expos.

8.2 Seniors Information Expo (Cont.....)

Moved: John Beamon

Seconded: Digger Cleak

That the draft Seniors Information Expo Report and Grant Aquittal, as presented, be received and adopted.

Carried

8.3 Seniors and the Internet Project

Rob Shanahun report to the Committee on the progress of the project.

Jennie Grieve indicated that the GSPHS may be prepared to donate obsolete computers as a contribution to the project. She also advised that the GSPHS saw opportunities for “chat rooms” (internet) for carers and disease sufferers. The project could also be extended to members of the Aboriginal Community.

It was resolved that Rob Shanahun would distribute copies of the Seniors IT project profile once finalised.

4.3 100 Birthday Mrs Ella Jean Martin (Media Embargo)

The Mayors Office is organising a tree planting ceremony in honour of Mrs Martin to coincide with the next Seniors Advisory Committee meeting. Members will receive invitations accordingly.

4.4 Seniors Interest Group

Jennie Grieve reported that her role with the Seniors Interest Group would be changing and requested that a representative of that group be invited to future meetings of the Committee.

It was resolved to invite Karen Johnston from the Seniors Interest Group as a guest of future meetings.

4.5 “Seniors Well Ahead” – Strategic Health Plan

Jennie Grieve tabled a copy of the strategic health plan for seniors – “Seniors Well Ahead”, which was launched at the Seniors Expo by Keith Symes.

It was resolved that Rob Shanahun will distribute copies to members and Jennie Grieve will distribute copies of the associated “Action Plan”

4.6 Visit By Wilson Tuckey

Row Gwynn reported on a proposed visit to Albany by Wilson Tuckey, who will address a meeting of the Association of Independent Retirees regarding the governments position on seniors and self funded retirees.

4.7 Sea Gull Problem – Dead Man’s Lake

CORPORATE & COMMUNITY SERVICES REPORTS

Nancy Millard raised problem that the high number of seagulls accumulating near Dead Man's Lake was causing for local residents.

It was resolved to raise the issue with either the Council's Health Department or CALM, whichever was appropriate.

5.0 NEXT MEETING

Thursday 19th July 2001.

6.0 CLOSURE

There being no further business to discuss the meeting closed at 11.15am

Seniors Advisory Committee

Minutes of a meeting of the Seniors Advisory Committee held in the Board Room, Esplanade Hotel, Middleton Beach on Thursday 19th July 2001.

9.0 Meeting commenced at 10.45am.

Attendance: Cr Milton Evans – Acting Chairperson
Community Development Officer – Rob Shanhun
Assn of Independent Retirees – Roy Gwynn
Seniors Community – Middy Dumper
Over 50's Recreation Assn – Ray Crocker
Albany Sub Branch RSL – Digger Cleak
General Community - Kim Buttfeld
National Seniors Assn – John Beamon
LGS Public Health Service – Jennie Grieve
Seniors Community – Hope Sharp
Meals on Wheels/Senior Citizens Assn – Nancy Millard
Pensioners' League – Josephine Lewis

Guest of Committee: Karen Johnston – Seniors Interest Group

Apologies: Mayor Alison Goode JP; Middy Dumper has been granted leave of absence.

Alex Levack from the Albany Advertiser had indicated he would be on leave and unable to attend the meeting.

John Beamon advised he would be unavailable for the next meeting.

10.0 CONFIRMATION OF MINUTES

Roy Gwynn indicated that the date of the next meeting as shown in the minutes was incorrect and should have read 19th July.

Digger Cleak advised that the item heading "Seniors Day Out" should read "RSL Day Club".

Moved John Beamon

Seconded Digger Cleak

That, subject to the above 2 changes, the minutes of the meeting held on 28th June 2001 be confirmed as a true and accurate record of proceedings.

Carried

11.0 BUSINESS ARISING

11.1 Seniors Interest Group Representative

Jenny Grieve introduced Karen Johnston who would be attending Seniors Advisory Committee meetings as a representative of the Seniors Interest Group. The Acting Chairman welcomed Karen to the meeting.

11.2 Seniors Health Strategy and Action Plan

Rob Shanhun circulated copies of the Seniors Health Strategy and Action Plan. Jennie Grieve gave Committee members a brief overview of the purpose of the plans as well as an indication of the process used to develop them.

11.3 RSL Day Club

Digger Cleak provided additional information regarding the Day Club, which will be open to anyone in the community who might benefit from involvement. He advised that a public meeting to be held at the RSL on 27th July, commencing at 10.00am was designed to raise awareness of the Day Club and to dispel misconceptions about the way it was to operate.

12.0 GENERAL BUSINESS

12.1 Seniors and the Internet Project

Rob Shanahun reported on the progress of the Seniors IT project, plans to make application for grant funding and on the proposed donation of a used PC to the project by the Great Southern Health Service.

General discussion ensued with regard to the service offered to seniors by computer retailers and of the need for retailers to gear their sales pitch to the individual customer's level.

4.2 Crosswalks Adjacent to Coles and Woolworths Shopping Centers

General discussion was held regarding the changes to traffic movement necessitated by the commencement of works on the redevelopment of Coles Plaza Shopping Centre, and the potential for this to make crossing Albany Highway even more difficult for elderly and disabled persons.

Rob Shanahun advised that Council had undertaken research into the requirements for crosswalks in the vicinity of Coles and Woolworths and that a copy of that report would be circulated to Committee members for future discussion.

It was resolved to review the crosswalk report and monitor pedestrian crossing of Albany Highway to gauge the impact of the traffic movement changes.

4.3 Mayor's Absence

Roy Gwynn raised the issue of the Mayor's absence.

It was resolved to send the Committees best wishes to the Mayor, who was unable to attend the meeting due to illness.

4.4 Fire & Emergency Services

Digger Cleak advised the Committee that McCallum Johnston, Operations Manager of the Bushfire Services division of Fire & Emergency Services, had expressed interest in attending a meeting of the Seniors Advisory Committee.

It was resolved to invite Mr Johnston to the next meeting.

4.5 Albany Leisure & Aquatic Centre (ALAC)

CORPORATE & COMMUNITY SERVICES REPORTS

Roy Gwynn queried what if any discounts were provided at ALAC for holders of the Seniors Card. Rob Shanhun agreed to check this out with ALAC staff and report.

Sub-note: ALAC does not provide such discounts, however the matter is under current consideration.

4.6 International Year of Volunteers

Kim Buttfield reported to the Committee on a proposed training program for volunteers, to be funded from a small International Year of the Volunteer grant that has been obtained. Kim explained that the grant will be used to deliver a generic training program developed around the role of “volunteering”, what it means, what it involves, how to recruit volunteers etc. Further information will be provided at future meetings.

4.7 Dementia Care

Jenny Grieve reported on efforts to raise awareness of Dementia and of the new drugs and treatments being made available. The aim was to dispel myths about the disease and to encourage sufferers to seek medical attention early. Jenny indicated she was available to talk to seniors’ interest groups about Dementia.

Digger Cleak advised members that Jenny had spoken to a meeting of RSL members and he recommended other organisations take up the offer.

5.0 NEXT MEETING

Thursday 16th August 2001.

5 CLOSURE

There being no further business to discuss the meeting closed at 11.57am.

12.7.4 The Albany Arts Advisory Committee Minutes of 21st June and 19th July 2001

File/Ward	:	MAN 116 (Frederickstown)
Proposal/Issue	:	Committee Items for Council Consideration
Reporting Officer	:	Executive Director Corporate and Community Services (P Madigan)
Summary Recommendation	:	That the minutes of the Albany Arts Advisory Committee held on 21 st June and 19 th July 2001, be adopted.

1. Confirmation of the minutes of the Albany Arts Advisory Committee of 21st June 2001

Recommendation

THAT the minutes of the Albany Arts Advisory Committee held on the 21st June 2001 be received.

Voting Requirement Simple Majority

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR WELLINGTON**

1. **Confirmation of the minutes of the Albany Arts Advisory Committee of 21st June 2001**

THAT the minutes of the Albany Arts Advisory Committee held on the 21st June 2001 be received.

MOTION CARRIED 14-0

2. Confirmation of the minutes of the Albany Arts Advisory Committee of 19th July 2001

Recommendation

THAT the minutes of the Albany Arts Advisory Committee held on the 19th July 2001 be received, with the exception of 4.1 and 5.1 as listed below.

Voting Requirement Simple Majority

Item 12.7.4 continued

**MOVED COUNCILLOR WILLIAMS
SECONDED COUNCILLOR EMERY**

2. Confirmation of the minutes of the Albany Arts Advisory Committee of 19th July 2001

THAT the minutes of the Albany Arts Advisory Committee held on the 19th July 2001 be received, with the exception of 4.1 and 5.1 as listed below.

MOTION CARRIED 14-0

3. Committee Items for Council Consideration

Recommendation

THAT the following committee recommendations be adopted.

a) Item 4.1 Albany Summer School

Committee Recommendation

THAT the Summer School be offered a reduced rate of \$20.00 per person per night plus GST and that Summer School be required to offer Friends of the VAC discount opportunities and the VAC be prominently acknowledged in publicity material as a sponsor.

b) Item 5.1 Review of Terms of Reference AAAC

Committee Recommendation

THAT;

- 1) the terms of reference of the Albany Arts Advisory Committee as detailed in the Business plan be endorsed;
 - to foster development, appreciation, participation and resourcing across all art forms in Albany and its environs;
 - to encourage community use of the Vancouver Arts Centre as a place to meet, socialise and participate in the arts;
 - to promote the Vancouver Arts Centre as a community resource, major tourist and regular visitor destination through a varied and stimulating exhibition/performance program;
 - to develop a community arts program that includes:-
 - 1) collaborations between communities and professional artists;

CORPORATE & COMMUNITY SERVICES REPORTS

- 2) development of projects that express and identify community and culture.
 - to have the ability to second persons with particular qualities to the Committee when required and as appropriate.

- 2) the following members be recommended for appointment to the Committee:-
 - Caroline O’Neill (VAC Co-ordinator)
 - Judy Cecil (appointed Special Council Meeting 08.05.01)
 - Findlay MacNish
 - Elizabeth Gray
 - Janette Rowe
 - Barbara Temperton
 - Ian Haines
 - Peter Madigan - City of Albany
 - Stewart Gartland - City of Albany
 - Sue Codee – City of Albany

- 3) an objective of the AAAC is to identify a representative from the Aboriginal community to be seconded to the committee.

Voting Requirement Absolute Majority

.....

Councillor Cecil advised that Sue Codee – City of Albany be amended to Sue Codee – Community Representative.

**MOVED COUNCILLOR WILLIAMS
SECONDED COUNCILLOR EMERY**

3. Committee Items for Council Consideration

Recommendation

THAT the following committee recommendations be adopted.

a) Item 4.1 Albany Summer School

Committee Recommendation

THAT the Summer School be offered a reduced rate of \$20.00 per person per night plus GST and that Summer School be required to offer Friends of the VAC discount opportunities and the VAC be prominently acknowledged in publicity material as a sponsor.

b) Item 5.1 Review of Terms of Reference AAAC

Committee Recommendation

THAT;

.../cont

Item 12.7.4 continued

- 1) **the terms of reference of the Albany Arts Advisory Committee as detailed in the Business plan be endorsed;**
 - **to foster development, appreciation, participation and resourcing across all art forms in Albany and its environs;**
 - **to encourage community use of the Vancouver Arts Centre as a place to meet, socialise and participate in the arts;**
 - **to promote the Vancouver Arts Centre as a community resource, major tourist and regular visitor destination through a varied and stimulating exhibition/performance program;**
 - **to develop a community arts program that includes:-**
 - 1) **collaborations between communities and professional artists;**
 - 2) **development of projects that express and identify community and culture.**
 - **to have the ability to second persons with particular qualities to the Committee when required and as appropriate.**

- 2) **the following members be recommended for appointment to the Committee:-**
 - Caroline O'Neill (VAC Co-ordinator)**
 - Judy Cecil (appointed Special Council Meeting 08.05.01)**
 - Findlay MacNish**
 - Elizabeth Gray**
 - Janette Rowe**
 - Barbara Temperton**
 - Ian Haines**
 - Peter Madigan - City of Albany**
 - Stewart Gartland - City of Albany**
 - Sue Codee – Community Representative**

- 3) **an objective of the AAAC is to identify a representative from the Aboriginal community to be seconded to the committee.**

**MOTION CARRIED 14-0
ABSOLUTE MAJORITY**

**Minutes Albany Arts Advisory Committee
meeting June 21st 2001 at 4.00pm**

1.0 Present

Judy Cecil
Caroline O'Neill
Peter Madigan
Ian Haines
Janette Rowe
Findlay McNish
Sue Codee
Barbara Temperton
Stewart Gartland

Observer

Gemma Pepper

Apologies

Elizabeth Gray

2.0 Open Forum

Nil.

3.0 Disclosures of Interest.

Sue Codee disclosed interest in item 5.3 as an artist in residence.
Ian Haines declared an interest in item 5.1 as a Country Arts Board member.

4.0 Confirmation of Minutes.

**Moved: Janette Rowe
Seconded: Sue Codee**

That the minutes of the previous meeting held on the 17th of May 2001 be confirmed as a true and accurate record of the proceedings.

CARRIED

5.0 Correspondence

Coordinator to respond to Travelling Quillberries and approve their request to become regular community user group of the VAC.

Coordinator to write a letter of support for the application for funding by Mix contemporary artist collective.

6.0 Business Arising

6.1 Country Arts WA meeting with AAAC in Albany on the 22nd June.

Agreed that the Chairperson, Executive Director and Administrator would negotiate this issue with Country Arts.

(Ian Haines had disclosed an interest in this item as a Country Arts Board member, and left the meeting at 4.15pm and returned at 4.20pm).

6.2 Budget Draft 2001/2002

The Executive Director Corporate and Community Services briefed the Committee on budget issues relating to the draft Community Arts Budget.

6.3 Studio Hire

The draft selection criteria and terms of lease for Artists in residence at the arts centre were discussed and more information regarding joint tenancy and the development of a grievance procedure will be brought to the next meeting.

(Sue Codee had disclosed an interest in this item being an artist in residence and left the meeting at 4.30pm and returned at 4.45pm).

6.4 Public Art policy

Gemma Pepper gave a verbal report on the research component of the development of a draft public art policy. Further information will be brought to the next meeting.

6.5 Youth project

Gemma Pepper gave a verbal report on the consultation process involved in the development of the Regional Development Policy Implementation Projects Scheme. The application is due on 13th of July.

6.6 General Business

AAAC were updated on the progress of the Attaturk Memorial Park and the Regional Arts Fund for 2002.

7.0 CLOSE

There being no further business to discuss the meeting closed at 5.15pm.

MINUTES

Albany Arts Advisory Committee meeting held on
Thursday 19th July 2001 at the Vancouver Arts Centre at 4.00pm

1.0 PRESENT:

Judy Cecil
Caroline O'Neill
Ian Haines
Findlay MacNish
Barbara Temperton
Elizabeth Gray

APOLOGIES

Peter Madigan
Stewart Gartland
Sue Codee
Janette Rowe

2.0 DISCLOSURE OF INTEREST

Nil.

3.0 CONFIRMATION OF MINUTES

Recommendation

THAT the minutes of the AAAC meeting held on the 17th of May 2001 be confirmed as a true and accurate record of the proceedings.

**Moved Findlay MacNish
Seconded Ian Haines
Carried**

4.0 CORRESPONDENCE

Coordinator to respond to requests from:-

4.1 Albany Summer School for reduced rate on accommodation at Mary Thompson House for tutors during Summer School 2002.

Recommendation

THAT Summer School be offered a reduced rate of \$20 per person per night plus GST and that Summer School be required to offer Friends of the VAC discount opportunities and the VAC be prominently acknowledged in publicity material as a sponsor.

4.2 Mr Keith Murray

Recommendation

THAT the requests made by Mr Murray regarding financial support for costs associated with the writing and publication of a History of the Albany Arts Council and the Vancouver Arts Centre from Council and the AAAC be declined.

CORPORATE & COMMUNITY SERVICES REPORTS

4.3 Gibson Nolte, Shakesperience

Recommendation

THAT the Coordinator suggests North Albany Senior High School as a Performance venue.

4.4 Tok Pan Tok CD Launch and workshops.

Recommendation

THAT the coordinator negotiate with Tok Pan Tok to bring them to the VAC in September for a CD launch and workshops.

5.0 BUSINESS ARISING

5.1 Review of Terms of Reference AAAC

Recommendation

THAT;

- 1) The terms of reference of the Albany Arts Advisory Committee as detailed in the Business plan be endorsed;
 - To foster development, appreciation, participation and resourcing across all art forms in Albany and its environs;
 - To encourage community use of the Vancouver Arts Centre as a place to meet, socialize and participate in the arts;
 - To promote the Vancouver Arts Centre as a community resource, major tourist and regular visitor destination through a varied and stimulating exhibition/performance program;
 - To develop a community arts program that includes:-
 - i) collaborations between communities and professional artists;
 - ii) development of project that express and identify community and culture.
 - To have the ability to second persons with particular qualities to the Committee when required and as appropriate.
- 2) The following members be recommended for appointment to the Committee:-
 - Caroline O'Neill (VAC Co-ordinator)
 - Judy Cecil (appointed Special Council Meeting 08/05/01)
 - Findlay MacNish
 - Elizabeth Gray
 - Janette Rowe
 - Barbara Temperton
 - Ian Haines
 - Peter Madigan - City of Albany
 - Stewart Gartland – City of Albany
 - Sue Codee - City of Albany
- 3) An objective of the AAAC is to identify a representative from the Aboriginal community to be seconded to committee.

CORPORATE & COMMUNITY SERVICES REPORTS

5.2 RDPIPS Application.

As part of the VAC artist in community program, Gemma Pepper has developed in consultation with members of the community a project to be known as DJB Heroes. It is a youth arts project featuring skill development in film making. The application is with Country Arts WA for assessment.

5.3 Public Art Policy.

AAAC members were presented with a draft document for comment.

5.4 Coordinators report (attached).

6.0 GENERAL BUSINESS.

As an objective for 2001/2002, the AAAC is to look at extending the Community Arts Program to actively involve communities such as Wellstead, Napier, and South Stirling.

7.0 MEETING CLOSED 5.45

8.0 NEXT MEETING

Monday 13 August 2001.

CORPORATE & COMMUNITY SERVICES REPORTS

12.7.5 The Disability Services Advisory Committee Minutes of 16th May and 18th July 2001

File/Ward	:	MAN 038 (N/A)
Proposal/Issue	:	Committee Items for Council Consideration
Reporting Officer	:	Executive Director Corporate and Community Services (P Madigan)
Summary Recommendation	:	That the minutes of the Disability Services Advisory Committee held on 16 th May and 18 th July 2001 be adopted.

1. Confirmation of the minutes of the Disability Services Committee held on 16th May and 18th July 2001

Recommendation

THAT:

- the minutes of the Disability Services Advisory Committee held on the 16th May 2001 be received, with the exception of item 6.1 as listed below; and
- the minutes of the Disability Services Advisory Committee held on the 18th July 2001 be received.

Voting Requirement Simple Majority

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR EVERS**

1. **Confirmation of the minutes of the Disability Services Committee held on 16th May and 18th July 2001**

Recommendation

THAT:

- **the minutes of the Disability Services Advisory Committee held on the 16th May 2001 be received, with the exception of item 6.1 as listed below; and**
- **the minutes of the Disability Services Advisory Committee held on the 18th July 2001 be received.**

MOTION CARRIED 14-0

Item 12.7.5 continued

2. Committee Items for Council Consideration

Recommendation

THAT the following committee recommendations be adopted.

- a) Disability Services Meeting held on 16th May 2001
Item 6.1 Business Awards – Disability Access

Committee Recommendation

THAT:

- 1) the Committee approach the Chamber of Commerce and Industry regarding involvement in their awards; and
- 2) a sub-committee comprising of Councillor Wilson, Rob Shanahun, Zahra Shirazee, Jo Humerston and Lorraine Wolfe, be formed to develop the criteria and application form and to oversee the project.

Voting Requirement Simple Majority

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WILLIAMS**

2. Committee Items for Council Consideration

Recommendation

THAT the following committee recommendations be adopted.

- a) Disability Services Meeting held on 16th May 2001
Item 6.1 Business Awards – Disability Access

Committee Recommendation

THAT:

- 1) the Committee approach the Chamber of Commerce and Industry regarding involvement in their awards; and
- 2) sub-committee comprising of Councillor Wilson, Rob Shanahun, Zahra Shirazee, Jo Humerston and Lorraine Wolfe, be formed to develop the criteria and application form and to oversee the project.

MOTION CARRIED 14-0

Disability Services Advisory Committee

Minutes of a Meeting of the Disability Services Advisory Committee held on
Wednesday 16th May 2001 in the York Street Administration Building.

1. Meeting Commenced at 9.20am

Attendance: Karen Sigley – Chairperson, Disability Services Commission
Cllr. Ian Wilson, City of Albany
Rob Shanahun, City of Albany
Zahra Shirazee, City of Albany
Lorraine Wolfe Disabled Persons' Representative
Jo Humerston, Great Southern Personnel
Liz O'Brien, Disabled Persons' Representative

2 Apologies: Andrew Hammond, City of Albany Keith Barnett, City of Albany
Colleen Hanson, Public Health Service

3 Confirmation of Minutes of the Previous Meeting

Moved: Lorraine Wolfe **Seconded Zahra Shirazee**
That the minutes Minutes of the meeting held on 21st February 2001 be confirmed as a true record of proceedings.

Carried

4. Business Arising

5. Tour of Streetscaping – Albany Highway and Lockyer Avenue

The last meeting was conducted as a walk-about tour of the shopping precinct between Coles Plaza on Albany Highway and Red Rooster on Lockyer Avenue. Members who participated in the walkabout reported on the tour and general discussion followed.

Moved: Cr Ian Wilson

Seconded: Liz O'Brien

- 1. That the Disability Services Advisory Committee endorses the proposal for the City of Albany to carryout investigations into the provision of crosswalks in the vicinity of the CBD intersections of Albany Highway, Lockyer Avenue, York Street and St Emilie Way; and**
- 2. That Council considers the provision of temporary traffic calming devices, should they be required to facilitate the early provision of those crosswalks.**

Carried

6 General Business

6.1 Business Awards – Disability Access

Discussion centered on the possibility of linking the awards with the Albany Chamber of Commerce and Industry's Business Awards. It was agreed to look at the award as a general access award.

Cr Wilson indicated that it would be necessary to first develop the criteria for judging as well as a nomination form and process.

Moved: Jo Humerston

Seconded: Karen Sigley

- 1. That the Committee approach the Chamber of Commerce and Industry regarding involvement in their awards; and**
- 2. That a sub-committee comprising Cr Wilson, Rob Shanhun, Zahra Shirazee, Jo Humerston and Lorraine Wolfe be formed to develop the criteria and application form and to oversee the project.**

Carried

6.2 Safety and Security – Bullying in Schools

Zahra reported on the project and how it had been referred to the Safer WA Committee with a view to hosting a forum or creating a help line. She indicated that a trial may be considered involving a “buddy” system and the creation of links between the police and victims of bullying, which is designed to deter potential bullies.

It was resolved that Committee members would consider and/or investigate various options and report to the next meeting.

6.3 Town Hall Steps – Additional Hand Rails

Rob Shanhun reported on an incident involving a lady who had suffered a fall on the Town Hall steps and who was requesting that Council install an additional handrail to prevent similar falls in the future.

Moved: Jo Humerston

Seconded: Lorraine Wolfe

That Council be advised that the Disability Services Advisory considers that the existing handrail and wheelchair ramp are sufficient for normal use and that no additional handrails are considered necessary.

Carried

6.4 School Parking – Student With Disability

Karen Sigley reported on a problem the mother of a student with a disability was having with parking at a local School. General discussion ensued.

Moved Cr Ian Wilson

Seconded: Liz O’Brien

That Karen Sigley approaches the School on behalf of the student’s mother regarding access to disabled parking and that should it be required the Committee provide a letter of support.

Carried

6.5 Visit by Disability Services Commission Board Members

Karen Sigley reported on the impending Albany visit by members of the DSC Board, planned for 11th & 12th June.

Next Meeting

Wednesday 18th July 2001.

Closure

There being no further business to discuss the meeting closed at 10.35am.

DISABILITY SERVICES ADVISORY COMMITTEE
**Minutes of a meeting held on Wednesday 18th July 2001 at the City of Albany York
Street Administration Building**

2. Meeting Commenced at 9.15am

Attendance: Acting Chairperson - Rob Shanhun, City of Albany
Graham Steel, City of Albany
Lorraine Wolfe Disabled Persons' Representative
Colleen Hansen, Public Health Service
Liz O'Brien, MS Society Representative

Guests of Committee: Lucas Jordan, Natalie Deakin, Beth O'Neil

Apologies Cllr. Ian Wilson, City of Albany; Keith Barnett, City of Albany; Wendy Cox, Active Foundation; and Karen Sigley, DSC.

3. Confirmation of Minutes of the Previous Meeting

Moved: Liz O'Brien

Seconded: Lorraine Wolfe

That the minutes of the meeting held on 16th May 2001 be confirmed as a true record of proceedings.

Carried

4. Business Arising

4.1 Business Awards

Rob Shanhun reported that the tasks of developing award categories, nomination process, assessment criteria and judging process for the proposed awards needed to be completed before they could be linked to the Albany CCI Business Awards. The working group identified at the last meeting will be responsible for completing those tasks.

4.2 Safety & Security – Bullying in Schools

This issue was discussed briefly, however without relevant Committee members present to report to the meeting, therefore it was decided to raise it for discussion at a future meeting.

4.3 Crosswalks in the CBD

Graeme Steel reported on a study carried out by consultants on the need for crosswalks in the CBD adjacent to the Coles and Woolworths shopping centres. He indicated that the study was done some time prior to the walkabout tour carried out by the Committee. Graeme agreed to provide a copy of the study report for distribution to committee members.

(A copy of the study report titled "Pedestrian Facilities City of Albany" is attached to the minutes)

CORPORATE & COMMUNITY SERVICES REPORTS

5. General Business

5.1 Sport & Recreation for People With a Disability

Lucas Jordon from Sport & Recreation House attended the meeting and discussed initiatives he is developing to get people with a disability involved in sport and recreation. Lucas indicated that approximately 120 people from throughout the Lower Great Southern Region had been linked with recreational organisations.

He advised that clients were being referred by organisations such as Disability Services Commission, Schizophrenia Fellowship, Community Living Association etc, with links being formed with recreation centres, sporting clubs and other recreational associations. Lucas indicated that the “buddy system” was proving to be a useful tool in creating those links, however transportation was a hurdle that regularly needed to be overcome.

Lucas advised the committee that a training program for recreation service providers wanting to learn how to deal with people with disabilities would be conducted on 11th/12th August 2001.

Anyone interested should contact Lucas on 9841 6800.

5.2 Unhiding – Community Arts Project

Natalie Deakin from the Community Living Association and Caroline O’Neil from Vancouver Arts Centre attended the meeting to discuss the “Unhiding” community arts project for the disadvantaged and people with a disability. Natalie indicated that the Community Living association existed to support people with a disability to enable them to live independently in the community.

As a method of involving those people in the community, a community arts project, covering a very broad range of art forms was considered, and an approach was made to the Vancouver Arts Centre for support. A subsequent workshop led to the creation of a working group, which has now laid down plans for a broad series of arts workshops involving people with a disability as well as those in the community who may be disadvantaged.

Caroline indicated that the proposed community arts workshops would culminate in public outcomes and an opportunity for public celebration.

4.3 Disabled Parking – Ramp Access to Footpath

Karen Sigley had earlier reported that while a Disabled Parking bay has been created on Grey Street adjacent to the Disability Services Commission’s office, there is no ramp access to the footpath. This means anyone parking in the bay travelling some distance along the road in a wheelchair or gopher to gain access to the footpath.

Graeme Steel advised that the development of kerb ramps adjacent to this and other disabled parking bays was included in the 2001/02 works program, which was currently waiting on budget adoption.

CORPORATE & COMMUNITY SERVICES REPORTS

5.3 Disability Access Audit & Database

In response to a query from Colleen Hansen, Rob Shanahun indicated that it was proposed to undertake the Disability Access Audit & Database project during 2001/02 and that funds to assist the project were included in his budget. The audit process will initially concentrate on accommodation businesses, however will be extended into other areas as the database develops.

5.4 Disability Access Audit & Database (Cont...)

Colleen agreed to continue training volunteer auditors, using Peer Educators from the Stay on Your Feet project, as well as TAFE students studying Disability Services. She also indicated that a trial audit, conducted as part of the training process, identified the need to promote the project throughout the business community and to raise awareness of the purpose of conducting the audits and developing the database, prior to calling on business premises.

It was agreed to establish a working group to manage the project and to develop appropriate promotional activities. The working group will consist of: Rob Shanahun, Colleen Hansen, Lucas Jordan & Joy Bradley (Tourist Bureau) Liz O'Brien indicated that Gail Bessen might be interested in being involved. Liz to confirm and advise.

The first meeting of the Working Group will be held on Monday 6th August, commencing at 10.00am at the Council's York Street building.

4.4 Needle & Syringe Disposal

Liz O'Brien advised the Committee that disposal of needles and syringes, which were regularly used by people who suffered from MS, Diabetes and other disorders was a problem in Albany as neither the Hospital nor Chemists wanted to take them.

Colleen Hansen indicated that it might be the responsibility of the prescribing Doctor, however she was unsure and would check the matter with the Infection Control Department of the Public Health Service and report to the next meeting.

6. Next Meeting

Wednesday 15th August 2001.

7. Closure

There being no further business to discuss the meeting closed at 10.30am.

Works & Services

REPORTS

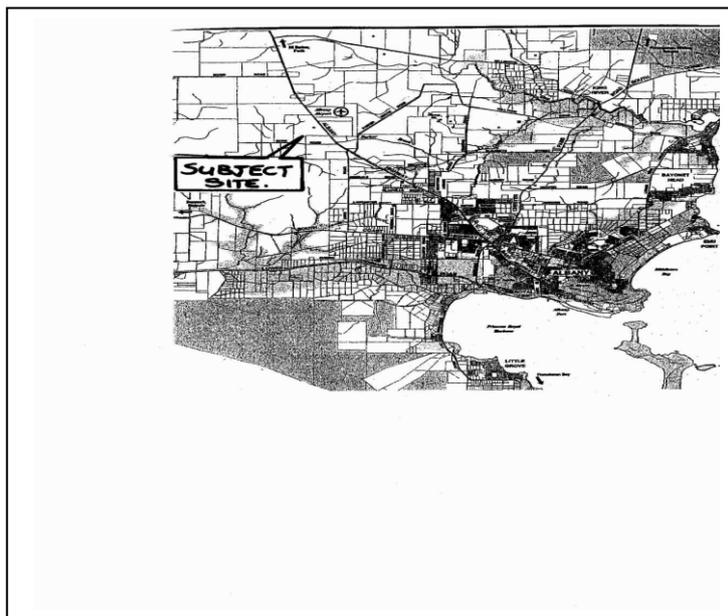
WORKS & SERVICES REPORTS

- 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

.....

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR WELLINGTON**

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**

..../cont

WORKS & SERVICES REPORTS

Item 13.1.1 continued

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

**MOTION CARRIED 13-1
ABSOLUTE MAJORITY**

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:	
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 13.5.1 continued

**MOVED COUNCILLOR WEST
SECONDED COUNCILLOR EVERS**

That Council,

- iii) 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**
- iv) Become a signatory to the Memorandum of Understanding presented for consideration.**

MOTION CARRIED 14-0

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.

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.

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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

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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

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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

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

WORKS & SERVICES REPORTS

Item 13.5.2 continued.

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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Item 13.5.2 continued.

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%

WORKS & SERVICES REPORTS

Item 13.5.2 continued.

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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Item 13.5.2 continued.

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.

WORKS & SERVICES REPORTS

Item 13.5.2 continued.

Strategy 3	Establish a system to identify, map, report and monitor existing and new environmental weeds.
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Priority ranking	Action	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

WORKS & SERVICES REPORTS

Item 13.5.2 continued.

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

WORKS & SERVICES REPORTS

Item 13.5.2 continued.

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

Priority ranking	<i>Action</i>	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

WORKS & SERVICES REPORTS

Item 13.5.2 continued.

RECOMMENDATION

THAT Council adopt the Environmental Weeds Strategy.

Voting Requirement Simple Majority

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**MOVED COUNCILLOR SANKEY
SECONDED COUNCILLOR DEMARTEAU**

THAT Council adopt the Environmental Weeds Strategy.

MOTION CARRIED 14-0

General Management Services

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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;

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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

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Item 14.1.1 continued

**MOVED COUNCILLOR SANKEY
SECONDED HER WORSHIP THE MAYOR**

THAT Council;

- iii) **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;**

- iv) **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.

**MOTION CARRIED 14-0
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

**MOVED COUNCILLOR EVERS
SECONDED COUNCILLOR BARTON**

THAT Council:

i) Endorse the following event sponsorships.

- Albany Icon Events

Albany Classic Car Race	\$7000
Albany Anzac Day related events	\$10000

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
Equitopia	\$1000
Albany Caledonian Society	\$1000

TOTAL \$22500

Item 14.1.2 continued

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.**

MOTION LOST 4-10

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR WELLINGTON**

THAT Council:

- i) Endorse the following event sponsorships.**

- Albany Icon Events

Albany Classic Car Race	\$7000
Equitopia	\$5000
Albany Anzac Day Related Events	\$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.**

MOTION CARRIED 11-3

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

.....

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR WALKER**

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

MOTION CARRIED 14-0

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 MINUTES – 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 MINUTES – 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

.....

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR WELLINGTON**

THAT;

- (i) Council appoint 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; and**
- (ii) The Chairman and Chief Executive Officer recommend a representative from the Tourism Industry.**

**MOTION LOST TIED VOTE
ABSOLUTE MAJORITY REQUIRED**

GENERAL MANAGEMENT SERVICES

Item 14.3.2 continued

**MOVED COUNCILLOR EVANS
SECONDED COUNCILLOR EVERS**

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.

**MOTION CARRIED 8-6
ABSOLUTE MAJORITY**

15.0 ELECTED MEMBERS' MONTHLY REPORT/INFORMATION BULLETIN

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

DRAFT MOTION

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

**MOVED COUNCILLOR EVERS
SECONDED COUNCILLOR SANKEY**

THAT the minutes of the Maritime Recreational Advisory Committee meeting held on 2nd August 2001 be endorsed and the recommendations adopted.

MOTION CARRIED 14-0

- 15.2 Elected Members' Report/Information Bulletin

DRAFT MOTION

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

**MOVED COUNCILLOR EVERS
SECONDED COUNCILLOR WILLIAMS**

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

MOTION CARRIED 14-0

16.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

17.0 MAYORS REPORT

Fellow Councillors:

Since the last Council meeting on the 17th of July, 2001, I had the misfortune of sustaining a severe back condition which prevented me from attending a number of important activities for a week or more. I would like to thank Deputy Mayor Milton Evans and Councillor Elizabeth Barton for stepping into the breach at short notice and so capably representing the City of Albany where necessary.

I would like to thank the Chief Executive Officer, staff and fellow Councillors for the flowers sent to me during my short stay in hospital. I must congratulate the staff and physiotherapists at the Albany Regional Hospital who looked after me so well at a time when the hospital was filled to capacity.

On Thursday the 19th of July, the City of Albany hosted a tree planting ceremony at Eyre Park to mark the 100th birthday of Albany resident Ella Jean Martin. The service was delightful, shared with a large number of her extended family, some of whom had travelled from the Eastern States to celebrate the special occasion with her. I am proud that through this initiative of the Seniors Advisory Committee we can honour our centenarians in such a way.

During August, I have hosted small functions for four visiting international delegations. On the 2nd of August we were visited by a group of parliamentarians from the United Kingdom who were on a whirlwind study tour of Western Australia supported by the Commonwealth Parliamentary Association.

Later that same day, I hosted an afternoon tea to welcome teachers from Tomioka – Japan with whom we signed a Friendship Agreement earlier this year. They were also joined by a group of student/teacher exchange participants from Nichinan – Japan with whom we are a co-signatory to a Synergetic Agreement between the Albany Port and the associated Abaratsu Port in Nichinan. Yesterday, we were delighted to host a light lunch to welcome a group of students on an exchange tour from Tomioka. These receptions are held to show support for educational exchange programs which have been developed through our local high schools and are reciprocated when our students make the return visit to Japan. With increasing trade and business opportunities being developed between Australia and Japan exchange visits like these help to give us all a better understanding of Japanese culture and way of life and likewise improves the visitors knowledge of the Australian ethos. This ultimately makes it easier to conduct business and provides cultural enrichment.

Item 17.0 continued.

On Monday the 6th of August, I was delighted to be a passenger on the inaugural Pelican Point bus run, a 40km round trip from central Albany to Lower King and return. This bus service has been established as a trial by the Department of Transport following strong public demand voiced through the Lower King and Bayonet Head Progress Association. I congratulate John Guidera, Ken Dixon and the rest of the association for their hard work over many months in conducting surveys, lobbying local and state government bodies and liaising with the Department of Transport and Love's Bus Service to ensure that the service got up and running. It is now up to the local community to prove the viability of this new convenient service and make sure it continues for many years to come.

I would like to acknowledge Colin Meeking our Executive Director Works and Services who is this evening attending his last Council Meeting with the City of Albany prior to moving on to another phase in his career. I have enjoyed working with you Colin and wish you every success in the future.

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WALKER**

That the Mayor's Report be received.

MOTION CARRIED 14-0

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

Nil

19.0 CLOSED DOORS

19.1 Appointment Executive Director Works and Services

**MOVED COUNCILLOR EVANS
SECONDED COUNCILLOR DEMARTEAU**

That Council go behind closed doors.

MOTION CARRIED 14-0

Mayor Goode then requested the public gallery and staff leave the Chambers. This occurred at 10.00pm

Item 19.1 continued

**MOVED COUNCILLOR CECIL
SECONDED COUNCILLOR WALKER**

THAT Council come out from behind closed doors.

MOTION CARRIED 14-0

Public gallery and staff returned to the Chambers at 10.13pm.

**MOVED HER WORSHIP THE MAYOR
SECONDED COUNCILLOR EVERS**

That Mr B Joynes be appointed as Executive Director Works and Services.

MOTION CARRIED 14-0

20.0 NEXT ORDINARY MEETING DATE

Tuesday 18th September 2001, 7.30pm

21.0 CLOSURE OF MEETING

10:15pm

Confirmed as a true and accurate record of proceedings.

A Goode JP
MAYOR

APPENDIX A

WRITTEN NOTICE OF DISCLOSURE OF INTEREST

MINUTES OF THE ORDINARY COUNCIL MEETING – 21st AUGUST 2001

Name	Item	Nature of Interest
	Nil	

APPENDIX B

MINUTES OF THE ORDINARY COUNCIL MEETING – 21st AUGUST 2001

INTERESTS DISCLOSED DURING THE COURSE OF THE MEETING

Name	Item	Nature of Interest
	Nil	

APPENDIX C

MINUTES OF THE ORDINARY COUNCIL MEETING – 21ST AUGUST 2001

**CODE OF CONDUCT - INTERESTS (OTHER THAN FINANCIAL) DISCLOSED
DURING THE COURSE OF THE MEETING**

Name	Item	Nature of Interest
Councillor Demarteau	12.1.2 - Community Assistance Program	Financial Councillor Demarteau is related to members of executive committee of the Albany Soccer and Junior Soccer Association.



[Agenda Item 12.1.1. refers]

[COUNCIL – 21st August 2001]

SUMMARY OF ACCOUNTS

Municipal Fund Vouchers		
Cheques 14271 – 14445	totalling	495,180.81
EFT 6887-7319	totalling	1,899,462.02
Payroll	totalling	856,163.78
Total Municipal Fund		<u><u>\$3,250,806.61</u></u>
Trust Fund Vouchers 128-133	totalling	143,152.10
Total Trust Fund		<u><u>\$143,152.10</u></u>
TOTAL		<u><u>\$3,393,958.71</u></u>

CERTIFICATE OF CHIEF EXECUTIVE OFFICER

This schedule of accounts to be passed for payment totalling \$3,393,958.71 submitted to each member of the Council on 21st August 2001 has been checked and is fully supported by vouchers and invoices which are submitted to herewith and which have been fully certified as the receipt of goods and the rendition of services and as to prices, computations and costings and the amounts shown are due for payment.

CHIEF EXECUTIVE OFFICER

(A. Hammond)

MAYOR

I hereby certify that this schedule of accounts covering municipal and trust fund payments totalling \$3,393,958.71 which was submitted to the Council on 21st August 2001 and that the amounts are recommended to the Council for payment.

MAYOR

(A Goode JP)