



# MINUTES

## ORDINARY COUNCIL MEETING

**Tuesday, 14th December 1999**

**PLEASE NOTE THESE MINUTES HAVE YET TO BE ADOPTED BY COUNCIL AS  
A TRUE RECORD OF PROCEEDINGS**

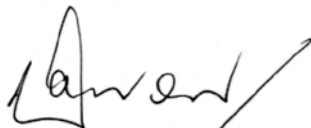
## CITY OF ALBANY

### \*\* DISCLAIMER \*\*

No responsibility whatsoever is implied or accepted by the City of Albany for any act, omission or statement or intimation occurring during Council/Committee meeting or during formal/informal conversations with Staff.

The City of Albany disclaims any liability for any loss whatsoever and howsoever caused arising out of reliance by any person or legal entity on any such act, omission or statement or intimation occurring during Council/Committee meetings or discussions. Any person or legal entity who acts or fails to act in reliance upon any statement does so at that person's legal entity's own risk.

In particular and without derogating in any way from the broad disclaimer above, in any discussion regarding any planning application or application for a licence, any statement or limitation or approval made by a member or officer of the City of Albany during the course of any meeting is not intended to be and is not taken as notice of approval from the City of Albany. The City of Albany warns that anyone who has an application lodge with the City of Albany must obtain and only should rely on WRITTEN CONFIRMATION of the outcome of the application, and any conditions attaching to the decision made by the City of Albany in respect of the application.



Signed \_\_\_\_\_ Date: 14th December 1999

**Andrew Hammond**  
Chief Executive Officer

## TABLE OF CONTENTS

<b>1.0</b>	<b>Meeting Commences</b>	<b>3</b>
<b>2.0</b>	<b>Apologies</b>	<b>3</b>
<b>3.0</b>	<b>Opening Prayer</b>	<b>3</b>
<b>4.0</b>	<b>Question Time / Open Forum</b>	<b>3</b>
<b>5.0</b>	<b>Confirmation Of Minutes</b>	<b>3</b>
<b>6.0</b>	<b>Business Arising</b>	<b>3</b>
<b>7.0</b>	<b>Applications For Leave Of Absence</b>	<b>4</b>
<b>8.0</b>	<b>Declarations Of Interest</b>	<b>4</b>
<b>9.0</b>	<b>Notice Of Items To Be Discussed Behind Closed Doors</b>	<b>4</b>
<b>10.0</b>	<b>Resolution Required For Elected Members Travel</b>	<b>4</b>
<b>11.0</b>	<b>Guests Of Council</b>	<b>4</b>
<b>12.0</b>	<b>Report – Development Services</b>	
12.1	Development	
12.1.1	Proposed Special Rural Zone – Norwood Road, Lower King	17
12.1.2	Final Approval for Amendment – Lot 71 Pinaster Road and Lot 102 Neilson Road, Willyung	21
12.1.3	Aged Persons Home – Location 1455 Hardie Road, Spencer Park	31
12.1.4	Initiate Amendment – Lot 33 Racecourse Road, Robinson	41
12.1.5	Initiate Amendment – Lots 908 to 910 Oyster Heights Road, Bayonet Head	47
12.1.6	Final Approval for Amendment – Location 492 Lancaster Road, McKail	59
12.1.7	Withdraw Amendment – Portion of Location 492 Lancaster Road, McKail	65
12.1.8	Initiate Amendment - Lot 500 Chester Pass Road and Lot 502 Albany Highway, Yakamia	69
12.1.9	Initiate Amendment – Corner of Chester Pass Road and North, Yakamia	78
12.1.10	Final Approval for Amendment – Lot 7, Location 416 Nanarup Road, Nanarup	82
12.1.11	Educational Establishment – Lots 23-24 Adelaide Street, Milpara	88
12.1.12	Scheme Amendment request – Pt. Location 2969 Tennessee Road South, Youngs Siding	92
12.1.13	Extractive Industry – Lot 5 Rocky Crossing Road, Willyung	95
12.1.14	Education Establishment – 19 Rowley Street, Albany	103

12.1.15	Final Approval for Amendment 172 – Lot 36, Location 385 Rocky Crossing Road, Warrenup	113
12.1.16	Liquor Licence – Lot 101 and Pt. Lot 102 Cosy Corner Road, Torbay	121
12.1.17	Barker Road Planning Policy – Request to Amend	124
12.2	Education & Compliance	
12.2.1	Issue of a Compliance Notice – Lot 38 Wylie Cres, Middleton Beach	132
<b>13.0</b>	<b>Reports – Corporate &amp; Community Services</b>	
13.1	Finance	
13.1.1	City of Albany Summary of Accounts	136
13.1.2	Annual Reports – Acceptance of Local Authority	138
13.1.3	Confirmation of City of Albany Reserves	140
13.2	Administration	
13.2.1	Optus Mobile Pty Ltd	143
13.2.2	City of Albany Band	146
13.2.3	Assignment and Extension of Lease – Portion of Reserve Lot 1347 - Old Forts Café	149
13.2.4	Vancouver Arts Centre	153
13.3	Library Services	
13.3.1	Albany Public Library and the University of Western Australia Joint Library Services	157
13.3.2	Strategic Review of Library Services	161
13.4	Day Care Centre	
	Nil.	167
13.5	Town Hall	
	Nil.	167
13.6	Albany Leisure & Aquatic Centre	
	Nil.	167
<b>14.0</b>	<b>Reports – Works &amp; Services</b>	
14.1	Waste Management	169
	Nil.	
14.2	Design Services	
14.2.1	Final Approval and Acceptance of the Albany CBD Bypass Study and Associated Local Area Traffic Management Plan	170
14.2.2	Acceptance of Funding from the Federal Safety Black Spot Program 1999/2000	179

14.3	Works	
14.3.1	Grant of Easement - Lot 4 Plantagenet Location 355, McKail	<b>182</b>
14.3.2	Heritage Trail & Vancouver Lookout - Frenchman Bay	<b>186</b>
14.4	Airport Management	
	Nil.	<b>192</b>
<b>15.0</b>	<b>Reports – Strategic Planning</b>	
15.1	Community Planning	
15.1.1	Reconsideration of Catalina Local Structure Plan and Farm Fresh Precinct Plan	<b>194</b>
15.1.2	Bayonet Head Flood Management Plan	<b>216</b>
15.1.3	Adoption of Mt Martin Management Plan	<b>220</b>
15.1.4	Adoption of Nanarup Beach Management Plan	<b>232</b>
15.2	Marketing & Corporate Planning	
15.2.1	Mayoral Regalia and City Crest	<b>247</b>
15.3	Project Development	
15.3.1	Albany University Centre	<b>251</b>
15.3.2	Rural Transaction Centres Programme	<b>259</b>
15.4	Strategic Planning	
15.4.1	Establishment of a Recreation Advisory Committee	<b>262</b>
<b>16.0</b>	<b>Reports To Committee</b>	<b>269</b>
<b>17.0</b>	<b>Elected Members’ Monthly Report / Information Bulletin</b>	<b>272</b>
<b>18.0</b>	<b>The Reception Of Petitions And Memorials</b>	<b>272</b>
<b>19.0</b>	<b>Motions Of Which Previous Notice Has Been Given</b>	<b>272</b>
<b>20.0</b>	<b>Questions Of Which Notice Has Been Given</b>	<b>272</b>
<b>21.0</b>	<b>Mayors Report</b>	<b>273</b>
<b>22.0</b>	<b>Urgent Business At The Discretion Of The Mayor</b>	<b>275</b>
22.1	Indoor Workers Enterprise Bargain Agreement	<b>275</b>
22.2	Contract 99052 – Design & Management of Road Construction Works	<b>279</b>
<b>23.0</b>	<b>Closed Doors</b>	<b>283</b>
<b>24.0</b>	<b>Next Ordinary Meeting</b>	<b>283</b>
<b>25.0</b>	<b>Closure</b>	<b>284</b>

**1.0 MEETING COMMENCES AT 7.30PM**

**2.0 APOLOGIES**

**3.0 OPENING PRAYER**

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

**4.0 QUESTION TIME/OPEN FORUM**

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.

**5.0 CONFIRMATION OF MINUTES**

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

DRAFT MOTION:

THAT the following minutes:

- Ordinary Council meeting held on 16th November 1999

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

**6.0 BUSINESS ARISING**

Nil

**7.0 APPLICATIONS FOR LEAVE OF ABSENCE**

**8.0 DECLARATIONS OF INTEREST**

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

**9.0 NOTICE OF ITEMS TO BE DISCUSSED BEHIND CLOSED DOORS**

**10.0 RESOLUTION REQUIRED FOR ELECTED MEMBER'S TRAVEL**

**11.0 GUESTS OF COUNCIL**

**12.0 REPORTS – DEVELOPMENT SERVICES**

[Reports from this portfolio are included in the Agenda and photocopied on green – See Pages 8 - 116]

**13.0 REPORTS – CORPORATE & COMMUNITY SERVICES**

[Reports from this portfolio are included in the Agenda and photocopied on yellow – See Pages 118 - 144]

**14.0 REPORTS – WORKS & SERVICES**

[Reports from this portfolio are included in the Agenda and photocopied on pink – See Pages 145 - 166]

**15.0 REPORTS – STRATEGIC PLANNING**

[Reports from this portfolio are included in the Agenda and photocopied on buff – See Pages 167 - 221]

**16.0 REPORTS OF COMMITTEE**

16.1 Town Hall Management Committee Minutes – 22/11/99

DRAFT MOTION

THAT the minutes of the Town Hall Management Committee held on 22nd November 1999 be endorsed and the recommendations adopted.

16.2 Great Southern Regional Cattle Saleyards Joint Venture Committee Minutes – 24/11/99

DRAFT MOTION

THAT the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee held on 24th November 1999 be endorsed and the recommendations adopted.

16.3 City of Albany Youth Advisory Council Minutes – 17/11/99

DRAFT MOTION

THAT the minutes of the City of Albany Youth Advisory Council held on 17th November 1999 be endorsed and the recommendations adopted.

16.4 City of Albany Seniors Advisory Committee Minutes – 18/11/99

DRAFT MOTION

THAT the minutes of the City of Albany Seniors Advisory Committee held on 18th November 1999 be endorsed and the recommendations adopted.

16.5 Disability Services Advisory Committee Minutes – 17/11/99

DRAFT MOTION

THAT the minutes of the Disability Services Advisory Committee held on 17th November 1999 be endorsed and the recommendations adopted.

16.6 Bushfire Management Committee Minutes – 16/11/99

DRAFT MOTION

THAT the minutes of the Bushfire Management Committee held on 16th November 1999 be endorsed and the recommendations adopted.



16.7 Albany Waste Management Advisory Committee Minutes – 01/11/99

DRAFT MOTION

THAT the minutes of the Albany Waste Management Advisory Committee held on 1st November 1999 be endorsed and the recommendations adopted.

**17.0 ELECTED MEMBERS' MONTHLY REPORT/INFORMATION BULLETIN**

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

**18.0 RECEPTION OF PETITIONS AND MEMORIALS**

**19.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

**20.0 QUESTIONS OF WHICH NOTICE HAS BEEN GIVEN**

**21.0 MAYORS REPORT**

**22.0 URGENT BUSINESS AT THE DISCRETION OF THE MAYOR**

**23.0 CLOSED DOORS**

**24.0 NEXT ORDINARY MEETING**

Tuesday 18th January 2000, 7.30pm

**25.0 CLOSURE**

# **STRATEGIC PLANNING**

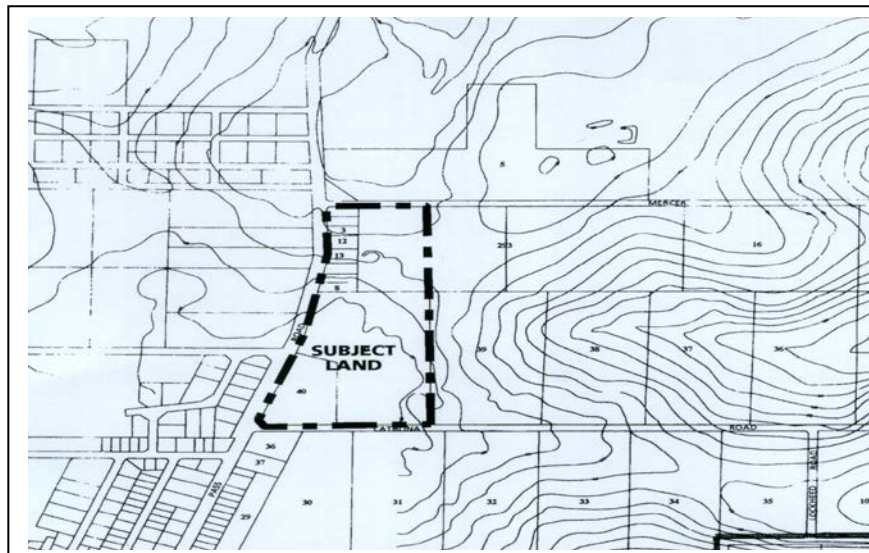
## **REPORTS**

## - R E P O R T S -

### 15.1 COMMUNITY PLANNING

#### 15.1.1 Reconsideration of Catalina Local Structure Plan and Farm Fresh Precinct Plan

<b>File/Ward</b>	:	STR049 Yakamia Ward
<b>Proposal/Issue</b>	:	Catalina Local Structure Plan and Farm Fresh Precinct Plan
<b>Subject Land/Locality</b>	:	Various Lots - Chester Pass Road between Catalina and Mercer Roads, Lange
<b>Proponent</b>	:	Taylor Burrell Town Planning and Design
<b>Owner</b>	:	KingOpen Pty Ltd
<b>Reporting Officer(s)</b>	:	Manager Community Planning (D Baesjou)
<b>Previous Reference</b>	:	OCM 10/03/99 Item 15.1.1 OCM 28/04/99 Item 15.1.2 OCM 01/06/99 Item 15.1.3
<b>Summary Recommendation</b>	:	Adopt Structure Plan subject to modifications
<b>Locality Plan</b>	:	



Item 15.1.1 continued

### **BACKGROUND**

1. The purpose of this report is to consider submissions received during advertising of the Catalina Road Local Structure Plan and Farmfresh Precinct Plan, and to determine whether to adopt the plan as Town Planning Policy.
2. Draft documents for the Catalina Road Local Structure Plan and Farmfresh Precinct Plan were submitted to Council earlier this year.
3. At its meeting on 1<sup>st</sup> June 1999 Council resolved:  
*THAT subject to minor modifications .....the draft Catalina Local Structure Plan for the lots fronting Chester Pass Road between Catalina Road and Mercer Rd, be adopted pursuant to Clause 6.9.2(a) of the City of Albany Town Planning Scheme No. 3 and that the draft Policy be placed on public exhibition.*
4. The plan was also considered at two previous meetings of the Commissioners. On 10 March 1999 it was resolved to defer the matter to a subsequent meeting and that staff provide additional information. At the meeting on 28 April 1999 it was resolved to refer the Draft Local Structure Plan to the incoming Council for consideration and possible advertising.
5. The Structure Plan sets out an overall concept for future development of the site, and seeks to introduce a new mechanism for detailed planning and control. A mixed Business zone is proposed to be introduced, within which Precinct Plans will be required.
6. The draft Documents establish the road layout and general land use areas within 3 nominated precincts. Detailed Precinct Plans will need to be prepared to the satisfaction of Council and will include controls and guidelines relating to: permitted land uses; movement networks (vehicular, pedestrian, cyclist); landscape treatment; lot configuration; parking; access; plot ratio; floor area; and building bulk and scale.
7. The concept for proposed Precinct 1 includes Showrooms, a Medical Centre/Offices, a Service Station and the possible expansion of Farm Fresh. The concept for proposed Precinct 2 includes civic and cultural uses to the north, showrooms fronting the new internal road and advocates service roads adjacent to Chester Pass Road. Proposed Precinct 3 is intended to serve as an interface between commercial and residential activities. Medium density housing is proposed to the east, with public open space in the south and a mixture of commercial activity (showrooms and offices) fronting the new internal road. An extract from the Document is attached.
8. The submissions received during the advertising period will be summarised and tabled separately as a "Schedule of Submissions".

Item 15.1.1 continued

### **STATUTORY REQUIREMENTS**

9. The bulk of the subject land is currently zoned 'Rural' under Town Planning Scheme No 3 (Scheme 3). Amongst the uses accommodated within that zoning are Professional Office (A use), Service Station (AA use) and Shop (A use). Showrooms are a Prohibited (X use).
10. The Farm Fresh building is on land zoned "Special Use" - Food Wholesaling/Plant Nursery. The range of activities which can be developed on the site are restricted to those specified in the scheme text, and a maximum floor area of 2600sqm is nominated for the retail component of the building.
11. Three lots fronting Chester Pass Road are zoned Light Industry.
12. In addition to the "Interpretations" set out in Clause 1.6, Scheme 3 relies upon the Town Planning Regulations 1967 for the purposes of defining land uses. Relevant definitions are:

*'Office' means the conduct of administration, the practice of a profession, the carrying on of agencies, banks, typist and secretarial services and services of a similar nature or, where not conducted on the site thereof, the administration of or the accounting in connection with an industry.*

*'Professional Offices' means any building used for the purposes of his profession by an accountant, architect, artist, author, barrister, chiropodist, consular official, dentist, doctor, engineer, masseur, nurse, physiotherapist, quantity surveyor, solicitor, surveyor, teacher (other than a dancing teacher or a music teacher), or a town planner, and 'professional person' has a corresponding interpretation.*

*'Shop' means any building wherein goods are kept exposed or offered for sale by retail, and includes a café and a restaurant and receiving depot, but does not include a bank, fuel depot, marine store, timber yard, or land and buildings used for the sale of motor and other vehicles, or for any purpose falling within the definition of industry.*

*'Showrooms' means rooms in connection with warehousing or offices, and intended for the display of goods of a bulky nature.*

13. Rezoning of the land would be required prior to further development in accordance with the Structure Plan. Adoption of a Local Structure Plan facilitates co-ordination between the various land owners and assists in the comprehensive planning of the area.

### **POLICY IMPLICATIONS**

14. Clause 6.9 of Scheme 3 provides Council with the power to make town planning policies. It is proposed that the Draft Plan be approved for advertising when Council is comfortable with the content and ultimately adopted under the provisions of Scheme 3. This process gives the Plan formal recognition under the Town Planning Scheme.

Item 15.1.1 continued

### **FINANCIAL IMPLICATIONS**

15. Council has not allocated funds to this project within the Budget.
16. Adoption of the structure plan in itself will not have any specific financial implications for Council.

### **STRATEGIC PLAN IMPLICATIONS**

17. The proposal is consistent with The City of Albany Strategic Plan 1998 - 2000; in particular "Planning" Objective 2, within "Built and Natural Environment" which sets out "*Undertake strategic land use planning to identify desirable patterns of development and servicing requirements*", and elements of "Industry and Commerce" Objective 7, "Public Places" Objective 1 and "Governance" Objective 1.
18. The **Commercial Strategy for Albany** (Strategy) was adopted in 1994 and sets the strategy for commercial growth of Albany to the year 2021. It applies to the urban and urban frontal areas of Albany. The Strategy provides guidance for the long term growth of suburban shopping centres and includes recommendations for the development of existing suburban centres together with the provision of new centres as Albany grows and develops. In addition to preserving the dominance of the existing central area, the Strategy identified a hierarchy of neighbourhood and local centres, based of existing facilities and anticipated residential growth within the catchment areas. Highway commercial was examined and is addressed through the use of mixed business zones. The Strategy also provides guidance for specialised tourist developments, offices and home occupations.
19. The subject site is in the "North Central" catchment, which contains the North Road Shopping Centre and other minor specialist outlets. The Strategy allocated 4000sqm "shop retail net lettable area" (NLA) to the existing North Road Centre and identified a total of 3900sqm (NLA) for distribution to new centres within Yakamia/Lange. The Commercial Strategy was prepared and adopted prior to the development of the retail and commercial facilities at FarmFresh, but recognised that zoning was in place to allow for up to 2600sqm of retail floor space on the site.
20. Chapter 10 of the Commercial Strategy deals with Highway Commercial Development and use of "Mixed Business" zones is advocated. One of the principal findings of the Strategy states:  
  
*"Commercial developments in highway locations require particular controls because of the high visual profile. Development of this type should not be discouraged in appropriate locations but measures should be taken to ensure adequate standards are applied to such proposals in terms of setbacks, car parking, joint user rights of access and zoning."*

Item 15.1.1 continued

21. Introduction of Policies and Guidelines/Performance Criteria are also recommended given the high visual profile of the roads/gateways into Albany.
22. The Catalina Local Structure Plan is generally in accordance with both the Residential Expansion Strategy and the Commercial Strategy. The Plan is consistent with the Local Rural Strategy and the Draft Yakamia Structure Plan. This proposal meets relevant objectives of the City of Albany Strategic Plan.

**COMMENT/DISCUSSION**

23. As well as co-ordinating development between various lots and different land owners, the Draft Structure Plan prepared by KingOpen Pty Ltd introduces elements of "New Urbanism". This planning philosophy is reflected in the WA Planning Commission's "Community Design Code". Rather than segregation of "incompatible uses", mixed land use and integration of activities is promoted. The Draft Plan endeavours to create sense of place and community identity. A focus/node is proposed by establishing the "Market Square". The concept utilises elements of successful traditional villages and town centres. Principles of social and economic sustainability are advocated. (Part 6 of submission provides further explanation of New Urbanism in relation to this proposal).
24. The proponent's report nominates land uses such as cultural and civic, retail (an existing land use), other commercial, office, recreation, community support facilities (eg. medical facilities), medium density residential, showrooms and bulky goods sale. Although some of these are proposed for stage 2 or 3, with Council approvals, some of the uses could be developed under the existing zoning. As well as being able to facilitate and co-ordinate development, the adoption of a Structure Plan as a statement of Council policy actually introduces another level of planning control for Council. Rezonings would provide an appropriate mechanism for the development of this site and limit development opportunities to those considered by the community to be appropriate to the site. The combination of a Structure Plan and Mixed Business zoning could restrict development to certain land uses, introduce design guidelines, and describe other site requirements such as maximum retail/office floor area, car parking and landscaping. The importance of the role of a structure plan therefore needs to be emphasised.
25. The Draft Catalina Structure Plan provides a framework for the future development of the subject land. It seeks to establish the general road layout, land use distribution and open space. The Plan, although prepared on behalf of the landowners, is consistent with existing Strategies and current planning practice. The proposal to use Precinct Plans to detail planning and use of design controls in each block or stage is a similar mechanism to that which applies in the Yakamia area and Foreshore Development zone. Introduction of a "Mixed Business" zone is a recommendation of the Commercial Strategy and is consistent with preliminary work undertaken for the review of the City of Albany Town Planning Scheme.

Item 15.1.1 continued

26. This is an increasingly popular planning tool as it provides clear guidance to developers, but has flexibility to meet the changing needs of the community. A scheme amendment will be required to introduce the new zone and the appropriate control mechanisms. Prior to development, detailed Precinct Plans will need to be prepared to the satisfaction of Council, to match the initiatives laid out in the Structure Plan, if adopted.

RECOMMENDATION

THAT subject to modifications to the Draft Document to:

1. reiterate that any variation to the maximum retail floor area will be subject to detailed justification, and the outcome of the Commercial Strategy Review;
2. clearly reflect that an impact statement is required as part of any subsequent request for rezoning, and prior to commercial development of the subject land;
3. refine the statements and references to Drainage and Stormwater to reflect Councils standard requirements and water sensitive urban design;
4. amend the text to ensure a more generic Policy Document;
5. include alternative uses for the civic/cultural precinct in addition to or in place of the possible Council Office; and
6. standardise references to Retail, commercial, Mixed Business and showroom throughout the Document;

the Draft Catalina Local Structure Plan for the lots fronting Chester Pass Road between Catalina Road and Mercer Rd, be adopted pursuant to Clause 6.9.2(a) of the City of Albany Town Planning Scheme No. 3 as a Town Planning Policy.

*Voting Requirement Simple Majority*

.....

Councillor Dufty declared an interest and left the chambers at 9:14pm.  
The nature of Councillor Dufty's interest is that he is Trustee of AD & KE Dufty Family Trust which owns commercial land at Orana. The value of this land could be affected by further development at Catalina Road.



Item 15.1.1. continued.

ADDITIONAL INFORMATION

*Formal Submissions*

During the formal advertising of the Catalina Structure Plan, 22 submissions were received. These are summarised in the following “Schedule of Submissions”.

*Additional Feedback*

The owners of Farm Fresh Food Market displayed the Draft Catalina Local Structure Plan on a presentation board at the front of the store. 71 customers provided feedback. A copy of the comments which were collated by the land owner follows.

*Correction*

The relevant Clause for adoption of a Council Town Planning Policy is 6.9.2(b) and the requirements relating to advertising/notification are set out in Clause 6.9.2(c). The last paragraph of the Recommendation should therefore be corrected by deleting (a) and inserting in its place (b & c).

AMENDED RECOMMENDATION

THAT subject to modifications to the Draft Document to:

- i) reiterate that any variation to the maximum retail floor area will be subject to detailed justification, and the outcome of the Commercial Strategy Review;
- ii) clearly reflect that an impact statement is required as part of any subsequent request for rezoning, and prior to commercial development of the subject land;
- iii) refine the statements and references to Drainage and Stormwater to reflect Councils standard requirements and water sensitive urban design;
- iv) amend the text to ensure a more generic Policy Document;
- v) include alternative uses for the civic/cultural precinct in addition to or in place of the possible Council Office; and
- vi) standardise references to Retail, commercial, Mixed Business and showroom throughout the Document;

the Draft Catalina Local Structure Plan for the lots fronting Chester Pass Road between Catalina Road and Mercer Rd, be adopted pursuant to Clause 6.9.2(parts b & c) of the City of Albany Town Planning Scheme No. 3 as a Town Planning Policy.

*Voting Requirement Simple Majority*

.....

Item 15.1.1. continued.

**MOVED COUNCILLOR CECIL  
SECONDED COUNCILLOR WILLIAMS**

**THAT this report lay on the table until the report on the commercial strategy is available to Council.**

**MOTION LOST 5 – 9**

**MOVED COUNCILLOR ARMSTRONG  
SECONDED COUNCILLOR EVANS**

**THAT subject to modifications to the Draft Document to:**

- i) reiterate that any variation to the maximum retail floor area will be subject to detailed justification, and the outcome of the Commercial Strategy Review;**
- ii) clearly reflect that an impact statement is required as part of any subsequent request for rezoning, and prior to commercial development of the subject land;**
- iii) refine the statements and references to Drainage and Stormwater to reflect Councils standard requirements and water sensitive urban design;**
- iv) amend the text to ensure a more generic Policy Document;**
- v) include alternative uses for the civic/cultural precinct in addition to or in place of the possible Council Office; and**
- vi) standardise references to Retail, commercial, Mixed Business and showroom throughout the Document;**

**the Draft Catalina Local Structure Plan for the lots fronting Chester Pass Road between Catalina Road and Mercer Rd, be adopted pursuant to Clause 6.9.2(parts b & c) of the City of Albany Town Planning Scheme No. 3 as a Town Planning Policy.**

**MOTION CARRIED 10 – 4**

Councillor Dufty returned to the chambers at 9:31pm.

**Catalina Structure Plan - Schedule of Submissions**

Name and address	Summary of submission	Comment/Recommendation
<p>F &amp; M Pheasant PO Box 966 ALBANY</p>	<p>Developers should be encouraged. This locally owned development is creating employment. The facility is in a good location and easily accessible, with convenient parking Cites parking difficulties and access/exit problems at Coles, Woolworths, North Road and the new Post Office. Supports 7day trading.</p>	<p>NOTED NOTED NOTED NOTED NOTED</p>
<p>B Martin 7 Bardley Rd SPENCER PARK</p>	<p>Supports proposal. Site is suited to expansion. Cites congestion problems in CBD, especially on Wednesday s and Saturdays. More businesses mean more employment opportunities. Suggests a connecting road between Ulster Road and Catalina Road.  The continuation of Barnesby Drive is suggested to ease congestion at the round about. Landscaping should be a high priority. Suggest paving in warm colours (no more grey). Two storey buildings massed to punctuate the corners should be avoided as it can be oppressive and create wind tunnels. Suggests that buildings be set back and paved spaces provided. Supports Central Market Square. More facilities in the northern suburbs will increase land values. Advocates more child care facilities. Businesses should be in complementary groups eg. Female orientated/couple orientated.</p>	<p>NOTED NOTED NOTED NOTED DISMISS Proposed Yakamia Drive will provide linkages. UPHELD This is planned. NOTED NOTED NOTED  NOTED NOTED NOTED DISMISS This is at the developer's discretion.</p>

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER\*\*

Name and address	Summary of submission	Comment/Recommendation
<p>BSD On behalf of MCS Property Limited, Owner of Albany Plaza Shopping Centre.</p>	<p>• <b>Nature of Proposal</b> There is lack of clarity as to what will be developed. The report is deliberately vague, but suggests uses typically located in a District or the Albany town centre. Structure Plan should not proceed until it is perfectly clear that Mixed Business would include only bulky good showroom and warehouses. Video stores, banks, food outlets, offices, specialist retailing including restaurants and cafes should be precluded. Extensive retail and such District Centre uses being promoted at the Catalina site is totally against all previous policies (including those prepared by Taylor Burrell). The Plan suggests that Mixed Business is for facilities to serve passing trade, however the concept plan is not just for showrooms fronting Chester Pass Rd nor is it orientated to serve high volumes of traffic or provide convenient access. The new internal "Main Street" is contrary to the stated intent of the zone. The plan is silent on the amount of retailing proposed, but suggests landuses to supplement Farm Fresh. The vague description is too open, and allows for a commercial centre. The report mentions New Urbanism, but the site is not within walkable residential catchments. It is surrounded by poor quality industrial and rural uses. To be successful (as indicated by the design concept) a full range of activities is contemplated eg banks, retailing. Many of these already exist in the Albany Town Centre. Why is residential appropriate adjoining a light/service commercial and industrial precinct?</p> <p>• <b>Potential Impact</b> No justification has been provided for the substantial commercial, civic and cultural activity proposed at Catalina Rd. This would be detrimental to the existing CBD and the proposed Walmsley centre. The Council offices should be in the heart of the City or in a future District Centre. The uses promoted in the Plan are beyond local level retailing, and the unspecified amount of retail floorspace is unacceptable to the owners of the Albany Plaza because of the significant potential impact on retail viability in the town centre. Viability has not been addressed, and as a minimum an impact assessment should be undertaken. The Plan should not be supported as it would allow relatively cheap land, outside a designated centre, to develop into a significant commercial centre. This would undermine the economic</p>	<p>UPHELD NOTED UPHELD NOTED NOTED UPHELD NOTED NOTED NOTED UPHELD NOTED NOTED UPHELD NOTED NOTED NOTED</p>

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER\*\*

	<p>viability of the Albany Town Centre.          Why create a “sense of Place” and public spaces in a car focussed service commercial area?          Shop fronts and a new boulevard contradict the highway commercial theme.          The amount of floorspace proposed is unsupportable (for showrooms and service commercial) and inappropriate for major retail, civic and cultural.</p> <ul style="list-style-type: none"> <li>• <b>Compliance with relevant Planning Policies</b>              Claims that the Catalina Plan is totally inconsistent with the Commercial Strategy and the Yakamia Structure Plan. Such a concentration of activities is proposed only in the CBD and Walsmley. The range of activities nominated is beyond that envisaged for a Mixed Business zone.              The Yakamia Plan advocate light Industrial, not a multi-functional, quasi District Centre with an unspecified commercial floorspace.              No past policies or zonings contemplate the scale of the commercial centre now being proposed.              A major concern is that the Plan is being advertised before the new Commercial Strategy has been prepared. The Structure Plan should not proceed until the Commercial Strategy is finalised.</li> </ul> <ul style="list-style-type: none"> <li>• It appears Catalina is being promoted as a replacement for the Walmsley District Centre (given the range of activities). There is no justification why this should occur 21 years earlier than is recommended in the Commercial Strategy.</li> <li>• Albany Plaza will oppose any proposals to rezone this site as the form and type of development proposed in the Plan is totally inappropriate, unjustified, premature and unsupported by past policies or sound planning principles.</li> <li>• Council is asked to reiterate its previous commitments to not support any development that would undermine the Albany Town Centre.</li> </ul>	<p>DISMISS          NOTED            UPHELD            NOTED          NOTED            NOTED            NOTED            NOTED</p>	
--	--	--	--

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER\*\*

Name and address	Summary of submission	Comment/Recommendation
<p>GW &amp; JL Bradley 73 Sydney St ALBANY</p>	<p>Concerned at statements in Part 3.2.2 that any remaining vegetation areas are worth little in conservation value. Notes reference that as a result of development net vegetation cover will eventually increase. Questions what has caused the change in opinion regarding conservation issues raised in the 1998 Yakamia Structure Plan and the 1999 Catalina Structure Plan. Relatively undisturbed wooded and low lying areas (Sydney St and north east of Mercer Rd) are unique. Remaining vegetation contributes to scenic value, provides habitats for flora and fauna (esp. Southern Brown Bandicoot), prevents water and wind erosion and helps control nutrient build up. As development occurs, the remaining areas become more significant. Sheoak forest has been lost through recent clearing along Ulster Rd and only limited stands of Sheoak remain. “Green” issues are increasingly important to the community and Council is urged to put a moratorium on development in areas of remnant vegetation until the City has a Policy on the Environment under its control. An environmental impact study should take place before any more land clearing within the City boundaries. “Nature Links” are a priority in areas of high residential development.</p>	<p>NOTED NOTED NOTED  UPHELD UPHELD  NOTED NOTED/DISMISS The City is preparing a vegetation inventory and Greenway Plan. NOTED</p>
<p>J Lembo Owner/Manager The Ace Motel 314 Albany Highway, ALBANY</p>	<p>Supports the Farm Fresh development to date and their proposal. The complex has proven to be an asset to the City, Albany businesses and the public in general. It gives a new dimension to Chester Pass Rd. We encourage the City to nurture and give every assistance to Farm Fresh.</p>	<p>NOTED NOTED  NOTED</p>
<p>Hope Sharp OAM President Fellowship House 12 Alexander St ALBANY</p>	<p>Committee supports Farm Fresh’s application for expansion. Farm Fresh is totally Albany based, and provides significant support to community organisations and a high level of service to the community.</p>	<p>NOTED NOTED</p>

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER\*\*

Name and address	Summary of submission	Comment/Recommendation
Mike Compton 66 Frederick St ALBANY	The plan deserves congratulations and a smooth journey through the due process. Our community is fortunate to have a local “doer” with the courage and ability to deliver such a plan.	NOTED NOTED
EE Sharp 346 Frenchman Bay Rd ALBANY	Fully supports further expansion of Farm Fresh. The project fits into the Region and the needs of the community.	NOTED
Hilda Ludgate 6 Deborah Court ALBANY	Supports the proposed development. It will fill a long felt want in Albany, especially as parking spaces are always being reduced in the CBD. Many people prefer to stay outside the city area.	NOTED NOTED NOTED
SM Doyle PO Box 594 ALBANY	Having studied the plans, believe this development will be an enormous asset to the City of Albany	NOTED
Wauters Enterprises 16 Graham St ALBANY	Fully supports the plan. As the region’s largest building contractor, feels Albany needs such projects to generate more work and encourage more industry. Showroom development suits the entry into Albany and will prove to be a magnificent entry statement to the City.	NOTED NOTED NOTED
Marlyn Hill 37 Douglas Place DENMARK	As Albany expands it is important to have cleverly designed areas such as these. The mix of commercial, housing and recreation particularly appeal. Albany has a wonderful location and should be planned. Sprawl should be avoided and areas should be well designed and linked.	NOTED
Joan Terry “Maitraya” PO Box 1403 ALBANY	Supports the plan. The centre of Albany has become too congested and chaotic. Farm Fresh has all facilities under one roof, ample parking and excellent service. The great bonus is the location “out of town”, especially for those who live outside the town centre.	NOTED NOTED NOTED

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER\*\*

Name and address	Summary of submission	Comment/Recommendation
Joh & Jodie Knierum	Fully support the plan as it will help alleviate traffic congestion experienced in the town centre. Considerable thought has been put into ensuring ease of parking and access. A Post Office and Doctor's Surgery would give consumers another choice. Good to see Council Offices out here so the land could be used for a Cultural Centre to attract a greater range of shows, and an Art/craft gallery for the wealth of local talent and attracting exhibitions.	NOTED NOTED NOTED NOTED
Val Mackay 59 Yatana Rd ALBANY	Finds the concept very exciting and just what this new city needs. Must get away from the idea that everything is centred in York Street. We must expand outward, give people a choice and make it easier to park. Layout, garden and trees will beautify the area. We must support this local business.	NOTED NOTED NOTED NOTED NOTED
S Cordon	Supports the development as the town has become too congested. Parking is a nightmare and the bays are too small. Farm Fresh is great for the elderly, there is a toilet within the store and it is handy for mothers with children and babies. It is stupid to have all the shopping in the middle of town. We have to spread our wings and expand. Why should big companies have monopoly over those who live here. Keep our money in the town.	NOTED NOTED NOTED NOTED NOTED
WJ McKenna Albany Great Southern Garden Supplies	The developer is to be congratulated on his foresight. He is a local developer who employs local people. Expansion of retail shopping into the suburbs is a must given the growth rate. The position is ideal for the people of Albany and the surrounding districts who can shop at their convenience seven days per week. This will eventually be the centre of Albany's retail sector. The CBD will have its place for major shopping and tourist attractions, but Farm Fresh will cater for further Residential development, commercial and rural sectors.	NOTED NOTED NOTED NOTED



MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER\*\*

Name and address	Summary of submission	Comment/Recommendation
<p>John S Turner GT Agricultural &amp; Engineering Supplies 127 Chester Pass Rd</p>	<p>Approves of the submission. People entering Albany via Chester Pass Road will have an aesthetically pleasing and a “clean and Green” image with the Norfolk Pines and proposed plantings. Suggests Post Office facility, hairdresser and child minding/day care centre to increase the time people spend at the centre.</p>	<p>NOTED NOTED NOTED</p>
<p>William Jones 7 Pretious St ALBANY</p>	<p>Believes that Farm Fresh is an asset for the City. Previously traveled 100km to shop on weekends. Excellent facilities, plenty of parking, being open weekends is ideal for the working person. As residents of Albany, now feel entitled to submit comments of support. Hopes that Council will give this excellent project the green light. As a tourist resort Albany will benefit from a complex of this size in such pleasant surrounds.</p>	<p>NOTED NOTED NOTED NOTED</p>
<p>Pamela Schulze 19 Range Crt Cres OYSTER HARBOUR</p>	<p>Farm Fresh’s move to Chester Pass Rd has been a great improvement, especially for residents on the eastern side of Albany. Albany is a City. The population, new business, housing and traffic volumes are growing daily. Parking is being squeezed out of the Town Centre. Half hour parking is useless. Farm Fresh is a must. Other places, which did not allow suburban shopping centres, have had to reconsider. Albany will follow. Would also like a hairdresser, banking, Post Office, clothing, hardware, showrooms, Service Station, newsagent/bookshop as well as Public Toilets and access ramps. We need to plan for growth, get the traffic out of the city centre and expand now. Make Albany a vision “to the distant future”.</p>	<p>NOTED NOTED NOTED NOTED</p>

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER\*\*

Name and address	Summary of submission	Comment/Recommendation
<p>Water and Rivers Commission PO Box 525 ALBANY</p>	<p>The Plan covers an area not traversed by a significant waterway. Section 4.2 correctly states there is a need to ensure downstream flows are restricted to pre-development volumes and that transfer of nutrients and sediments is minimised.</p> <p>The Plan states that drainage will be greatly increased in catchment A, but contains limited measures or explanation as to how increased flow will be addressed. This is not acceptable for a major development.</p> <p>Use of basins in catchments B &amp; C is supported. Integration into open space/drainage areas is appropriate. Their design needs to take account of public safety, hygiene and ease of maintenance.</p>	<p>NOTED</p> <p>UPHELD</p> <p>NOTED</p>
<p>Great Southern Area Consultative Committee PO Box 716 ALBANY</p>	<p>The project is of interest to the Committee, given it is a community based organisation of business, community and government leaders focussing on employment growth opportunities in the region.</p> <p>Business and development proposals by local business persons are of particular interest. Accept that the profits tend to remain local and that local employment initiatives are supported.</p> <p>The region enjoys the benefits of a local council committed to indigenous reconciliation and to access and equity principles.</p> <p>This proposal addresses those issues through its concept and its location. The project offers strategic advantages in terms of training and employment opportunities, via TAFE, North Albany High School and the Commercial Centre (Incubator).</p>	<p>NOTED</p> <p>NOTED</p> <p>NOTED</p> <p>UPHELD</p>
<p>Bush Fire Services of WA 74 Chester Pass Rd ALBANY</p>	<p>It would be prudent to ensure the Water Corporation's main has the capacity to serve the development's fire hydrant needs.</p> <p>The threat of bushfire in the immediate vicinity is considered negligible.</p> <p>Buildings will be required to fire precaution measures in accordance with the Building Code (including detection systems, hose reels and hydrants).</p> <p>Given the size and scope of the proposed development, it may be worth considering the capability of Bushfire Brigades to provide a suitable level of fire response.</p>	<p>UPHELD</p> <p>NOTED</p> <p>UPHELD</p> <p>NOTED</p>

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER\*\*

---

<b>Name and address</b>	<b>Summary of submission</b>	<b>Comment/Recommendation</b>
Water Corporation PO Box 915 ALBANY	Section 4.2.1 is rather presumptuous. Suggest that “should” be replaced with “may” in respect to capacity of the 200mm main. A review of the water scheme will need to be undertaken to determine if the 200mm diameter main has sufficient capacity or is required to be upgraded. The water requirement of the development is obviously an important factor	UPHELD  UPHELD

Chester Pass Investments Pty Ltd T/A Farm Fresh Food Market A.C.N. 079 271 417



Lot 40 Chester Pass Road, Albany W.A. 6330

All Correspondence: P.O. Box 524, Albany W.A. 6331

Phone (08) 9842 2111 - Fax (08) 9842 2555 - Email: farmfrsh@fullcomp.com.au

24th September 1999

Chief Executive Officer  
City of Albany  
PO Box 484  
ALBANY WA 6330

<b>CITY OF ALBANY RECEIVED</b>		
24 SEP 1999		
FILE STR019	CORRO.No 9914452	OFFICER MCP
REPLY Y/N	ACKNOW SENT / /	CNL/BLTN

Dear Sir

**re: Catalina Central Structure Plan**

During the last few months we have had a presentation board of the above plan at the front of our store. We invited our customers to give us feedback on the proposal, we have now collated these comments and would like to present them to you for your consideration.

Along with the originals we have typed out these comments for your perusal.

Yours sincerely

P.H. SPANBROEK  
Director

Comments made by our customers regarding CATALINA CENTRAL PROPOSAL.

"What an improvement it would be, Albany needs to diversify if it wishes to keep growing as a community and as a tourist destination. Also it would great more jobs". Carol McCorry RMB 239 Hassell Hwy MANYPEAKS 98461229

"Does the facility provide newsagent, outlet post office to pay bills, buy lotto , send parcels & a chemist. T Easton 6 Stephen Street Milpara 98421194

" 2 fat ladies agree with Catalina Central:"

"Excellent concept, hope it goes ahead would like to see a Target store (or similar) go where 'E' is on plant". M Tompsitt 26 Aberdale Street Gwelup 6018 0894468792

"a wonderful idea, wish you all the best" Kathy 98415091

" leave the foreshore for parkland and tourism. More development out this area would be more beneficial" W. Redman 87 Alwood Pde Albany 98441157

"Your plans are wonderful. Albany need this development. We certainly hope it goes ahead:" Val Shearer

"As a tourist accommodation owner & operator at Middleton Beach I think it's a great concept, go for it you've got my support" K Garent ( signature not clear)

" Excellent idea for the re;development" Kathleen Daley 13 Balderwood Drive South Lake 6164 94173930

"Development for "Farm Fresh area - great idea - has to come for future shopping & parking. Town is too crowded now". Pamela Schulze 19 Range Crt Cres.. Albany 98447184

" I love it" Sandy David Cello's "Good Luck"

"There should be some space provided for the planting of trees" These will cut down the reflecting of the sun on the roof tops" Tony Harrison

" I think it's a wonderful idea & hope to see it go ahead. The plans look great. If it's just like that." EJ Broughton

" I question the provision of "Council Office". This is an out of the way non-central location and I don't want to have to come out here for council business. The cynical side in me queries the real reason e.g. to free up central townsite for a "developer" to corruptively obtain.  
Council should remain in the central location We don't all live in the NE sector  
No name provided.

" Great idea sooner the better, all in favor". Congratulation Jean & E Baker Lower King

" Add banking & post offices facilities, pancake shop, restaurant." no name provided

" Re the development, where is the cycle path?"

Comment: "I think the design for the project is modern, well thought out and most important of all, it is well removed from the appalling congestion on the C.B.D. I sincerely hope the plan comes to fruition." Sincerely Nancy Anderson 16 Wansborough Street Albany 9841-8387 P.S." I always shop at Farm fresh, the best store in the city for convenience, quality, price & excellent service with a smile."

"More the better we're a City" E Marshall 21 yrs old.

"Good easy parking is paramount" R Wood 98447361

"Very good" Libby

"I think that it looks excellent & fab" no name

"Great concept!" Daphne Parker Catalina Road

" Couldn't have designed it better myself! Excellent layout. It should make a lot of people excited. Good luck hope the red tape is not too thick & your scissors are sharp enough." Richard James

"I like what I see very much. It would be nice to see Albany develop in such a pleasing way whilst offering us more choice. Mrs M Hill 37 Douglas Place Denmark 6333 98481523

"Fabulous idea! It is time for Albany to have another area for central business etc. The centre of Albany is too busy." L Dowsett 98413591

"Go for it! Badly needed in Albany! For more relaxed shopping -E Addis PO Box 616 Albany 98443275

"You are to be congratulated for your farsightedness go for it." Merle Sandells 50 Hardie Road Albany

"We are heartily in favour of your plans." Maureen & Fred Pheasant PO Box 966 Albany 98413526

"Marvellous plan, very good for town to have competition especially non Australian owned business. I subscribe to Ausbuy, to try to shop Aussie owned. D Higgins Millbrook 98443610

"Lets hope the 'city' doesn't block this development." No name

" Looks blooming marvellous & the best of British luck getting it through" . No name.

"Go for it, expand. Jobs for our kids. Where's our discount store"? no name

" Looks great to me" N Stocks

"Make sure it is opened 7 days a week". No name

" This project should be and I feel will be a benefit to all who shop in Albany as well as people from nearby towns. It should look very nice when it is finished. I wish Peter and Perry Spanbock all the best of luck with this venture. JW Ericson

" Super idea hope it get going, I live at Lower King". No name

" Come on Albany residents. What's the difference between Mr Dufty's proposal at the Orana property to extensions here. We are a CITY if I may remind you, things have to extend. And as far as distance in travel there is none. Give someone a go. Brenda Woods Albany

"Great ideas. Will this ever eventuate. I hope so. How about a child care centre. Jan Baldock 984221115.

"Its ok but people will get lost". No name

"A great plan & about time Albany was decentralized." Jane & R Ponting

"Wonderful plan." D Aylmore 98447018

" Don't let main street defeat you. Keep pushing" signature not clear.

" Plans as shown would be great and would help lift this area immensely find it HOPELESS at times to shop in the CBD area traffic wise. A GOOD MOVE OUT THIS WAY. No name

"I think the plans look wonderful. A great idea for a shopping complex outside the town of Albany with easy parking. Val Mackay 59 Yatana Rd Oyster Hrb 98447505

"There are two many shop vacant in Albany. Why more!! No name

"I hope the centre goes ahead. Shopping is dreadful in the main Albany CBD, not to mention the parking. Too few a people have had the monopoly here for too long." J Brown Albany

"Yes develop Catalina Central" Felicity Dickinson 56 Le Grande Avenue PO Box 437 Albany 98422915

"Our main problem is getting out of this place onto the hwy. How about asking for traffic lights. Good access via Mercer Rd would help. Helen & Gordon Drage

I reckon the plans for Catalina Central is just what Albany needs for it's growing population MR Brain

"We think that the future plans for Farm Fresh are a great idea, as we live close by & it saves the hassle of driving into town. If they put a walk way down as far as the residential area North of Farm Fresh it will be great." Olive & Graham Parnell

" I acutally prefer it here because it isn't urban that's why I left Perth & why I don't shop at Coles or Woolies. I think a pharmacy, is a good idea nothing else. The way Albany's going, I'll have to more to Denmark. K Beidatsch Oyst. Hrb 98441434

"It would be good to have a chemist, newsagent and deli ( open til about 8.30-9pm) in this neighbourhood for the convenience of people living in this area. Trips into town can be costly". Bronwyn Stead 98423527 P.S. My children think a takeaway shop would do well here. Anything except Burgers.



### 15.1.2 Bayonet Head Flood Management Plan

<b>File/Ward</b>	:	STR031 Yakamia Ward
<b>Proposal/Issue</b>	:	To approve the expenditure of funds from the Bayonet Head Study budget allocation for the Bayonet Head Flood Management Plan.
<b>Subject Land/Locality</b>	:	Bayonet Head Outline Development Plan Area
<b>Proponent</b>	:	City of Albany
<b>Owner</b>	:	E & M Cameron, Crescendo Pty Ltd, P & A Dawson, K & E Duggan, R Fenny, P Kennedy, I Medcalf, J De Jong, M Medcalf, J & J Pearce, Peet & Co, R & H Penny, Ryan Nominees, G Slee and Water Corporation.
<b>Reporting Officer(s)</b>	:	Project Officer (M Papalia)
<b>Previous Reference</b>	:	Shire of Albany OCM 27/05/98 Item 12.3.4 OCM 24/03/99 Item 15.1.1 OCM 26/10/99 Item 15.1.1 & 15.1.2
<b>Summary Recommendation:</b>		That Council endorses and approves the allocation of \$15,000 for the Bayonet Head Flood Management Plan; and supports the allocation of \$15,000 toward the Bayonet Head Study for the 2000/2001 budget.
<b>Locality Plan</b>	:	N/A

### BACKGROUND

1. The purpose of this report is for Council to consider the reallocation of \$15,000 for the Bayonet Head Flood Management Plan from the Bayonet Head Study allocation within this financial year's budget.
2. The aim of the Bayonet Head Flood Management Plan is to model the consequences of flooding in the catchment and to develop management practices to limit damage on private property.
3. The Bayonet Head Flood Management Plan (Management Plan) is linked with the Bayonet Head Outline Development Plan. The Management Plan will form part of the final Bayonet Head Outline Development Plan documentation.

Item 15.1.2 continued

4. Council considered the Bayonet Head Outline Development Plan on the 26<sup>th</sup> October 1999 where it was resolved:

*“That consideration of this matter be deferred pending meeting and consultation with the involved land owners and the results of technical investigations into the efficacy of drainage outfalls and other service infrastructure to the subject land.”*

**STATUTORY REQUIREMENTS**

5. There are no applicable statutory requirements.

**POLICY IMPLICATIONS**

6. There are no applicable policy implications.

**FINANCIAL IMPLICATIONS**

7. The 1999/2000 City budget includes \$29,940 for the Bayonet Head Study. These monies were to be used to finalise the Bayonet Head Outline Development Plan and commence the documentation for the Bayonet Head Guided Development Scheme (GDS).
8. In order to carry out the Bayonet Head Flood Management Plan it is proposed to use \$15,000 from the Bayonet Head Study budget allocation. Given that a number of issues are yet to be resolved relating to the Bayonet Head Outline Development Plan, including the need for this Management Plan delays will be evident and consequently work on the GDS will also be delayed.
9. It is expected that majority of the monies required for the GDS will be required in the next financial year's budget. As such the \$15,000 allocation will need to be incorporated into the next financial year's budget considerations.

**STRATEGIC PLAN IMPLICATIONS**

10. This Management Plan will assist the finalisation of the Bayonet Head Outline Development Plan and consequently facilitate the development of the remaining Bayonet Head Locality. The Management Plan also confirms Council's commitment to the "City of Albany Strategic Plan 1998-2000". The proposal is consistent with "Planning" Objective 2, within the "Built and Natural Environment" which states:

*“Undertake strategic land use planning to identify desirable patterns of development and servicing requirements”.*

Item 15.1.2 continued

**COMMENT/DISCUSSION**

11. In August this year it came to Council Officers' attention that the capacity of the existing stormwater outfall system was questionable as to whether or not it would be able to cope with the additional stormwater flows created by the development of the Bayonet Head Outline Development Plan Area. A number of design options were identified and investigated with the assistance of local engineering expertise to resolve the uncertainty of the current system. However it was realised that more detailed site analysis would be required, in particular the need to consider the impact of a 1/100 year flood event.
12. In addition, during the public comment period of the Bayonet Head Outline Development Plan two of the landowners adjacent to the Bayonet Head Outline Development Plan Area made submissions expressing their concern with the impacts that additional stormwater run off would have on their properties.
13. The Management Plan will model the consequences of flooding in the catchment and develop management practices to limit damage on private property. Essentially the Management Plan will address the stormwater outfall issue and will incorporate water sensitive urban design elements to ensure protection of existing wetland areas and ensure that nutrient run off into Oyster Harbour is managed. The Management Plan will be carried out by an expert in stormwater modelling and will advance the work carried out by Wood and Grieve in the current Drainage Study.
14. It is essential that this Management Plan be prepared to ensure that sound drainage solutions can be reached avoiding damage to private property. Any requirements to upgrade the existing stormwater outfall system will also become evident and the cost of any works will be estimated. Should the outfall system require works to be carried out such costs would be factored into the drainage costs of the shared cost items that landowners within the Bayonet Head Outline Development Plan Area would have to contribute towards.

**RECOMMENDATION**

THAT Council:

1. endorses the preparation of the Bayonet Head Flood Management Plan;
2. approves the use of \$15,000 allocated for the Guided Development Scheme within the Bayonet Head Study to be reallocated toward the Bayonet Head Flood Management Plan; and
3. considers \$15,000 for inclusion in next financial year's budget toward the Guided Development Scheme.

*Voting Requirement Absolute Majority*

.....

Item 15.1.2. continued.

**MOVED COUNCILLOR EVANS  
SECONDED COUNCILLOR WILSON**

**THAT Council:**

- 1. endorses the preparation of the Bayonet Head Flood Management Plan;**
- 2. approves the use of \$15,000 allocated for the Guided Development Scheme within the Bayonet Head Study to be reallocated toward the Bayonet Head Flood Management Plan; and**
- 3. considers \$15,000 for inclusion in next financial year's budget toward the Guided Development Scheme.**

**MOTION CARRIED 15 – 0**

### 15.1.3 Adoption of Mt Martin Management Plan

<b>File/Ward</b>	:	STR004 Kalgan Ward
<b>Proposal/Issue</b>	:	Adoption of Mt Martin Management Plan
<b>Subject Land/Locality</b>	:	Mt Martin Regional Botanic Park, Reserve No: 33308
<b>Proponent</b>	:	Mt Martin Regional Botanic Park Committee
<b>Owner</b>	:	City of Albany
<b>Reporting Officer(s)</b>	:	Project Officer - Environmental Planning (M Price)
<b>Previous Reference</b>	:	Nil
<b>Summary Recommendation:</b>		To adopt final Management Plan and consider implementation in the 2000/2001 budget.
<b>Locality Plan</b>	:	N/A

### BACKGROUND

1. The Mt Martin Regional Botanic Park Committee has completed a management plan for the reserve and seeks adoption of it by Council.
2. Mt Martin Regional Botanic Park is vested in the City of Albany with a purpose of 'Recreation and Botanical Garden'. In 1993, the Mt Martin Regional Botanic Park Committee was formed to facilitate the planning and management of the reserve. The group is made up of representative from the community, Wildflower Society of Western Australia, Department of Conservation and Land Management, City of Albany officers and a Councillor.
3. In 1998, the Committee commenced preparation of a management plan for Mt Martin. Items considered in the plan included:
  - Objectives for the Regional Botanic Park
  - History (Aboriginal and European)
  - Physical Environment (geology, flora, fauna, vegetation types, landform, climate, weeds, pests)
  - Fire management
  - Access and public use
  - Facilities (signage, walk trails, boot cleaning stations, etc)
  - Maintenance
  - Funding opportunities

Item 15.1.3 continued

4. A draft management plan was released for six weeks public comment on the 6<sup>th</sup> June 1999. The release was publicized through advertisements and media releases. Nine submissions were received as summarised in Attachment 1. Because of the submission from the Bushfire Advisory Committee, a subcommittee was formed to prepare a detailed fire management plan. When finalised this will be appended to the Mt Martin Management Plan.
5. Alterations were made by the Committee to create the final management plan (see Bulletin). This document was circulated within the City of Albany to ensure that objectives of the plan, including implementation were achievable.

**STATUTORY REQUIREMENTS**

6. The City of Albany has a responsibility to manage Mt Martin to maintain its recreational and environmental values in a cost effective manner. This management plan will be sent to the Department of Land Administration to satisfy its requirements under the Land Act.

**POLICY IMPLICATIONS**

7. Mt Martin will now have a framework to guide management and implementation of facilities for the next 5 years. The plan will form the basis for grant applications.

**FINANCIAL IMPLICATIONS**

8. The City of Albany will need to include the implementation of the management plan into budget considerations for coming financial years. The use of the area by locals and visitors is likely to grow over the next few years.

**STRATEGIC PLAN IMPLICATIONS**

9. In the 'Built and Natural Environment- Parks and Reserves' section of the Strategic Plan it states that the City will 'manage and enhance an outstanding series of parks and reserves'. The strategy states that the City will 'Encourage and assist in the enhancement of the botanical reserve at Mt Martin'.
10. The City of Albany Draft Trails Masterplan recognises the value of the walk trail system at Mt Martin and makes recommendations for review and upgrading of the system. There are indications that tourists seek natural experiences in the City, and Mt Martin is well placed to become a showcase for sound environmental and visitor management.
11. Infrastructure, including the building of a jetty is proposed for Johnsons Cove. This proposal is being considered in the Vancouver Waterway Study and may lead to funding opportunities in the next financial year.

Item 15.1.3 continued

12. Interest has been shown in the area by the Wildflower Society who are carrying out flora surveys to determine vegetation types in the park. This will contribute to knowledge of the park for more refined management. In addition the flora information will contribute to the information base of the Remnant Vegetation Inventory (in preparation).

**COMMENT/DISCUSSION**

13. Mt Martin contains quality facilities including walk trails, composting toilets and lookouts. The high environmental values of the reserve are recognised in the plan that makes recommendations for weed, fire, access and dieback management. The plan outlines strategies and facilities that will improve the amenity, safety and general use of the park. Recommendations for implementation include interpretive signs, boot cleaning stations, weed and access control.

14. The preparation of the plan represents a collaborative approach between community, interest groups and Council. The Mt Martin Regional Botanic Park Committee has shown a high level of commitment to the preparation of the plan and ongoing management of the park, and should be congratulated on the high quality of the work they have done.

**RECOMMENDATION**

THAT Council:

1. adopts the Mt Martin Regional Botanical Park Management Plan (dated November 1999); and
2. considers implementation of the Management Plan in the 2000/2001 budget.

*Voting Requirement Simple Majority*

.....

**MOVED COUNCILLOR WALKER  
SECONDED COUNCILLOR EVERS**

**THAT Council:**

- 1. endorses the preparation of the Bayonet Head Flood Management Plan;**
- 2. approves the use of \$15,000 allocated for the Guided Development Scheme within the Bayonet Head Study to be reallocated toward the Bayonet Head Flood Management Plan; and**
- 3. considers \$15,000 for inclusion in next financial year's budget toward the Guided Development Scheme.**

**MOTION CARRIED 15 – 0**

## Draft Mt Martin Management Plan July 1999

### Summary of Submissions Received

The public comment period went for six weeks from Tuesday 8 June 1999 to Tuesday 13 July 1999. Forty five copies of the Draft Mt Martin Management Plan were sent out to the various stakeholders. A total of nine submissions were received for the Draft Mt Martin Management Plan.

The submissions dealt with the following issues:

- Fire safety and management (2)
- Public access from Ledge Beach to Johnson Cove and fishermen access to King George Sound (1)
- Paragraph in plan concerning Herbarium (1)
- Landscape plan, jetty and dredging of channel at Johnson Cove (1)
- Congratulations on draft plan (2)
- Aboriginal history and Native Title (1)
- Tourism (1)





**Table 1: Submissions Received for Draft Mt Martin Management Plan**

Name	Comment	Officer recommendation	Recommendation of Mt Martin Regional Botanic Park Committee
<p>John Tonkin Secretary Bush Fire Advisory Committee</p>	<p>Responsibility for Fire Suppression</p> <ul style="list-style-type: none"> <li>• Look at an integrated approach to fire management of the area in conjunction with Department of Conservation and Land Management</li> <li>• Consider a formal request to exclude the reserve from the gazetted fire district and giving responsibility to Volunteer Bushfire Brigade</li> </ul> <p><b>Access and Escape</b></p> <ul style="list-style-type: none"> <li>• Suitably sign posted access and escape routes for the public using the park</li> <li>• Suitably sign posted fire access routes for fire appliances</li> <li>• Safe havens in the park should people be trapped in there during a fire</li> <li>• Walking trails to double as fire access breaks or fire trails with suitable vehicle barriers</li> <li>• Tracks to be maintained and kept free of regrowth</li> </ul> <p><b>Water Points</b></p> <ul style="list-style-type: none"> <li>• Year round reliable water supplies</li> </ul> <p><b>Car Parks</b></p> <ul style="list-style-type: none"> <li>• Well mown and have signs informing people of who to contact in case of a fire</li> </ul> <p><b>Camp Fires</b></p> <ul style="list-style-type: none"> <li>• Provision of gas BBQs</li> <li>• Signage reminding visitors of prohibited fires</li> </ul> <p><u>Firebreaks</u></p> <ul style="list-style-type: none"> <li>• Complement CALM firebreaks in adjoining reserve</li> <li>• Prevent unauthorised access</li> </ul> <p><b>Fires in Parks</b></p> <ul style="list-style-type: none"> <li>• Construct firebreaks which divide park into distinct cells</li> </ul>	<p>Direct changes were made to the draft management plan in consultation with the submitter.</p> <p>This comment should be included in the plan.</p> <p>Some of these comments were dealt with in the plan, those that were not should be included.</p> <p>This should be incorporated into a fire management plan.</p> <p>This exists in the draft plan.</p> <p>This exists in the draft plan.</p>	<p>A fire management plan needs to be developed soon so that the issues can be addressed.</p> <p>This will result in amendments being included to the final plan.</p> <p>The chairman will organise a meeting for the Mt Martin Committee, Bush Fire Advisory Committee, the Rangers, CALM and any other relevant persons so that consultation will begin and a fire plan developed.</p>

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER \*\*

---

	<ul style="list-style-type: none"><li>• Conduct programme of hazard reduction burning</li></ul> <b>Fire priorities</b> <ul style="list-style-type: none"><li>• Necessary access (firebreaks and vehicle access)</li></ul>	<p>This should be incorporated into a fire management plan.</p> <p>This should be incorporated into a fire management plan.</p> <p>This should be incorporated into a fire management plan.</p>	
John Tonkin (contd)	<ul style="list-style-type: none"><li>• Protect from invasion of external fires</li></ul>	<p>This should be incorporated into a fire management plan.</p>	

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER \*\*

Name	Comment	Officer recommendation	Recommendation of Mt Martin Regional Botanic Park Committee
Mr. Stan Austin of Big Grove, Albany	<ul style="list-style-type: none"> <li>• Concerned over boundary fence from Johnson Cove to Ledge Beach which would prevent people from parking at Ledge Beach and walking up the hill to admire the panorama view</li> <li>• Access given to designated areas within the park for amateur fishermen to rock fishing areas facing into King George Sound (already tracks exist there)</li> <li>• Does not believe that fence would be of any help re dieback as stated in the report</li> </ul>	<p>There are no plans for a boundary fence from Ledge Beach car park to Johnson Cove. The trail from Ledge Beach car park to Mt Eileen will possibly be closed during periods of high risk for dieback disease areas which have been recognised. One of the priorities of the plan is to prohibit all vehicle access (except emergency and maintenance) which will compromise the conservation goals of the park. Fishermen should be able to use walking trails where available. No changes are necessary for the plan.</p>	<p>The trail from Ledge Beach car park to Mt Eileen should remain open all year round as it is the main path into the park. More work and investigation needs to be done into the work that will be needed for the path to be in a condition that will prevent the spread of dieback, an example would be to resurface the path with crushed limestone where possible. Works and Services will look into this.</p>
The Albany Branch of the Wildflower Society of Western Australia	<p>The following paragraph to be inserted into the draft management plan:</p> <p><b>21. Funding Opportunities</b>  <u>Other Resources</u> (p24)                      The Albany Branch of the Wildflower Society of Western Australia established an Herbarium in 1978. The specimens, some 15 000 to date, have been collected and are owned by the Albany Branch. They are now located in a section of the CALM offices in Albany and the herbarium is operated by Society volunteers. Ministerial approval has been given for joint Society and CALM financial management and interaction. (contd over page).</p>	<p>This paragraph should be included in the plan.</p>	<p>No more comment required.</p>

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER \*\*

Name	Comment	Officer recommendation	Recommendation of Mt Martin Regional Botanic Park Committee
The Albany Branch of the Wildflower Society of Western Australia (contd)	Assurance has also been given that the specimens will always remain in Albany. With the initial paragraph following on from "The herbarium is an essential resource.....".		
Water and Rivers Commission	<ul style="list-style-type: none"> <li>• Supportive of the Plan's main themes.</li> <li>• Recommends that the jetty and dredged channel at Johnson Cove is constructed following the completion of the landscape plan for the area as this would ensure the spoil is appropriately stored or relocated.</li> <li>• The need to safeguard foreshore vegetation should be a priority in this plan.</li> <li>• Suggested that the timing of the above be made clearer in the plan and the need to obtain Department of Transport and Albany Waterways Management Authority approval to carry out the works.</li> </ul>	These comments should be included in the plan and passed on to Works and Services.	No more comment required.
Klaus Braun Operations Manager Bush Fire Service WA	<ul style="list-style-type: none"> <li>• Draft plan does not address fire protection requirements and it is suggested a separate fire prevention and response plan be prepared.</li> <li>• The following fire safety issues should be included: <ul style="list-style-type: none"> <li>➢ The safety of visitors within the park (eg marked safe havens).</li> <li>➢ Safe strategic access/egress for fire control.</li> <li>➢ Bush fire fuel management to reduce the hazard, as well as provide buffers to reduce the likelihood of the whole park being affected by fire in a single fire event.</li> <li>➢ A pre-determined response to a fire event.</li> </ul> </li> <li>• The fire plan should list appropriate fire safety measures addressing issues like the significant threat that exists from fire.</li> <li>• A compromise solution that can accommodate the safety of visitors, as well as the protection of the environment should be sought.</li> <li>• The Kalgan Brigade and the City of Albany bush fire organisation would be better situated to deal with fire emergencies and fire management of the area.</li> </ul>	<p>The development of a fire management plan should be included in the plan.</p> <p>These issues should be dealt with in the fire management plan.</p> <p>This should be included in the fire management plan.</p> <p>This should be included in the fire management plan.</p> <p>Action should be taken to put Mt Martin reserve under the Bushfire Brigade control.</p>	<p>A fire management plan needs to be developed soon so that the issues can be addressed.</p> <p>This will result in amendments being included to the final plan.</p> <p>The chairman will organise a meeting for the Mt Martin Committee, Bush Fire Advisory Committee, the Rangers, CALM and any other relevant persons so that consultation will begin and a fire plan developed.</p>

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER \*\*

Name	Comment	Officer recommendation	Recommendation of Mt Martin Regional Botanic Park Committee
Klaus Braun (contd)	<ul style="list-style-type: none"> <li>• The statement prescribed burning is <i>not proposed for the life of this plan</i> should not be accepted until a specific fire plan for the area has been developed.</li> <li>• Future prescribed burns may be needed to meet visitor safety objectives even though this may not meet environmental and conservation objectives.</li> <li>• Development of fire protection strategies for Mt Martin and adjoining area of remnant vegetation where no clear boundary exists.</li> <li>• Gary Turner (fire prevention officer of the City's bush fire organisation) or John Tonkin and the City's volunteer bush fire brigade officers for the area can be consulted when fire prevention planning work is undertaken.</li> </ul>	<p>A fire management plan for Mt Martin reserve should be developed.</p> <p>A compromise should be sought in the fire management plan. CALM should be consulted regarding the fire management plan</p> <p>These people should be involved in developing the fire management plan in conjunction with the Mt Martin Regional Botanic Park Committee.</p>	
Joan and Alan Cotton of Lower Kalgan, Albany.	<ul style="list-style-type: none"> <li>• Wish to congratulate all who have been involved in the conception, research, fieldwork and publication of the Draft Mt Martin Management Plan.</li> <li>• The opening of the botanic park, the opening of the extended trail at Two Peoples' Bay and the coastal dual path will encourage the enjoyment of the coastline in a non-destructive way.</li> <li>• The provision of the composting toilet in the vicinity of the car park is highly desirable.</li> <li>• The recommendations in the report are supported and they look forward to enjoying the numerous trails.</li> </ul>	<p>These positive comments should be passed on to all involved.</p>	<p>The suggested composting toilet at the carpark be included in the plan. CALM to be consulted as the car park is in the Gull Rock Reserve.</p>

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER \*\*

Name	Comment	Officer recommendation	Recommendation of Mt Martin Regional Botanic Park Committee
<p>Olivia Roberts Chairperson Albany Aboriginal Corporation</p>	<ul style="list-style-type: none"> <li>• Consideration should be given to dual naming of the park “Kaat-boornup” which is Mt Martin’s traditional Noongar name. The spelling is in line with the currently accepted Noongar orthography.</li> <li>• The first paragraph of the Aboriginal history section in the draft plan referring to Coolbun and Mokare understates the truth. In Collett Barker’s journals (Commandant of Solitude, ed. Mulvaney &amp; Green, MUP, 1995) Coolbun had rights to the kangaroos, balga trees and to dictate burning of the area which he owned on the eastern side of the harbour. His land was passed on from father to son. Barker acknowledges his ownership fully three years after European settlement.</li> <li>• Candyup Bobby, a descendant of Coolbun, who inherited the land near Candyup is reported in the Albany Advertiser in the 1890’s as complaining that his land was stolen by Patrick Taylor and others.</li> <li>• In Daisy Bates writings in the early 1900s it was reported that Tommy King (Wandinyil) was the owner of the Albany estate and in the above context it is likely that Tommy King’s family and relations were the descendants of the Coolbun and Mokare who were related and whose estate was centred on the harbours.</li> <li>• The land in question is likely to be subject to a Native Title determination once the conflicting Noongar land claims over the area are resolved. There is likely to remain some remnant Native Title consideration on this land. The passages in Barker’s journal which specifically refer to this land may well have a bearing on the outcome.</li> <li>• It is incumbent on the Council to ensure that Native Title rights in this reserve are not abrogated and that the Mt Martin Botanic Park Committee works cooperatively with the Noongar community to protect and respect these rights.</li> </ul>	<p>This submission and the next two submissions were received after the closing date and were discussed at the Mt Martin Regional Botanic Park Committee monthly meeting.</p>	<p>An interpretive sign to recognise the Aboriginal values and history of the Mt Martin Regional Botanic Park. The Project Officer will consult Olivia Roberts so that any history the Albany Aboriginal Corporation would like included in the plan be included.</p>

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER \*\*

Name	Comment	Officer recommendation	Recommendation of Mt Martin Regional Botanic Park Committee
Henry Kujda, Tourism Development Manager, Great Southern and Southern Forests, Western Australian Tourism Commission	<ul style="list-style-type: none"> <li>• Mt Martin Regional Botanic Park should be able to provide for the needs of nature based tourism. Access and the provision of nature based tourism activities can meet the plan's objectives of minimum impact and sustainability.</li> <li>• Tourism could be provided for through interpretive facilities, guided tours or scientific monitoring. Aboriginal cultural experiences or the use of Aboriginal guides in the park should be considered.</li> <li>• Access to plant propagation areas with educational components may be of interest to tourists interested in the parks rehabilitation.</li> <li>• The jetty to be built will need to allow for commercial tourist charter boat operators.</li> <li>• The Vancouver Waters Project by the Great Southern Development Commission includes the Mt Martin Regional Botanic Park site. This could mean there may be funding available through the Western Australian Tourism Commission for some of the projects mentioned in the plan (that could be deemed tourism public infrastructure projects).</li> <li>• The Department of transport may also have funding available for the jetty access.</li> </ul>		No change to plan required.
John Watson Regional Manager South Coast Region CALM	<ul style="list-style-type: none"> <li>• Key people been on leave hence no comment on plan so far from CALM but the plan is being considered at present.</li> <li>• Generally the plan is very good in that it has clearly defined objectives, background information, priorities and actions for most issues addressed.</li> <li>• One small amendment to the last line in section 3, page 6 where it says "...an interim management plan" should be replaced with "...interim management guidelines..." as a full plan has not been produced yet.</li> </ul>		No change to plan required except suggested small amendment.



#### 15.1.4 Adoption of Nanarup Beach Management Plan

<b>File/Ward</b>	:	MAN063 Kalgan Ward
<b>Proposal/Issue</b>	:	Adoption of Nanarup Beach Management Plan
<b>Subject Land/Locality</b>	:	Nanarup Beach, Reserve Nos: 19539 and unallocated crown land
<b>Proponent</b>	:	City of Albany
<b>Owner</b>	:	City of Albany
<b>Reporting Officer(s)</b>	:	Project Officer - Environmental Planning (M Price)
<b>Previous Reference</b>	:	Shire of Albany OCM 19/02/98 Item 13.3.1
<b>Summary Recommendation:</b>		To adopt final Management Plan and consider implementation from grant monies and in the 2000/2001 budget.
<b>Locality Plan</b>	:	N/A

#### BACKGROUND

1. The Strategic Planning team has completed a management plan for the Nanarup Beach area and seeks adoption of it by Council.
2. Part of Nanarup Beach (and Taylor Inlet) is vested in the City of Albany with a purpose of 'Recreation'. The community has been working with the Strategic Planning team to develop a management plan that reflects:
  - The City's duty of care to provide a safe environment;
  - Sustainable environmental management; and
  - Use of the area for recreation and commercial fishing.
3. Grant monies have been made available from Coastwest Coastcare for the preparation of the management plan, plus some implementation. Some urgent elements of the plan, such as brush fencing and bollards in the picnic area have been installed.

Item 15.1.4 continued

4. A draft management plan was prepared and released for public comment in July 1999. Items considered in the plan included:
  - Pedestrian and vehicle access;
  - Signs;
  - Dune rehabilitation;
  - Provision of facilities; and
  - Funding opportunities.
  
5. A draft management plan was released for six weeks from Friday 13 August to Friday 24 September 1999. Forty three copies of the Draft Nanarup Beach Management Plan were sent out to the various stakeholders and twenty four copies were sent to landowners in the area. The public were asked for comment and the draft plan was made available for viewing from the Regional Library and the two City offices. City of Albany staff were also asked for their input. A total of 27 submissions were received for the Draft Nanarup Beach Management Plan. Submissions have been summarised in Appendix 1.
  
6. The submissions were from the following:
  - Agencies – 6
  - Community groups – 5
  - Local businesses/professionals – 5
  - People from Nanarup – 3
  - People from Lower Kalgan – 2
  - The rest of the submissions came from people from Two Peoples Bay, Emu Point, Little Grove, Black Cat Creek, Frenchman Bay Rd and Albany (6).
  
7. Comments were generally very supportive of the plan. Most submissions commented on vehicle access. Comments ranged from the desire to exclude vehicles from the whole beach to allowing vehicles unlimited access.
  
8. Alterations were made by the Strategic Planning team to create the final management plan (see [Bulletin](#)). This document was circulated within the City of Albany to ensure that objectives of the plan, including implementation were achievable.

## **STATUTORY REQUIREMENTS**

9. The City of Albany has a responsibility to manage the Nanarup area to maintain its recreational and environmental values in a cost effective manner. This management plan will be sent to the Department of Land Administration to satisfy its requirements under the Land Act.

Item 15.1.4 continued

### **POLICY IMPLICATIONS**

10. Nanarup Beach will now have a framework to guide management and implementation of facilities for the next 5 years. The plan will form the basis for grant applications.

### **FINANCIAL IMPLICATIONS**

11. The City of Albany will need to include the implementation of the management plan into budget considerations for coming financial years. The use of the area by locals and visitors is likely to grow over the next few years.

### **STRATEGIC PLAN IMPLICATIONS**

12. In the 'Built and Natural Environment- Parks and Reserves' section of the Strategic Plan it states that the City will 'manage and enhance an outstanding series of parks and reserves'.
13. The City of Albany is developing a Coastal Strategy that recommends sustainable management practices for its coastal reserves. This management plan reflects the aims in the Strategy.

### **COMMENT/DISCUSSION**

14. Nanarup Beach is a heavily used beach for the potentially conflicting activities of pedestrians and vehicles. The Strategic Planning team has sought to strike a balance between the previously unlimited use of vehicles and the need to have an area that is dedicated to pedestrians and swimmers only. This has been done by recommending that all vehicles be prohibited to the west of the inlet. Licensed vehicles would still be allowed to use the beach to the east of the inlet, between the high and low water mark. In special cases, such as for the commercial fishermen and disabled visitors, a permit could be sought from Council for vehicular use to the west of the inlet.
15. Some of the dunes have already been fenced off from the beach. This has greatly reduced the undesirable vehicle access from the beach to the adjacent private property. High tides and storms in 1999 have significantly changed the shape of the beach and Council needs to be aware of the need to monitor the condition of the fences. To date, community members have alerted Council to any fences that have needed attention. This community input should be encouraged.
16. Policing of undesirable behaviour at the beach has been a problem in the past. Council should be mindful that compliance to vehicle access designations will be an important aspect to the success of management plan. To achieve this, rangers will need to be available should there be complaints about vehicles on the beach.
17. The car parking area and toilets are partly on private land and any redevelopment of the area should be negotiated with the landowners.

Item 15.1.4 continued

18. Infrastructure, including the building of a new composting toilet is proposed Nanarup Beach picnic area. This proposal should be considered in the larger picture for other coastal areas that also require upgrading of toilet facilities.
19. Interest has been shown in the area by the Nanarup Friends and Landowners Group and the Lower Kalgan Progress Association. The support of these groups and other community members will be an invaluable resource to the City.
20. The preparation of the plan represents a collaborative approach between community, interest groups and Council. The process of developing the plan has already lead to improvements at the beach in terms of dune rehabilitation

RECOMMENDATION

THAT Council:

1. adopts the Nanarup Beach Management Plan (dated December 1999); and
2. considers implementation of the Management Plan in the 2000/2001 budget.

*Voting Requirement Simple Majority*

.....

**MOVED COUNCILLOR CECIL  
SECONDED COUNCILLOR LUBICH**

**THAT Council:**

- 1. adopts the Nanarup Beach Management Plan (dated December 1999); and**
- 2. considers implementation of the Management Plan in the 2000/2001 budget.**

**MOTION CARRIED 15 – 0**

Appendix 1

## Draft Nanarup Beach Management Plan

October 1999

### Summary of Submissions Received

The public comment period lasted for six weeks from Friday 13 August to Friday 24 September 1999. Forty three copies of the Draft Nanarup Beach Management Plan were sent out to the various stakeholders and twenty four copies were sent to landowners in the area. The public were asked for comment and the draft plan was made available for viewing from the Regional Library and the two City offices. City of Albany staff were also encouraged for their input. A total of 27 submissions were received for the Draft Nanarup Beach Management Plan.

The submissions were from the following:

- Agencies – 6
- Community groups – 5
- Local businesses/professionals – 5
- People from Nanarup – 3
- People from Lower Kalgan – 2
- The rest of the submissions came from people from Two Peoples Bay, Emu Point, Little Grove, Black Cat Creek, Frenchman Bay Rd and Albany (6).

The submissions dealt with the following issues:

No.	Name	Main Issues
1	Randolph Boelling, Two Peoples Bay Rd	<ul style="list-style-type: none"> <li>• Supports management plan overall.</li> <li>• Opposes recommendation 2 - ban vehicles for whole beach..</li> </ul>
2	Philippa John, Lower Kalgan	<ul style="list-style-type: none"> <li>• Supports management plan overall.</li> <li>• Opposes recommendation 2 – ban vehicles for whole beach.</li> </ul>
3	Nykolie Sykora, Environmental Officer, Water and Rivers Commission	<ul style="list-style-type: none"> <li>• Supports plan.</li> <li>• Involve where possible the Water and Rivers Commission (WRC) within discussions regarding the Management Plan’s implementation.</li> <li>• Widening scope of plan by including Taylor Inlet and important priorities.</li> </ul>
4	Bruce Hokking, Barrister & Solicitor, Albany	<ul style="list-style-type: none"> <li>• Supports plan whole heartedly.</li> <li>• Opposes recommendation 2 – ban vehicles from whole beach.</li> </ul>
5	Karla Kinnear, Nanarup	<ul style="list-style-type: none"> <li>• Is a member of the Kalgan Progress Association but does not support their submission.</li> <li>• Pool west of inlet is not a “safe anchorage”.</li> <li>• Supports recommendation 2.</li> <li>• Supports recommendation 3 – signs should be for whole beach.</li> <li>• Supports recommendation 5.</li> <li>• Suggested changes to Figure 2 and Figure 4.</li> </ul>

No.	Name	Main Issues
6	Simon Keast, Property Manager, Arthur Johnston Snowball Pty. Ltd.	<ul style="list-style-type: none"> <li>On behalf of Leonard Milgraum, Nanarup property owner, who endorses in full the details and recommendations of the draft plan.</li> </ul>
7	Lois Gray, Emu Point	<ul style="list-style-type: none"> <li>Thoroughly supports recommendations in draft management plan for Nanarup Beach.</li> </ul>
8	Jim Leighton, Doctor, North Road Family Practice	<ul style="list-style-type: none"> <li>Supports recommendation 2.</li> <li>Use of Vehicles on the Beach and Dunes – winter storm erosion.</li> </ul>
9	Janet McArtney, Lower Kalgan Quarterly Editor	<ul style="list-style-type: none"> <li>Opposes recommendation 2.</li> <li>Changes to recommendation 3.</li> <li>Consultation needed with the Lower Kalgan Progress Association and area landowners via the Lower Kalgan Quarterly.</li> </ul>
10	James Stewart, Nanarup	<ul style="list-style-type: none"> <li>Supports all the recommendations in Section 3, especially banning vehicles from south west of Inlet.</li> </ul>
11	R.J. Robinson, Little Grove	<ul style="list-style-type: none"> <li>Supports eleven recommendations.</li> <li>Would like final report to be a blue print for other areas such as Mutton Bird Island Beach.</li> </ul>
12	Amanda Woods, Spokesperson, Nanarup Landowners and friends	<ul style="list-style-type: none"> <li>Supports all the proposed recommendations.</li> <li>Looks forward to the implementation of plan.</li> <li>Suggested changes to Figure 4.</li> </ul>
13	Stephen Woods, Nanarup	<ul style="list-style-type: none"> <li>Supports all the recommendations in draft plan.</li> <li>Access to pool for safe anchorage not needed.</li> <li>As a member of the Lower Kalgan Progress Association (LKPA), does not support vehicles access to SW of the Inlet.</li> <li>Submitted a letter from LKPA in 1997 supporting vehicle ban to SW of the Inlet.</li> </ul>
14	Tony Cappelluti, Regional Manager South, Fisheries WA	<ul style="list-style-type: none"> <li>Human Activities – Commercial fishing dates and Fish Resources Management Act 1994.</li> <li>Use of Vehicles on the Beach and Dunes - access rights of fishermen.</li> <li>Recommendation 5 - may need to be amended.</li> </ul>
15	Mike Richardson, Parks and Reserves Team Leader, City of Albany	<ul style="list-style-type: none"> <li>More groundwork is required before plan can be endorsed.</li> <li>Mentions practicalities regarding Recommendation 1, 3 and 4.</li> </ul>

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER \*\*

16	Bob Moir, Black Cat Creek	<ul style="list-style-type: none"> <li>• Comments for recommendations 1 to 11.</li> <li>• Human Activities – Commercial fishing finite, mention boat users.</li> <li>• Physical Environment – future water levels.</li> <li>• No mention of who is responsible should an accident occur between vehicles and public.</li> </ul>
17	Pam Thorley, Regional Manager South- West, Aboriginal Affairs Department.	<ul style="list-style-type: none"> <li>• Commends report. However Aboriginal Heritage issues should be addressed.</li> <li>• Major ground disturbing work in the area should have suitable ethnographic and archaeological surveys carried out.</li> <li>• Environmental protection of the area is likely to provide protection to areas of Noongar heritage values.</li> </ul>



No.	Name	Main Issues
18	D.H. Stewart, VSc., M.R.C.V.S., Nanarup	<ul style="list-style-type: none"> <li>• Supportive of plan.</li> <li>• Opposes recommendation 5 – no allowances.</li> <li>• Supports recommendations 6, 8, 9 and 10.</li> <li>• Introduction – Extend management Plan area west.</li> </ul>
19	Julie Hutchinson, Secretary, LKPA	<ul style="list-style-type: none"> <li>• Suggested changes to Figure 2 and 4.</li> <li>• Human Activities – Clarify commercial fishing dates.</li> <li>• Pool south west of the Islet point is a gazetted anchorage.</li> <li>• Opposes recommendation 2 – vehicle access should be for whole beach.</li> <li>• Supports recommendation 3 for speed signs.</li> </ul>
20	Paul Bloffwitch, Secretary, Albany Four Wheel Drive Club Inc	<ul style="list-style-type: none"> <li>• Supports recommendation 2.</li> </ul>
21	Adrian Wilson, Frenchman Bay Rd	<ul style="list-style-type: none"> <li>• Taylor Inlet catchment survey and management plan.</li> <li>• Physical Environment – Landforms, Coastal vegetation.</li> <li>• Human Activities – disputes commercial fishing's contribution to local economy.</li> <li>• Use of Vehicles on beach - supports access of vehicles to east of beach.</li> <li>• Supports recommendation 1.</li> <li>• Generally supports recommendation 2.</li> <li>• Opposes recommendation 5.</li> </ul>
22	Shane Crockett, CEO, Western Australian Tourism Commission	<ul style="list-style-type: none"> <li>• Human Activities – potential tourism.</li> <li>• Supports recommendation 1.</li> <li>• Supports recommendation 6.</li> <li>• Supports recommendation 7.</li> <li>• Supports recommendation 9.</li> <li>• Supports recommendation 10.</li> <li>• Supports recommendation 11.</li> </ul>
23	Tim Booth, Lower Kalgan	<ul style="list-style-type: none"> <li>• Total agreement with all recommendations.</li> <li>• Especially supports recommendation 2.</li> </ul>

24	M Minissale, Project Officer, South East Region, DOLA	<ul style="list-style-type: none"> <li>• Plan needs to have a specific statement saying that conservation, environmental or heritage issues have been considered.</li> </ul>
25	Eileen Croxford, Albany	<ul style="list-style-type: none"> <li>• Agree with recommendations proposed.</li> <li>• Use of Vehicles on the Beach and Dunes – damage by recreational users.</li> <li>• Location and tenure – change Motel zoning.</li> <li>• Human Activities – ban horses.</li> <li>• Recommendation 3 – barriers probably not useful.</li> <li>• Supports recommendation 5.</li> <li>• Supports recommendation 6.</li> <li>• Supports recommendation 11.</li> </ul>
26	Ron Moore, Director, Albany Scuba Diving Academy	<ul style="list-style-type: none"> <li>• Opposes recommendation 2 – utilise pool for dive training and schools, need vehicle access.</li> </ul>
27.	Ron Moore, Secretary, South Coast Divers Club Inc.	<ul style="list-style-type: none"> <li>• Opposes recommendation 2 – utilise pool for annual dive club event and family days, need vehicle access.</li> </ul>

**Submissions Received for Draft Management Plan for Nanarup Beach**

Comments	No. of Submissions supporting Comments	Officer recommendation
<b>General comments:</b>		
Supports management plan overall.	11	
Involve where possible the Water and Rivers Commission (WRC) within discussions regarding the Management Plan's implementation.	1	
Plan needs to have a specific statement saying that conservation, environmental or heritage issues have been considered.	1	
Off-road vehicles have no place at Nanarup Beach.	1	
Widen scope of plan by including eutrophication and sedimentation within the Taylor inlet as important priorities in terms of sustainable management of this resource. Future project "Estuarine Catchment repair" by Green Skills.	2	
Might need to look at investigations into hydrodynamics involved to provide recommendations concerning the seasonality and length of time for bar opening to prevent sand encroachment and filling of lagoon.	1	
A catchment survey and management plan for the catchment should be carried out to maintain and improve water quality in the inlet.	1	
The pool to the south west of the Inlet is a gazetted anchorage and banning vehicle use is unrealistic.	1	
The pool to the south west of the Inlet at Nanarup beach does not have "safe anchorage" in bad weather and vehicle use to this area is therefore unnecessary.	2	
<b>Specific Comments</b>		
<b>1.1 Introduction</b>		
The Management Plan should be extended to the west to include Public Recreation Reserve No. 7723.	1	

<b>1.2 Location and Tenure</b>		
Figure 2 – suggested changes to this figure.	2	
Zoning for motel should be removed and the land either bought or vested with the City of Albany.	1	
Motel area is the site for colonies of Firetail Finches and Blue Wrens and when available should become a landscaped public park and amenities area.	1	
<b>1.3 Physical Environment</b>		
Coastal vegetation – page 8, second to last row, spelling should be <i>Calocapthalus brownii</i> .	1	
Recent major weed invasion by the <i>Watsonia</i> species.	1	
Mention future water levels of the inlet and ocean and implications of this for area.	1	
<b>1.4 Human Activities</b>	<b>No. of Submissions supporting Comments</b>	<b>Officer recommendation</b>
Commercial fishing – clarification that the salmon fishing operation is licensed to fish at Nanarup Beach all year round and the period 15 February to April 30 is when the fisher has additional protection under the Fish Resources Management Act 1994 (FRMA).	2	
Mention fishermen's finite existence at Nanarup.	1	
Mention boat users of the Inlet and beach launching.	1	
The herring trap endorsement operation will no longer be undertaken at Nanarup.	1	
Disputes commercial beach fishing's contribution to the local economy as it often occurs in conflict with tourism and recreational fishing activities.	1	
Supports comment in plan regarding the considerable potential of Nanarup to be a tourist site.	1	
Horses should not be allowed in the Nanarup Beach area.	1	
According to WA Travel Survey, 43% of visitors to the Great Southern will visit a beach and picnics and BBQs are also popular with 25% of all visitors.	1	
Aboriginal Heritage issues should be addressed such as the significance of most inlets along the south coast to Noongar people.	1	

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER \*\*

<b>2.1 Use of Vehicles on Beach and Dunes</b>		
Figure 4 – suggested changes to this figure.	3	
Vehicles still drive on dunes after they have been heavily eroded as a result of winter storms.	1	
The FRMA does not provide for control of access over land to fish resources. Commercial fishers licensed to take fish from Nanarup Beach waters may require a permit from the authority who has vesting of the land which accesses these waters. A large number of fishers can access these waters under a variety of authorisations under the FRMA.	1	
Need to mention who will be responsible should an accident occur.	1	
Additional dune disturbance has occurred approximately 1-2 km to the east of the inlet due mainly to trail bikes.	1	
Problem when vehicles leave the beach, often trail bikes or unlicensed off-road vehicles.	1	
<b>2.2 Dune Degradation and Rehabilitation</b>		
Vehicles and sand boarding should be prohibited from accessing dunes in the future.	1	
3 Recommendations	<b>No. of Submissions supporting Comments</b>	<b>Officer recommendation</b>
Supports all eleven recommendations.	7	
Recommendation 1 – supports.	3	
Recommendation 1 –vehicle speeds should be controlled.	1	
Recommendation 1 – How will the City of Albany provide alternative pedestrian access.	1	
Recommendation 2 – Opposes the use of vehicles to the area south west of the Inlet (except professional fishermen)	2	
Recommendation 2 – Opposes the use of vehicles to the south west of the Inlet.	11	
Commercial fishing could be accessed east of the above.	1	
Recommendation 2 – Supports the use of licensed vehicles to the south west of the Inlet.	5	
Recommendation 2 – vehicles should be allowed to drive up to the island but not onto the pool beach (south west of Taylor Inlet).	1	
Recommendation 2 – Opposes the use of licensed vehicles to the north east of the Inlet.	5	
Recommendation 2 – Supports the use of licensed vehicles to the north east of the Inlet.	9	

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER \*\*

Recommendation 2 – the current parking area is too far away for many members of the public.	1	
Recommendation 3 – Speed limits and signs should be erected for whole beach and enforced.	3	
Recommendation 3 – Signs to be erected and policed. No barriers.	2	
Recommendation 3 – Signs indicating no vehicles should clearly show exemption for fishing licenses vehicles and COA permit holders well signed.	1	
Recommendation 3 – How will the City of Albany erect barriers on a dynamic beach front that will remain safe for users and withstand a high level of vandalism.	1	
Recommendation 3 – sign showing no vehicles to west of Taylor Inlet should be erected at pool rather than the inlet.	1	
Recommendation 4 – Where will City of Albany staff come from to police Nanarup Beach which is 20min away from CBD.	1	
Recommendation 4 – SW to be sign posted and policed. Strict speed limits and entry to general use.	1	
Recommendation 5 – needs to be amended in light of clarification of permitted commercial fishing at Nanarup.	1	
3 Recommendations	<b>No. of Submissions supporting Comments</b>	<b>Officer recommendation</b>
Recommendation 5 – supports.	1	
Recommendation 5 – No special cases.	2	
Recommendations 6 – More effort should be directed at dune rehabilitation and people excluded from dunes except in perhaps specific areas.	2	
Recommendations 6 – supports and the planting of indigenous trees such as <i>Agonis flexuosa</i> , <i>Melaleuca cuticularis</i> and native flora of the area.	1	
No sand boarding unless in a controlled area away from prevailing winds.	1	
Recommendations 6 – Leave dunes alone to take their natural course.	1	
Recommendations 7 – supports.	2	
Recommendations 7 – Leave dunes alone.	1	
Recommendations 8 – Remove fences from public danger.	1	

MINUTES - ORDINARY COUNCIL MEETING 14/12/99

\*\* REFER DISCLAIMER \*\*

---

Recommendations 6, 7 and 8 – more consultation with the Lower Kalgan Progress Association and Area Landowners via the Lower Kalgan Quarterly.	1	
Recommendation 9 – supports.	3	
Recommendation 10 – supports.	2	
Recommendation 11 – supports (only carry out after other things have been done).	3	
Major ground disturbing work in the area should require suitable ethnographic and archaeological surveys.	1	

## 15.2 MARKETING & CORPORATE PLANNING

### 15.2.1 Mayoral Regalia and City Crest

<b>File/Ward</b>	:	MAN 005 All Wards
<b>Proposal/Issue</b>	:	Mayoral Regalia
<b>Subject Land/Locality</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer(s)</b>	:	Marketing Manager (L Scholten)
<b>Previous Reference</b>	:	N/A
<b>Summary Recommendation:</b>		Council forms a committee to oversee the design and manufacture of a Mayoral chain and City of Albany crest.
<b>Locality Plan</b>	:	N/A

### BACKGROUND

1. At the Elected Members' briefing session on 23rd November, 1999, Councillors agreed to form a committee to oversee the design and manufacture of a Mayoral chain.
2. The Mayoral chain is a significant part of Council's ceremonial function and the process would essentially be one of the committee looking at the design and manufacture of a chain that incorporates facets of the old Shire and Town as well as a new City crest.
3. In terms of the City crest, it was resolved to seek input from the various educational institutions in the city area to determine what they consider would be appropriate to appear in the crest. Currently, the main feature of the Shire of Albany crest is two bottlebrush flowers (*banksia coccinia*) whereas on the Town's there is an amalgam of maritime, agricultural and transport pictures.

### STATUTORY REQUIREMENTS

4. Section 5.8 of the Local Government Act deals with the "establishment of committees" and states as follows:

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

*\*Absolute majority required.*"



Item 15.2.1 continued

5. Section 5.10 of the Local Government Act deals with the “appointment of committee members” and states as follows:

“5.10 (1) A committee is to have as its members –

- (a) persons appointed\* by the local government to be members of the committee (other than those referred to in paragraph (b)); and
- (b) person who are appointed to be members of the committee under subsection (4) or (5).

\* *Absolute majority required.*

(2) At any given time each council member is entitled to be a member of at least one committee referred to in section 5.9(2)(a) or (b) and if a council member nominates himself or herself to be a member of such a committee or committees, the local government is to include that council member in the persons appointed under subsection (1)(a) to at least one of those committees as the local government decides.

(3) Section 52 of the *Interpretation Act 1983* applies to appointments of committee members other than those appointed under subsection (4) or(5) but any power exercised under section 52(1) of that Act can only be exercised on the decision of an absolute majority of the local government.

(4) If at a meeting of the council a local government is to make an appointment to a committee that has or could have a council member as a member and the mayor or president informs the local government of his or her wish to be a member of the committee, the local government is to appoint the mayor or president to be a member of the committee.

(5) If at a meeting of the council a local government is to make an appointment to a committee that has or will have an employee as a member and the CEO informs the local government of his or her wish –

- (a) to be a member of the committee; or
- (b) that a representative of the CEO be a member of the committee,

the local government is to appoint the CEO or the CEO's representative, as the case may be, to be a member of the committee.”

Item 15.2.1 continued

**POLICY IMPLICATIONS**

Nil.

**FINANCIAL IMPLICATIONS**

6. Cost of design and production of the Mayoral chain and design of the City crest. Costs are dependent on the chosen materials and design and are yet to be determined.

**STRATEGIC PLAN IMPLICATIONS**

Nil.

**COMMENT/DISCUSSION**

7. The Mayoral chain is a very significant part of Council's ceremonial function. The design of the Mayoral Regalia and the Crest for the City of Albany will add another, more formal, dimension to the Council's image to the residents of Albany, tourists, visiting dignitaries and others.
8. The establishment of a committee by Council to oversee the design and production of both of these elements will ensure that the community has input into and ownership of the selected image.

**RECOMMENDATION**

THAT Council:

1. establishes a Mayoral Regalia and City Crest Committee crest with the following representatives to oversee the design and production of the Mayoral Regalia and the City crest, and to refer designs and options to Council for a decision:
  - two Councillors
  - Mayoral Liaison Officer
  - Strategic Planning (Marketing Manager – Ms L Scholten)
2. nominates Councillor Lubich and Councillor Bojcun as its representatives on the Mayoral Regalia and City Crest Committee.

*Voting Requirement Absolute Majority*

.....

Item 15.2.1. continued.

**MOVED COUNCILLOR CECIL  
SECONDED COUNCILLOR WALKER**

**THAT Council:**

- 1. establishes a Mayoral Regalia and City Crest Committee crest with the following representatives to oversee the design and production of the Mayoral Regalia and the City crest, and to refer designs and options to Council for a decision:**
  - two Councillors**
  - Mayoral Liaison Officer**
  - Strategic Planning (Marketing Manager – Ms L Scholten)**
- 2. nominates Councillor Lubich and Councillor Bojcun as its representatives on the Mayoral Regalia and City Crest Committee.**

**MOTION CARRIED 14 – 1**

Councillor Lubich left the chambers at 9:35pm and returned at 9:38pm.

### 15.3 PROJECT DEVELOPMENT

#### 15.3.1. Albany University Centre

<b>File/Ward</b>	:	MAN106, MAN079 Frederickstown Ward
<b>Proposal/Issue</b>	:	Support for Funding Proposal
<b>Subject Land/Locality</b>	:	N/A
<b>Proponent</b>	:	City of Albany
<b>Owner</b>	:	N/A
<b>Reporting Officer(s)</b>	:	Executive Director - Strategic Planning (R Jefferies)
<b>Previous Reference</b>	:	Nil
<b>Summary Recommendation:</b>		That Council supports the submission and agrees in principle to provision of funding in future budgets and instructs staff to prepare a business plan.
<b>Locality Plan</b>	:	N/A

#### BACKGROUND

1. Regional West Australians suffer considerable disadvantage in terms of access to university education:
  - the participation rate in tertiary education in Albany is less than half that of those in the metropolitan area (23.1/1000 compared with 55/1000 in the metropolitan area); and
  - the drop-out rate of country students is considerably higher than for metropolitan students.
2. Moreover, rural settings suffer socially and economically from the loss of family and young people who are forced to travel to Perth to study.
3. The Albany University Centre is a unique project because it brings to Albany cost-effective, flexible and high quality education delivered by the State's Premier University, The University of Western Australia. The establishment of the Centre was achieved after several years of investigation by the Great Southern Regional Community. In 1999, 36 students studying science, arts and postgraduate education, paved the way for Albany to become a unique coastal University city in Western Australia.

Item 15.3.1 continued

4. The current facilities are temporary only and delivery of university studies in 1999 was only possible through:
  - the University of Western Australia meeting all operational costs without dedicated HECS funding;
  - the District Office of the Department of Education providing temporary office and teaching facilities at minimal cost;
  - the regional offices of Agriculture Western Australia providing temporary access to scientific laboratories; and
  - the City of Albany providing library facilities and support.
5. In 2000, UWA will offer a vastly expanded program with a full first year in degrees offered by five faculties: Agricultural Science, Science, Economics and Commerce, Engineering and Mathematical Sciences and Arts. It is projected that in 2000, the student body will double to about 70, and approximately 150 students are expected to enrol by 2001-2002.
6. Urgent attention to the provision of facilities and funding support is required from the State and Commonwealth Governments in order to ensure that students are not refused access due to the lack of available teaching facilities and space.
7. Current facilities are barely adequate for the current 36 students and the accommodation provided by the goodwill of local agencies cannot meet the Centre's growth.
8. The Executive Director - Strategic Planning and City staff, in conjunction with representatives of the Albany University Foundation, Great Southern Development Commission and the Albany University Centre have developed a funding submission to the State Government which is complementary to a proposal for approximately \$3 million to the Commonwealth Government, for facilities for the Albany University Centre.
9. The submission to the State Government includes:
  - relocation of the District Education Office to alternative premises to make available to the Albany University Centre, the existing Serpentine Road facilities transferring freehold title to the City of Albany – these facilities are currently vested with the Minister for Education;
  - provision of a grant of \$1.0 million to establish a regionally based University Education Foundation – this is in accordance with the Deputy Premier's Science and Technology Policy;

Item 15.3.1 continued

- provision of the freehold title of Reserve 27179 as an endowment to the University Education Foundation – this is also in accord with the Science and Technology Policy and vesting of this reserve is also with the Minister for Education.
  - advance the programme for construction of the new country students hostel to enable relocation of the District Education Office to the current Amity hostel site.
10. The Commonwealth Government submission proposes provision of funding to enable:
- further development of information technology and telecommunications facilities;
  - refurbishment and adaption of the District Education Office facilities for University education purposes;
  - provision of an extension to the public library to provide for tertiary students' needs; and
  - construction of science laboratory facilities.
11. The purpose of this report is to seek Council approval of a contribution from the City of Albany towards these facilities and endorsement of the proposal.
12. It is requested that the City of Albany commits to:
- Provision of 10 hectares of land at Bayonet Head on the corner of Mercer Road and Lower King Road for education purposes, in exchange for the freehold title of Reserve 33641 Serpentine Road (the current District Education Office complex); and
  - Commitment of \$50,000 in the form of scholarships and in-kind staff time in years 2000 and 2001. These commitments would largely be in the form of in-kind project management input into the development of the library facilities over those years and maintenance of current levels of support to the University Centre and Foundation.

**STATUTORY REQUIREMENTS**

13. The Local Government Act requires that before entering into a major land transaction, that it prepares a business plan.

Item 15.3.1 continued

14. The business plan is to include an overall assessment of the major land transaction and is to include details of:
  - a) its expected effect on the provision of facilities and services by the local government;
  - b) its expected effect on other persons providing facilities and services in the district;
  - c) its expected financial effect on the local government;
  - d) its expected effect on matters referred to in the local government's current Principal Activities Plan;
  - e) the ability of the local government to manage the undertaking or the performance of the transaction; and
  - f) any other matter prescribed for the purposes of subsection (3) of Clause 3.59 of the Act.
  
15. The Act also requires that the local government:
  - a) give Statewide public notice stating that:
    - i) the local government proposes to enter into the major land transaction described in the notice or into a land transaction that is preparatory to that major land transaction;
    - ii) a copy of the business plan may be inspected or obtained at any place specified in the notice; and
    - iii) submissions about the proposed transaction 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;

and

  - b) make a copy of the business plan available for public inspection in accordance with the notice.
  
16. After the last day for submission, the local government is to consider any submissions made and may decide to proceed with the transaction as proposed or so that it is not significantly different from what was proposed.

Item 15.3.1 continued

17. In respect to disposing of land, Section 3.58 of the Act normally applies, however, the Local Government (Function in General) Regulations (1996) exempts the local government from these requirements when disposal is to a State or Commonwealth department, agency or instrumentality (Clause 30, subsection (2)(c)(ii)).

**POLICY IMPLICATIONS**

Nil.

**FINANCIAL IMPLICATIONS**

18. Preliminary assessment of the valuation of the land at Bayonet Head and of Reserve 33641 Serpentine Road, indicates that the value of the Serpentine Road site is considerably higher than the Bayonet Head site. Sworn valuations are being sought to confirm this.
19. The proposal provides for the Serpentine Road facility to be provided to the University Centre at a peppercorn rental, which would then be responsible for its ongoing maintenance and development costs.
20. Funding commitments would be subject to Budget consideration, however, it is anticipated that should the application for library funding be successful, it would necessitate professional input by City staff for the successful development and integration of the facility into the public library. The library extension although funded through University funding sources, would be accessible by the public.

**STRATEGIC PLAN IMPLICATIONS**

21. The City's Strategic Plan includes Economic Development Strategies to:  
"Develop Albany's cultural infrastructure in consultation with the community;  
and Facilitate the establishment of university education in Albany".

**COMMENT/DISCUSSION**

22. To be successful, the proposal requires a strong partnership between a number of key players namely, the University of Western Australia, the City of Albany, the West Australian State Government and the Federal Government. Each of these parties shall place a different emphasis on the social, cultural or economic outcomes sought through this project. Some of the outcomes which could be expected are listed below:

**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;



Item 15.3.1 continued

- ♦ Development of a Centre of Excellence in Natural Resource Management education, training and research in collaboration with Agriculture WA and other key government agencies, and industry;
- ♦ Strengthening of regionally based expertise and research capability in the natural resource management disciplines, at a crucial time for action by government and industry to address broad-scale environmental sustainability issues;
- ♦ Development of a Regional Information Network, providing opportunity for business partnerships, growth and industry readjustment as we enter the Information Age;
- ♦ Establishment of a regional educational and IT 'hub' to service the needs of the Great Southern.
- ♦ Creation of a broader skills base within the Great Southern, particularly of skilled young professionals whom are often difficult to attract to the regions;
- ♦ Provision of social infrastructure considered fundamental to the creation of an attractive long term investment climate for the Great Southern;
- ♦ Creation of 6 to 10 jobs initially, expected to expand to 35 jobs within 5 years and 50 jobs in 10-15 years;
- ♦ Operational expenditure is expected to lead to an estimated annual regional economic benefit of \$1.88 million on commencement of full first year courses, increasing to approximately \$2.6 million per year by year 5 and \$3.75 million in about 15 years;

**Social/Cultural**

- ♦ Improvement of alarmingly low regional participation rate in university education, currently 23.1/1000. (State average 46/1000, Perth metro average 55/1000);
- ♦ Reduction of the drop out rate of country students, offering the option to Albany students to remain in their home environment, particularly in the first (transitional) year of the university experience;
- ♦ Strengthen coordination of secondary and tertiary education provision within the Great Southern and provision of 'pathways' for students between secondary schooling, TAFE and university education;
- ♦ Retain families and young educated people in the region (Money [1996] report, predicted the campus could generate 400 students);
- ♦ Increase cultural diversity and cultural leadership within the community;
- ♦ Increase in peer leadership and creation of opportunities for young people could be expected to lead to a downturn in vandalism and crime rate in the younger age groups;
- ♦ Provision of a needed alternative to the financial hardships created by educational costs associated with travel and accommodation for students attending Perth-based universities, (and retain this spending in the Region);

Item 15.3.1 continued

23. In 2000 the University of Western Australia (UWA) will vastly expand its teaching program in Albany. The following units from five different faculties will be offered:

<b>Faculties</b>	<b>Semester 1</b>	<b>Semester 2</b>
<b>Agriculture</b>	Ecosystem Processes	Ecosystem Processes
<b>Arts</b>	English 102 Anthropology 101 Political Science 103 Ancient History 111 Italian 101	English 104 Anthropology 102 Political Science 101 History 152 Italian 102
<b>Engineering and Mathematical Sciences</b>	Foundations of Information Technology 104 Mathematics 155	Computer Science  Statistics and Modelling 155
<b>Science</b>	Psychology 100 Geography 101 Biology 101 Chemistry 120 Human Biology 100	Psychology 100 Geography 102 Biology 101 Chemistry 120 Human Biology 100
<b>Economics and Commerce</b>	Financial Accounting 101  Microeconomics 101 Organisational Behaviour 135	Management Accounting 112 Macroeconomics 102 Introduction to Law 104

24. Due to student demand two additional second year units may be offered in Arts in 2000. Depending on student demand, other second year units will be offered in subsequent years. Moreover, the University is exploring the possibility of offering Graduate Diploma in Education and a Master of Natural Resource Management which could be as early as year 2000.
25. The cost to UWA in year 2000 in course delivery and IT facilities will be in the order of \$1million, without any increase in funding of student places to allow for the Albany campus.

RECOMMENDATION

THAT Council:

1. supports the submission to the State Government for provision of facilities to the Albany University Centre as detailed in this report;
2. agrees in principle to provision of funding to support the Albany University Centre in its 2000/2001 and 2001/2002 Budgets; and

Item 15.3.1 continued

3. instructs staff to prepare a business plan and to undertake advertising and the procedural requirements of Section 3.59 of the Local Government Act for a proposal to exchange part of Lot 3 Mercer Road for the land designated Reserve 33641 Serpentine Road.

*Voting Requirement Simple Majority*

.....

**MOVED COUNCILLOR DUFTY  
SECONDED COUNCILLOR WALKER**

**THAT Council:**

- 1. supports the submission to the State Government for provision of facilities to the Albany University Centre as detailed in this report;**
- 2. agrees in principle to provision of funding to support the Albany University Centre in its 2000/2001 and 2001/2002 Budgets; and**
- 3. instructs staff to prepare a business plan and to undertake advertising and the procedural requirements of Section 3.59 of the Local Government Act for a proposal to exchange part of Lot 3 Mercer Road for the land designated Reserve 33641 Serpentine Road.**

**MOTION CARRIED 15 – 0**

### 15.3.2 Rural Transaction Centres Programme

<b>File/Ward</b>	:	MAN101 All Wards
<b>Proposal/Issue</b>	:	Acceptance of Grant
<b>Subject Land/Locality</b>	:	City rural areas
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer(s)</b>	:	Executive Director - Strategic Planning (R Jefferies)
<b>Previous Reference</b>	:	Nil
<b>Summary Recommendation:</b>		Council accepts the grant.
<b>Locality Plan</b>	:	N/A

#### BACKGROUND

1. The City of Albany has been successful in attaining a grant of \$20,725 to undertake Business Planning to examine the needs and potential to establish Rural Transaction Centres (or facilities) in the townsites of Wellstead, South Stirling, Manypeaks, Redmond, Youngs Siding, Elleker and Kalgan.
2. Services are currently limited in the above localities and it is anticipated that the transaction centres services may be delivered through differing methods at each locality, dependent upon existing infrastructure and levels of service.
3. The Rural Transaction Centres (RTC) programme provides for business planning as a first step, with grants also available for the establishment of Centre infrastructure and equipment.
4. The project includes undertaking an audit of existing services as well as potential new services that could be provided. Services such as banking, bill paying, postal, local government services, community and youth services, library services, Internet access, Centrelink services and regional information kiosks will be considered.
5. The proposal was developed following a meeting with rural community representatives, held on 7th April, 1999, based upon the enthusiasm of that group and focussed on those communities which showed interest and are logical centres to base facilities which will service the Albany hinterland.

Item 15.3.2 continued

### **STATUTORY REQUIREMENTS**

Nil.

### **POLICY IMPLICATIONS**

Nil.

### **FINANCIAL IMPLICATIONS**

6. The Business Plan will need to address any ongoing operational or capital costs to the City.
7. The project requires a contribution of \$11,150 from the City of Albany, however, this is principally in the form of staff time as an in-kind contribution, the balance of funding would be met within the existing budget within the allocations under Strategic Planning.
8. The City of Albany contribution consists of:
  - Officer time and overheads = \$7,150
  - Advertising and document costs = \$2,000
  - Postage and Advertising = \$2,000

### **STRATEGIC PLAN IMPLICATIONS**

9. The project is consistent with the following strategies and objectives of the City's Strategic Plan:
  - *“Provide the broadest range of telecommunications services possible to all residents”.*
  - *“Introduce the planned utilisation of e-commerce across the City in a manner which does not disadvantage rural business and the community”.*
  - *“Provide equitable access to library resources and service for all members of the community”.*

### **COMMENT/DISCUSSION**

10. The concept of Rural Transaction Centres has considerable opportunity to enable cost effective delivery of a significant range of information and transaction based services to the community, and rural people in particular.
11. The project integrates well with a range of initiatives the City is leading or participating in, including the Albany GateWAY project, the City of Albany website, the mobile telephone project, the City of Albany library services review, the development of the Albany University Centre, as well as the development and planning of our rural townsites.

Item 15.3.2 continued

RECOMMENDATION

THAT Council:

1. accepts the grant of \$20,725 from the Federal Government's Rural Transaction Centres Programme and authorises its expenditure; and
2. authorises the entering into contractual arrangements to accept the grant and the affixing of the Common Seal to the necessary documents.

*Voting Requirement Absolute Majority*

.....

**MOVED COUNCILLOR WEST  
SECONDED COUNCILLOR WILSON**

**THAT Council:**

- 1. accepts the grant of \$20,725 from the Federal Government's Rural Transaction Centres Programme and authorises its expenditure; and**
- 2. authorises the entering into contractual arrangements to accept the grant and the affixing of the Common Seal to the necessary documents.**

**MOTION CARRIED 15 – 0**

## 15.4 STRATEGIC PLANNING

### 15.4.1 Establishment of a Recreation Advisory Committee

<b>File/Ward</b>	:	MAN 074 All Wards
<b>Proposal/Issue</b>	:	Establishment of a Recreation Advisory Committee
<b>Subject Land/Locality</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer(s)</b>	:	Project Research Officer (D Giles)
<b>Previous Reference</b>	:	N/A
<b>Summary Recommendation:</b>		Council establishes a Recreation Advisory Committee to act as a reference group for the development of the Recreational Needs Study and Albany Recreation Strategy and the ongoing implementation of the Recreation Strategy.
<b>Locality Plan</b>	:	N/A

### BACKGROUND

1. Council recently appointed a consultant, Lesley Solly and Associates to complete the Recreation Needs Study and facilitate the development of the Albany Recreation Strategy.
2. To assist in this process and ensure wide ownership of the Strategy the existing steering committee has proposed that a Recreation Advisory Committee be established under the attached Terms of Reference of the Albany Recreation Committee (RAC).
3. It is proposed that the RAC include members of the existing steering committee, (David Giles, Research Officer, Strategic Planning, Rob Shanahun, Community Development Officer, Peter Sporton, Manager ALAC and Mike Stidwell, Regional Manager, Ministry for Sport and Recreation), representatives from: Education, Health Department-Active Australia Officer, Tourist Bureau, Chamber of Commerce and Industry, Albany Arts Council, another rep from Ministry for Sport and Recreation, two Councillors and four community representatives.

Item 15.4.1 continued

### STATUTORY REQUIREMENTS

4. Section 5.8 of the Local Government Act deals with the “establishment of committees” and states as follows:

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

*\*Absolute majority required.*”

5. Section 5.10 of the Local Government Act deals with the “appointment of committee members” and states as follows:

“5.10 (1) A committee is to have as its members –

- (a) persons appointed\* by the local government to be members of the committee (other than those referred to in paragraph (b)); and
- (b) person who are appointed to be members of the committee under subsection (4) or (5).

*\* Absolute majority required.*

(2) At any given time each council member is entitled to be a member of at least one committee referred to in section 5.9(2)(a) or (b) and if a council member nominates himself or herself to be a member of such a committee or committees, the local government is to include that council member in the persons appointed under subsection (1)(a) to at least one of those committees as the local government decides.

(3) Section 52 of the *Interpretation Act 1983* applies to appointments of committee members other than those appointed under subsection (4) or(5) but any power exercised under section 52(1) of that Act can only be exercised on the decision of an absolute majority of the local government.

(4) If at a meeting of the council a local government is to make an appointment to a committee that has or could have a council member as a member and the mayor or president informs the local government of his or her wish to be a member of the committee, the local government is to appoint the mayor or president to be a member of the committee.

(5) If at a meeting of the council a local government is to make an appointment to a committee that has or will have an employee as a member and the CEO informs the local government of his or her wish –



Item 15.4.1 continued

- (a) to be a member of the committee; or
- (b) that a representative of the CEO be a member of the committee,

the local government is to appoint the CEO or the CEO's representative, as the case may be, to be a member of the committee.”

**POLICY IMPLICATIONS**

Nil

**FINANCIAL IMPLICATIONS**

Nil

**STRATEGIC PLAN IMPLICATIONS**

6. The completion of the Recreational Needs Study and development of a Recreation Strategic Plan have been identified as specific strategies in the City's Strategic Plan. These strategies will enable the City to achieve the strategic objective to “facilitate the health and well being of the community by ensuring the provision and promotion of leisure, sport and recreation facilities, services and programmes” to meet community needs and future aspirations.

**COMMENT/DISCUSSION**

7. The establishment of a Recreation Advisory Committee by Council will assist in ensuring maximum community input and ownership of the development and implementation of a Recreation Strategic Plan for Albany

**RECOMMENDATION**

THAT:

1. Council establishes a Recreation Advisory Committee under the attached terms of reference to oversee the development and implementation of a Recreation Strategic Plan for Albany.
2. the Recreation Advisory Committee membership include:
  - Manager of ALAC – Mr P Sporton
  - Community Development Officer – Mr R Shanahun
  - Strategic Planning Research Officer – Mr D Giles)
  - Two City of Albany Councillors
  - Two representatives from the Ministry for Sport and Recreation
  - A representative from the Health Department-Active Australia Office,

Item 15.4.1 continued

- A representative from Albany Tourist Bureau,
  - A representative from Albany Chamber of Commerce and Industry,
  - A representative from Albany Arts Council, and
  - Four community representatives.
3. Council nominates Councillor West and Councillor Mountford as its representatives on the Recreation Advisory Committee.

*Voting Requirement Absolute Majority*

.....

**MOVED COUNCILLOR CECIL  
SECONDED COUNCILLOR DUFTY**

**THAT:**

- 1. Council establishes a Recreation Advisory Committee under the attached terms of reference to oversee the development and implementation of a Recreation Strategic Plan for Albany.**
- 2. the Recreation Advisory Committee membership include:**
  - **Manager of ALAC – Mr P Sporton**
  - **Community Development Officer – Mr R Shanhun**
  - **Strategic Planning Research Officer – Mr D Giles)**
  - **Two City of Albany Councillors**
  - **Two representatives from the Ministry for Sport and Recreation**
  - **A representative from the Health Department-Active Australia Office,**
  - **A representative from the Youth Advisory Committee**
  - **A representative from the Disability Services Commission**
  - **A representative from Albany Tourist Bureau,**
  - **A representative from Albany Chamber of Commerce and Industry,**
  - **A representative from Albany Arts Community, and**
  - **Four community representatives.**
- 3. Council nominates Councillor West and Councillor Mountford as its representatives on the Recreation Advisory Committee.**

**MOTION CARRIED 15 – 0**

## **TERMS OF REFERENCE**

### **ALBANY RECREATION ADVISORY COMMITTEE**

#### **1. DEFINITION:**

"Council" means the Council of the City of Albany.

"Committee" means the Albany Recreation Advisory Committee (ARAC).

"Plan" refers to the City of Albany Recreation Strategic Plan.

#### **2. OBJECTIVES OF THE ADVISORY COMMITTEE:**

The objectives of the Committee shall be:

- (i) To participate in the development of the Recreation Strategic Plan.
- (ii) To coordinate the implementation and ongoing development of the Recreation Strategic Plan.
- (iii) To work with Recreation Services to identify and coordinate opportunities for building an active community through sport, community recreation, fitness, outdoor recreation and other physical activities.

The Recreation Strategic Plan will be premised on the following principles to which the Committee shall be committed:

- (i) To the development of sustainable recreation facilities and services through integrated approaches to planning, which aim to enhance the recreation opportunities for those who live, work and visit in the City of Albany.
- (ii) To represent the views of the total community and not just those of individual groups on integrated active recreation planning matters.
- (iii) To encourage better coordination of Government Agencies and community groups' involvement in the provision of sustainable sport and recreation facilities and services.
- (iv) To advise on integrated approaches to the development of capital infrastructure within the City that promotes the community's involvement in quality recreation activities.
- (v) To keep up to date with and to provide information to Council on the community's needs.
- (vi) To provide the opportunity for Council to forge stronger links with other committees and service providers within the community.
- (vii) To make recommendations to Council on budget expenditure priorities and funding opportunities

- (viii) To act in an advisory capacity to the Albany City Council (and hence would be bound by the pecuniary interest provision of the *Local Government Act 1995* and the requirements under that Act of any Council Committee).

### 3. COMPOSITION:

- (i) The Committee shall consist of ten members to be residents of Albany and/or employed Officers of the City of Albany and other related agencies within Albany. Committee members must have a commitment to the development of sustainable recreation facilities and services through integrated approaches to planning, which aim to enhance the recreation opportunities for those who live, work and visit in the City of Albany.

The Committee shall represent a cross section of the community and shall include but not be limited to:

- One member being an appointed Councillor of the City of Albany.
  - Council's Recreation Officer.
  - Council Officer from Strategic Planning Services.
  - Representative from the Ministry of Sport and Recreation.
  - Representative from Peel Health Services.
  - Five community representatives who collectively represent each of the following:
    - sport and recreation,
    - health,
    - tourism,
    - education,
    - family and community services, and
    - the business sector.
- (ii) The term of appointment for community members shall be two (2) years and subsequent election for (3) members and two (2) retiring. All current community members of the Committee shall be eligible for re-appointment.
- (iii) The Officer positions remain constant with the sponsoring organisation responsible for ensuring that an appropriate Officer is appointed to the Committee.
- (iii) The Councillor position shall be elected by the Council in conjunction with appointments to other Council Committees.
- (iv) Any Albany City Councillor to have the right to sit in at a Committee Meeting as an observer.
- (v) Representatives on the Committee shall give at least one month's notice in writing of their intent to resign from the Committee.

- (vi) If there are any vacancies on the Committee, the Committee may co-opt until the end of the out going person's term. If there are more than two resignations in a term, then the Committee shall submit to Council three (3) names of persons eligible for selection for each vacancy and the reasons for their selection.
- (vii) Employed Officers of the Council shall not have voting rights.
- (viii) The Committee shall not be permitted to make press statements.
- (ix) The Committee shall operate as a Committee of Council and shall be bound by the requirements of the *Local Government Act*.
- (x) The Committee may seek advice from members of the community, Council staff, or State Government Agencies under the direction of the Council Representative. Such advisers may be invited to attend meetings or be registered as having the ability to be called upon for special involvement should the Committee resolve that such involvement is necessary. Advisers shall not have a vote on any motion put to the Committee.

#### **4. MEETINGS:**

- (i) The Committee shall meet at least six times a year.
- (ii) Special Meetings of the Committee may be called by the Chief Executive Officer or the Albany City Council.
- (iii) Six voting members of the Albany Recreation Advisory Committee shall constitute a quorum.
- (iv) The Chairperson, Deputy Chairperson and Secretary will be elected by the Committee for an annual term which shall commence on 1 July of each year.
- (v) The Chairperson, shall take the chair at all meetings of the Committee. In the Chairperson's absence the Deputy Chairperson shall take the Chair at all meetings of the Committee.
- (vi) A secretary, not being a Councillor or Officer shall be appointed by the Committee for an annual term which shall commence on 1 July of each year.
- (vii) The Committee shall keep detailed minutes of all business transacted at its meeting.
- (viii) Should any member of the Committee be unable to attend a meeting, they may nominate a proxy to attend who shall have voting rights of the member.

## **22.0 URGENT BUSINESS AT THE DISCRETION OF THE MAYOR**

### **22.1 Indoor Workers Enterprise Bargain Agreement**

<b>File</b>	:	IND006
<b>Proposal/Issue</b>	:	Acceptance of the Indoor Enterprise Bargaining Agreement.
<b>Subject land</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer</b>	:	Executive Director Corporate & Community Services (P Madigan)
<b>Previous Reference</b>	:	N/A
<b>Summary Recommendation</b>	:	Council endorse the agreement and authorise payment prior to the Agreement being formalised.
<b>Locality Plan</b>	:	N/A

#### **BACKGROUND**

1. Currently the City of Albany is respondent to some seven staff agreements in operation, some being Enterprise Agreements and some being Clause 45 Agreements.
2. The Agreements in existence were negotiated by either the previous Town or Shire Councils but are still applicable for former Town or Shire staff until such time as a new agreement is reached for the City or application is made to the Commission to repeal the Agreements.
3. All new staff are employed under the terms and conditions of the relevant Award rather than any of the previous Agreements.

Item 22.1 continued.

4. In an effort to overcome the inequity this has created and as an act of good faith, Council agreed to the payment of an over Award payment to those employees effected, until such time as the City EBA took over, calculated on the basis of what they could have received under the Award and on the most appropriate Agreement, viz.
  - Administrative staff – former Shire EBA (as it reflects the 19 day month);
  - Outstation staff – former Town EBA (as it reflects local work areas); and
  - Outside staff – former Town (as it does not include industry allowance or service pay conditions).
5. Management and staff have reached agreement in relation to the Indoor Workers Enterprise Agreement.

### **STATUTORY REQUIREMENTS**

6. CCI has advised of the following statutory requirements:  
The agreement:-
  - Needs to be lodged with the Commission within 21 days of the date of acceptance by the parties;
  - Needs to be signed by all parties; and
  - Needs to be accompanied by a Statutory Declaration and Application form signed by all parties.
7. CCI will prepare the application on Council's behalf and has offered to lodge the application with the Commission.
8. There will be no need to attend the hearing in Perth.

### **POLICY IMPLICATIONS**

Nil.

### **FINANCIAL IMPLICATIONS**

9. Council provided for a 3% salary increase in its 1999/2000 budget.
10. The proposed overall increase is approximately 6% on current salary levels, and will require a re-allocation of between \$108,000 - \$118,000.
11. This re-allocation would be addressed through the next quarterly review.

Item 22.1 continued.

**STRATEGIC IMPLICATIONS**

- 12. The City of Albany Amalgamation Plan pointed to the need to establish ‘a new Enterprise Bargaining Agreement’ as one of its objectives.
- 13. The City’s Strategic Plan aims to ensure Council’s employees are skilled, motivated and determined to deliver excellent community service and has adopted a strategy to provide appropriate industrial relations mechanisms to achieve organisational objectives. An Enterprise Bargaining Agreement is one of these mechanisms.

**COMMENT/DISCUSSION**

- 14. The Agreement extends to all Indoor Workers, including Town Hall, Library, Day Care Centre, Princess Royal Fortress, Albany Leisure and Aquatic Centre and Deport supervising staff.
- 15. It establishes equity in pay rates throughout these sections.
- 16. It also replaces the 9 day fortnight with a 19 day/ 4 week period where rostered days off apply.
- 17. Provision has also been included in the Agreement to enable the introduction of Australian Workplace Agreements.
- 18. Salary levels have been increased to 10.5% above the current award (approx 10% under the previous agreements). This equates to an overall increase of less than 6%.
- 19. The increase would be backdated to 1<sup>st</sup> July 1999.

**RECOMMENDATION**

**THAT Council**

- i) **support and agree to sign off on the Indoor Workers Enterprise Agreement;**
- ii) **approve the increase being backdated to 1<sup>st</sup> July 1999;**
- iii) **as an act of good faith, authorise the payment of backpay prior to the Christmas period, and prior to the agreement being formalised; and**
- iv) **undertake the necessary steps to have the agreement formalised.**

*Voting Requirement Absolute Majority*

.....



# **Works & Services**

## **REPORTS**

**- R E P O R T S -**

**14.1 WASTE MANAGEMENT**

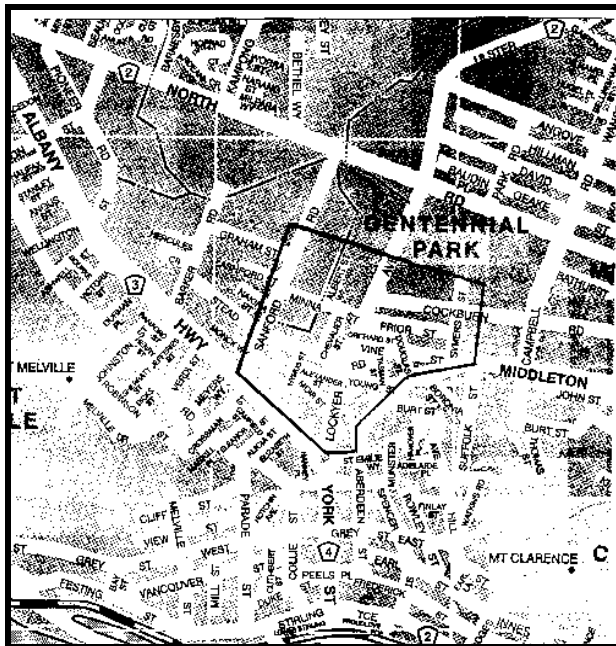
Nil

## 14.2 DESIGN SERVICES

### 14.2.1 Final Approval and Acceptance of the Albany CBD Bypass Study and Associated Local Area Traffic Management Plan

<b>File/Ward</b>	:	REL 082 (9902603) Frederickstown Ward
<b>Proposal/Issue</b>	:	The Albany CBD Bypass Study and associated Local Traffic Management Plan.
<b>Subject Land/Locality</b>	:	N/A
<b>Proponent</b>	:	City of Albany
<b>Owner</b>	:	N/A
<b>Reporting Officer(s)</b>	:	Design Officer – Transport (J Willis)
<b>Previous Reference</b>	:	OCM 05/10/99 Item 14.2.1
<b>Summary Recommendation:</b>	:	i) Approval of the Albany CBD Bypass Study and associated Local Area Traffic Management Plan, subject to modifications. ii) City of Albany to use the study & plan as a planning tool in the detailed design and traffic management in the area.

**Locality Plan** :



Item 14.2.1 continued

## **BACKGROUND**

1. Engineering Consultant firm Sinclair Knight Merz was commissioned by the City of Albany to investigate options for a bypass road to the north of the Albany CBD. The prime objectives included:
  - Assess likely traffic demand for a CBD Bypass.
  - Investigate and evaluate possible route options.
  - Recommend a preferred option.
  - Prepare concept designs and an associated Local Area Traffic Management Plan.
2. The report nominates a preferred option and a Local Area Traffic Management Plan.
3. The two options that the consultant investigated were:

### **Option 1**

A route from Middleton Road, down Vine Street into Stead Road and then left into Sanford Road and onto Albany Highway. Works involve:

- Channelisation works at Middleton Road/Vine Street Intersection.
- Change of priority at Stead Road and Vine Street closed off with minimal access.
- Construction of a roundabout at Lockyer Avenue and Stead Road.
- Re-development of Lockyer Avenue between Moir Street and Stead Road.
- Widening the portion of Stead Road from Lockyer Avenue to Hymus Street to two lanes.
- Future roundabout at Stead Road and Sanford Road intersection.

### **Option 2**

A route from Middleton Road, down Symers Street into Prior Street, then Minna Street and left into Sanford Road onto Albany Highway.

- Channelisation works at Middleton Road/Symers Street intersection.
  - Closure of Vine Street at Middleton Road.
  - Construction of roundabouts at Lockyer Avenue and Minna Street/Prior Street and Lockyer Avenue and Stead Road/Lockyer Avenue.
  - Re-development of Lockyer Avenue between Moir Street & Stead Road.
  - Future roundabout at Minna Street and Sanford Road.
  - Future roundabout at Stead Road and Sanford Road.
4. After consulting with Senior Council officers and the City Central Streetscape Committee, the consultant has recommended that Option 2 is the preferred bypass route.

---

Item 14.2.1 continued

5. Associated with the CBD bypass and Local Area Traffic Management Plan are the redevelopment and traffic treatment of Lockyer Avenue. Beautification and landscaping associated with these works is being developed in the CBD Streetscape Strategy, currently running in parallel with this study. Works are planned to be staged with the Capital Works Program with Stage 1 works planned for construction this financial year. Proposed work to include:

**Stage 1 Works**

- Construction of a roundabout at Lockyer Avenue and Stead Road.
- Installation of single lanes with central medians and right turning lanes in Lockyer Avenue from Moir Street to Stead Road.
- All other associated works including paving, service relocations and provision of parking.

**Stage 2 Works**

- Construction of a roundabout at Lockyer Avenue and Minna Street/Prior Street.
  - Installation of single lanes with central medians and right turning lanes in Lockyer Avenue from Stead Road to Minna Street/Prior Street.
  - The change of priority works at Vine Street/Symers Street and Middleton Road.
  - Planting of street trees and inclusion of street furniture in Lockyer Avenue between Moir Street and Prior Street.
6. Council at its 5<sup>th</sup> October 1999 meeting resolved to invite public comment on the CBD Bypass Study, Local Area Traffic Management Plan and details of the Lockyer Avenue redevelopment.
7. Public consultation consisted of public notices, a letter drop to all residential, commercial and retail properties within the area as well as graphical displays at the Albany Public Library and Mercer Road offices. The display period was from 11<sup>th</sup> October to 29<sup>th</sup> October 1999, with public comment being received up to November 25<sup>th</sup>, 1999. In addition a meeting was held on 17<sup>th</sup> November 1999 between the Executive Director of Works & Services and approximately 30 associated landholders from Vine and Prior Streets regarding the effects to abutting properties associated with Option 2.
8. At the close of the public consultation phase Council had received approximately 30 phone and counter enquiries, mainly concerned with technical clarifications and 7 written submissions. Along with a briefing of the public meeting outcomes, senior works & services staff reviewed the submissions and have included modifications to the Local Area Traffic Management Plan.

---

Item 14.2.1 continued

### **STATUTORY REQUIREMENTS**

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

### **POLICY IMPLICATIONS**

10. The City of Albany currently does not have any adopted policies relating to the issue of asset and traffic management, however the development of the Lockyer Avenue, traffic treatments included in the Local Area Traffic Management Plan and the CBD Bypass road is part of the City's commitment to improving the local road network and road safety.
11. It is considered the proposed Albany CBD Bypass and Local Area Traffic Management Plan will improve the flow of traffic, calm speeds in the area, provide safe pedestrian access and reduce vehicular accidents.

### **FINANCIAL IMPLICATIONS**

12. Stage 1 (re-development of Lockyer Avenue) of this project is included in this years Capital Works Program with two thirds of the funding supplied by the Great Southern Regional Road Group. Stage 2 will be forwarded to budget deliberations for consideration in the 2000/2001 Capital Works Program with further staging of works in future years.

### **STRATEGIC PLAN IMPLICATIONS**

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

#### **The Transport System**

##### **Objective 1:**

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

##### **Strategies:**

- a) Provide safe access to all properties and facilities at an appropriate scale and standard for the function of the road, path or cycleway.
- b) Kerb and drain roads within existing developed urban areas.
- c) Continue to seek road funding support.

---

 Item 14.2.1 continued
**COMMENT/DISCUSSION**

14. Seven written submissions were received during the advertising period with a summary and outcome of the submission as follows:

<b>Name</b>	<b>Submission</b>	<b>Outcome</b>
J & W Cochrane 3 Young Street ALBANY WA 6330	a) Concerned with the impact the CBD Bypass and LATM will have on traffic congestion already experienced in Young Street.  b) The status of a median island that was proposed for the intersection of Young Street and Middleton Road several years ago.	<ul style="list-style-type: none"> <li>• Traffic problems currently experienced in Young Street will need to be investigated in detail and may require to be forwarded to budget deliberations for inclusion in future works programs.</li> <li>• The concept plan for a median at Middleton Road and Young Street needs to be reviewed in detail prior to installation.</li> <li>• It is considered that the proposed CBD Bypass and LATM plan will not have any significant impact on traffic congestion in Young Street.</li> <li>• <b>No modification to proposed Bypass Study and associated LATM.</b></li> </ul>
Ms Janette Rowe Co-ordinator Albany Youth Support Association Inc 12 Young Street ALBANY WA 6330	a) Concerned with the impact of the CBD Bypass and LATM will have on traffic congestion already experienced in Young Street, specifically the exit/entry from the video shop and existing roadside parking.	<ul style="list-style-type: none"> <li>• Traffic problems currently experienced in Young Street will need to be investigated in detail and may require to be forwarded to budget deliberations for inclusion in future works programs.</li> <li>• The concept plan for a median at Middleton Road and Young Street needs to be reviewed in detail prior to installation.</li> <li>• It is considered that the proposed CBD Bypass and LATM plan will not have any significant impact on traffic congestion in Young Street.</li> <li>• <b>No modification to proposed Bypass Study and associated LATM.</b></li> </ul>

## Item 14.2.1 continued

Name	Submission	Outcome
<p>Mr Geoff Brady Proprietor Sanford Power Tools 39 Sanford Road ALBANY WA 6330</p>	<p>a) Concerned about the increase in traffic flow along Sanford Road that will be a result of the bypass. Specifically relates to traffic problems associated with entry and exit to the existing Post Office in Sanford Road.</p> <p>b) Mr Brady suggested that the bypass route be extended from Sanford Road through to Barker Road by the extension of Ashford Street then link to Albany Highway with another roundabout.</p>	<ul style="list-style-type: none"> <li>• Council is aware of existing traffic congestion at the Post Office in Sanford Road and is currently evaluating slip lane options to alleviate the problem. Sanford Road is a nominated heavy traffic route through a built up commercial area and in future years may need widening to accommodate a dual carriageway. Council has already invested money in obtaining some road widenings along Sanford Road including the construction of the roundabout at Sanford Road and Albany Highway intersection.</li> <li>• <b>No modification to Bypass Study, however LATM to include traffic treatment relating to the Sanford Road Post Office.</b></li> </ul>
<p><b>Name</b></p>	<p><b>Submission</b></p>	<p><b>Outcome</b></p>
<p>Peter &amp; Kevin Theyer Theyer Automotive 41 Sanford Road ALBANY WA 6330</p>	<p>a) Concerned about the increase in traffic flow along Sanford Road that will be a result of the bypass. Specifically relates issue to traffic problems associated with entry and exit to the existing Post Office in Sanford Road.</p> <p>b) Peter and Kevin Theyer suggested that the bypass route is extended from Sanford Road through to Barker Road by the extension of Ashford Street then link to Albany Highway with another roundabout.</p>	<ul style="list-style-type: none"> <li>• Council is aware of existing traffic congestion at the Post Office in Sanford Road and is currently evaluating slip lane options to alleviate the problem. Sanford Road is a nominated heavy traffic route through a built up commercial area and in future years may need widening to accommodate a dual carriageway. Council has already invested money in obtaining some road widenings along Sanford Road including the construction of the roundabout at Sanford Rd and Albany Highway intersection.</li> <li>• <b>No modification to Bypass Study, however LATM to include traffic treatment relating to the Sanford Rd Post Office.</b></li> </ul>



## Item 14.2.1 continued

Name	Submission	Outcome
Arthur J Thompson 33 Sanford Road ALBANY WA 6330	a) Mr Thompson's main concern was the impact the proposed roundabout at Sanford Road and Minna Street would have on his mothers' property at 33 Sanford Road.	<ul style="list-style-type: none"> <li>• The roundabout concept plan indicates that land resumption is not required.</li> <li>• <b>No modification of proposed bypass and associated Local Area Management Plan.</b></li> </ul>
Les Spinks Rules Haulage 10 Minna Street ALBANY WA 6330	a) Mr Spinks objected to the provision of roundabouts at Minna Street and Lockyer Avenue intersection and Minna Street/Sanford Road intersection. He currently runs a business operating heavy haulage vehicles.	<ul style="list-style-type: none"> <li>• At detail design stage both roundabouts will be looked at to try and provide a semi-trailer route to maintain access.</li> <li>• <b>No modification of proposed bypass and associated Local Area Management Plan.</b></li> </ul>
Mr Steve Amato Albert Street Investments 29 Martin Road ALBANY WA 6330	Mr Amato objects to the closing of Vine Street into a cul-de-sac and the effects it may have on businesses in the street.	<ul style="list-style-type: none"> <li>• <b>Modify the Local Area Traffic Management Plan by providing one way access into Symers Street from Vine Street.</b></li> </ul>
Community Meeting	<p>The residents/proprietors from Vine and Prior Streets were concerned with:</p> <ul style="list-style-type: none"> <li>• the closure of Vine Street;</li> <li>• access into properties abutting Prior Street due to future increases in traffic volumes;</li> <li>• staging of works to ensure that properties abutting Prior Street were not adversely affected.</li> </ul>	<ul style="list-style-type: none"> <li>• Modify the Local Area Traffic Management Plan by providing one way access into Symers Street from Vine Street.</li> <li>• Prior Street has a pavement width of 7.70 metres and currently caters for between 700 – 1000 vehicles per day (vpd). Minna Street has a pavement width of 8.0 metres with a traffic count of 1500 vpd. The predicted traffic volumes in the year 2021 are, Prior Street 3700 to 4000 vpd and Minna Street 3400 vpd.</li> <li>• The existing pavement widths are considered adequate to cater for the future traffic volumes, however, it will be necessary to monitor access and car parking requirements. It is considered that a footpath should be provided on at least one side of the street.</li> <li>• Works should be staged appropriately to provide the most beneficial outcome in the community and abutting property owners/occupiers.</li> </ul>

Item 14.2.1 continued

**Conclusion**

15. In consideration of public comment the following modifications will improve the Local Area Traffic Management Plan:

- Provide one way access from Vine Street into Symers Street
- Provision of turning lanes in Sanford Road to access the Post Office.

16. It is considered that works should be staged as follows to provide the most beneficial outcome to the community and to cater for future traffic volumes:

Stage 1	• Lockyer Avenue re-development – Moir Street to Stead Road
Stage 2	• Lockyer Avenue re-development – Stead Road to Prior Street
Stage 3	• Construction of roundabouts at Minna Street/Sanford Road • Intersection treatment at Prior Street and Symers Street • Intersection treatment at Vine Street and Symers Street • Intersection treatment at Middleton Road and Symers Street
Stage 4	• Construction of roundabout at Stead Road/Sanford Road • Intersection treatment at Hymus Street and Stead Road • Construction of turning lanes on Sanford Road • Construction of footpath in Prior and Minna Streets
Stage 5	Intersection treatment at Middleton Road and Young Street
Stage 6	

- The need to construct indented carparking bays and for re-design access into the commercial properties would be investigated.

17. In summary the Albany Bypass Study and associated LATM provides a sound basis for future traffic management of vehicles and pedestrians in the area.

**RECOMMENDATION**

THAT :

- i) Council approves the Albany CBD Bypass Study and associated Local Area Traffic Management Plan with modifications to the intersection of Vine Street and Symers Street and the inclusion of turning lanes on Sanford Road;
- ii) the CBD Bypass Study and the Local Area Traffic Management Plan be used as the basis for detailed design; and
- iii) the works are staged and forwarded to budget deliberations for consideration for inclusion in the Capital Works Program.

*Voting Requirement Simple Majority*

.....

---

Item 14.2.1. continued.

**MOVED COUNCILLOR ARMSTRONG  
SECONDED COUNCILLOR BOJCUN**

**THAT :**

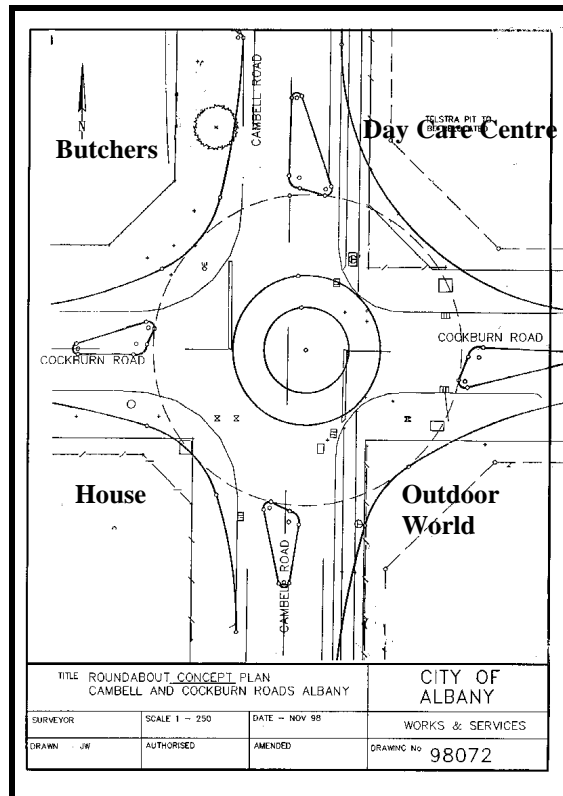
- i) Council approves the Albany CBD Bypass Study and associated Local Area Traffic Management Plan with modifications to the intersection of Vine Street and Symers Street and the inclusion of turning lanes on Sanford Road, and further input from residents into the final design for Prior/Symers/Vine Streets;**
- ii) the CBD Bypass Study and the Local Area Traffic Management Plan be used as the basis for detailed design; and**
- iii) the works are staged and forwarded to budget deliberations for consideration for inclusion in the Capital Works Program.**

**MOTION CARRIED 11 – 4**

**14.2.2 Acceptance of Funding from the Federal Safety Black Spot Program 1999/2000**

- File/Ward** : SER 099  
Frederickstown Ward
- Proposal/Issue** : Acceptance of Black Spot Funding
- Subject Land/Locality** : Intersection of Campbell Rd and Cockburn Rd
- Proponent** : Federal Road Safety Program
- Owner** : City of Albany
- Reporting Officer(s)** : Design Officer – Subdivisions (M Prestwich)
- Previous Reference** : N/A
- Summary Recommendation:** Accept funding from Main Roads WA Black Spot Funding program for the amount of \$178,000 to construct a roundabout at the intersection of Cockburn and Campbell Roads.

**Locality Plan** :



Item 14.2.2 continued

### **BACKGROUND**

1. In May 1997 a safety audit of the intersection was undertaken and a roundabout was recommended.
2. In November 1998 a submission was prepared applying for Black Spot Funding. In September 1999, Council was notified that its submission for \$178,000 was successful.

### **STATUTORY REQUIREMENTS**

3. Under section 3.8 of the Local Government Act 1995, the City of Albany is to satisfy itself that services and facilities it provides are managed efficiently and effectively.

### **POLICY IMPLICATIONS**

4. Council has no specific adopted policy, except that officers seek out every avenue to obtain external road funds for upgrading of its road infrastructure.
5. Also provision of resources for asset improvement/presentation works is part of the City of Albany's commitment to provide safe, effective, utilisation of the road network.

### **FINANCIAL IMPLICATIONS**

6. The funding is for \$178,000.00 and must be spent by June 2000. The intersection has some major design implications that include the relocation of major Telstra infrastructure, road widening, power pole relocation, lighting and drainage.
7. The project is funded 100% by the Black Spot Program, however, it will involve design officer time and supervision time by staff.
8. The majority of the work will involve contractors with asphaltting and relocation of services. Council day labour will be involved with drainage, kerbing, and road widening. These costs are included in the total project cost.

### **STRATEGIC PLAN IMPLICATIONS**

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

#### **The Transport System**

Objective 1:

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

Strategy:

Continue to seek road funding support.

---

Item 14.2.2 continued

**COMMENT/DISCUSSION**

10. This intersection has been listed as a black spot having 29 crashes in six years. It is a dangerous intersection that gives priority to Campbell Street having stop signs on Cockburn Road. The intersection creates a bottleneck situation before and after school hours. The main use of the intersection is during normal business hours. Six to seven thousand vehicles use the intersection over a twenty four hour period including large semi-trailers.
11. With the Black Spot funding it will allow the City of Albany to design and build a roundabout that will ease pressure on the intersection, reduce accidents, improve lighting, aesthetics and traffic flow in all directions especially for traders and users of Cockburn Road.

**RECOMMENDATION**

THAT Council accepts the \$178,000 from the Black Spot funding program from Main Roads WA and proceeds with the project to re-construct the Campbell/Cockburn Road intersection.

*Voting Requirement Absolute Majority*

.....

**MOVED COUNCILLOR LUBICH  
SECONDED COUNCILLOR WALKER**

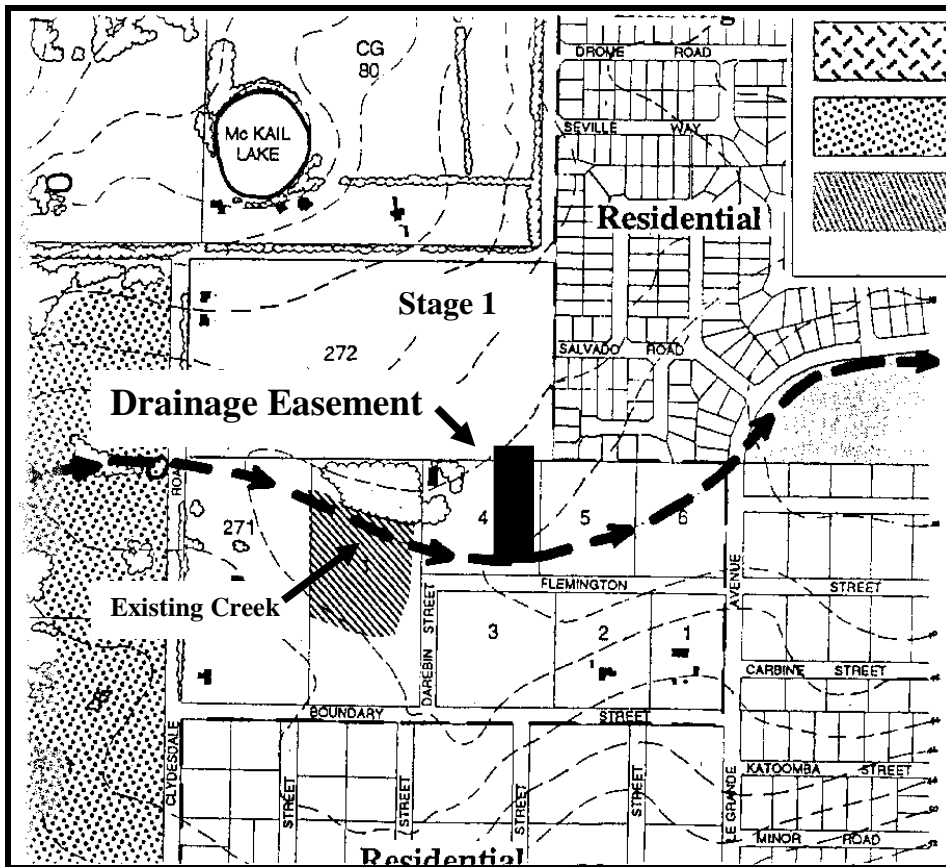
**THAT Council accepts the \$178,000 from the Black Spot funding program from Main Roads WA and proceeds with the project to re-construct the Campbell/Cockburn Road intersection.**

**MOTION CARRIED 15 – 0**

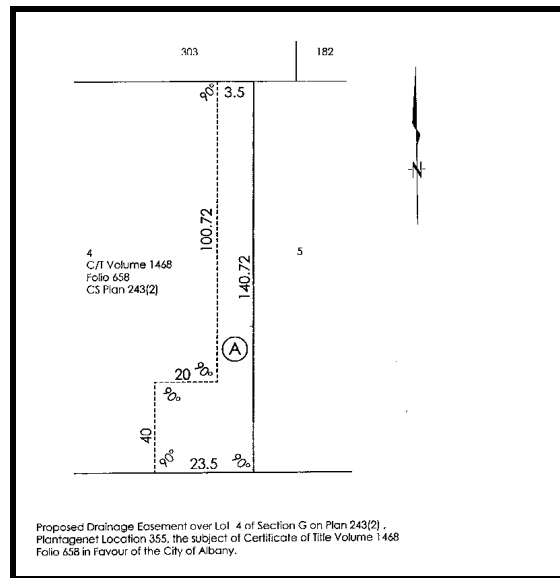
### 14.3 WORKS

#### 14.3.1 Grant of Easement - Lot 4 Plantagenet Location 355, McKail

<b>File/Ward</b>	:	SER 077 West Ward
<b>Proposal/Issue</b>	:	Grant of Easement
<b>Subject Land/Locality</b>	:	Lot 4 Plantagenet Location 355, McKail
<b>Proponent</b>	:	Harley, Hedderwick & Webber Pty Ltd
<b>Owner</b>	:	Ten For Pty Ltd, 131 Albany Hwy
<b>Reporting Officer(s)</b>	:	Design Officer – Subdivisions (M Prestwich)
<b>Previous Reference</b>	:	Nil
<b>Summary Recommendation:</b>	:	That Council obtain the grant of easement
<b>Locality Plan</b>	:	



## Item 14.3.1 continued

**BACKGROUND**

1. Currently two subdivisions are being constructed on McGonnell Road in the area of McKail. One is of approximately 43 lots (WAPC 107827 Lot 80 McGonnell Road Stage 1). The other is approximately 29 lots 9 (Lot 303 McGonnell Road Stage One WAPC file 105619). To drain these new subdivisions successfully and prevent flooding across private land an easement is required by the developers. The easement they propose to create will direct water across Lot 4 Plantagenet Location 355 McKail. This will allow stormwater that cannot be contained on site to flow legally across private land via underground pipes from these subdivisions and other future subdivision stages to a retention basin adjacent to an existing natural drainage area.

**STATUTORY REQUIREMENTS**

2. The relevant sections in the Local Government Act 1995 referring to drainage are:
  - Schedule 3.2 (1) Carry out works for the drainage of land  
(2) Do earthworks or other works on land for preventing or reducing flooding
  - Schedule 9.1 (9) Protection of watercourses, drains, tunnels and bridges
3. The easement is required to prevent flooding to surrounding land and buildings due to the construction of large paved areas in subdivision works. An easement area has been identified and will divert water to the natural waterway. A Grant of Easement document will need to be signed by the Mayor and CEO under the Common Seal of the City of Albany. This will give Albany City Council easement rights to access and maintain the drainage network.



---

Item 14.3.1 continued

**POLICY IMPLICATIONS**

4. There are no adopted policies on drainage and ancillary easements, however, the acquirement of drainage easements ensures that drainage infrastructure can be developed to protect residential properties.

**FINANCIAL IMPLICATIONS**

5. The grant of easement and obtaining the land costs are paid for by the subdividing parties. The developers are also being required to construct and maintain the pipework and basins for twelve months after clearance of the subdivision. Council will then accept and maintain the system including the easement.

**STRATEGIC PLAN IMPLICATIONS**

6. The City of Albany's Strategic Plan lists stormwater under the section Physical and Development Infrastructure. The objectives outline the requirements to develop and maintain urban and rural drainage infrastructure and the strategy to implement and states:
  - Develop a stormwater management plan recognizing appropriate design standards.
  - Ensure recognized stormwater quality standards are achieved.
7. The City of Albany's McKail Local Structure Plan also guides Works in the McKail area.

**COMMENT/DISCUSSION**

8. To properly drain the current Stage 1 of the McGonnell subdivision and other works under construction, an easement is required across abutting private property. Harley, Hedderwick & Weber have negotiated with the landowner to grant the easement in Council's favour for drainage purposes, at no cost to Council. This easement can be seen as a normal part of the sub-division process. It allows Stage 1 and future stages to be properly drained to a natural water path and for Council to better manage its drainage requirements in the future. In addition, it also prevents the owner or successive owners building or developing the easement area. It would also give Council control over the easement site on Lot 4 Plantagenet Location 355, McKail.

**RECOMMENDATION**

THAT Council obtains and signs under seal the Grant of Easement document over Lot 4 Plantagenet Location 355, McKail, for drainage purposes.

*Voting Requirement Simple Majority*

.....

Item 14.3.1. continued.

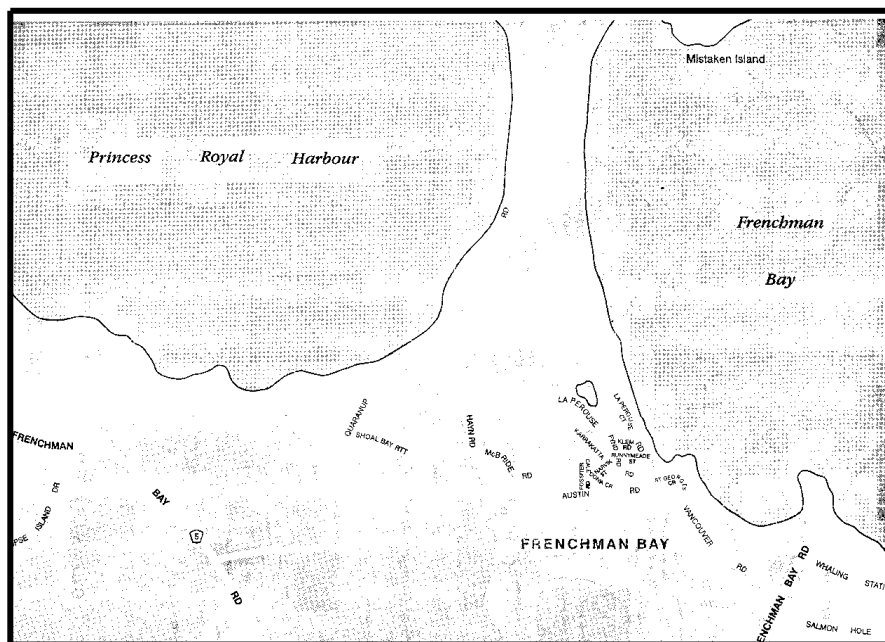
**MOVED COUNCILLOR ARMSTRONG  
SECONDED COUNCILLOR WOLFE**

**THAT Council obtains and signs under seal the Grant of Easement document  
over Lot 4 Plantagenet Location 355, McKail, for drainage purposes.**

**MOTION CARRIED 15 – 0**

**14.3.2 Heritage Trail & Vancouver Lookout - Frenchman Bay**

- File/Ward** : PRO 246  
Vancouver Ward
- Proposal/Issue** : Heritage Trail & Vancouver Lookout –  
Frenchman Bay
- Subject Land/Locality** : Reserve 21337
- Proponent** : N/A
- Owner** : N/A
- Reporting Officer(s)** : Executive Director Works & Services  
(C Meeking)
- Previous Reference** : N/A
- Summary Recommendation:** Reallocation of \$6,250 from CoA 126920  
Reserves General Maintenance for the  
construction of the Heritage Trail & Vancouver  
Lookout
- Locality Plan** :



---

Item 14.3.2 continued

**BACKGROUND**

1. Following discussions with Council officers the Frenchman Bay Association applied for Centenary of Federation funding for the construction of a heritage trail and lookout.
2. Located on the foreshore, Council's Reserve 21337 extends from the residential node at Goode Beach to the picnic area at the Frenchman Bay Tearooms.
3. The project aims to create an attractive walk trail and vantage point at Albany's historic Frenchman Bay, with interpretive signage highlighting the heritage and natural landscape significance of the locality.
4. The project will incorporate the rehabilitation and repair of damaged native vegetation and a roadside gravel dump and will provide a quality facility to allow full appreciation of the visual, heritage and natural landscape amenity of the locality and will complete a linking walk trail along this popular coastline.
5. The Vancouver Lookout and Heritage Walk project includes the following works:
  - The creation of a quality viewing facility on Vancouver Road with appropriate parking, seating, shelter and disabled access. The Vancouver Lookout would allow an uninterrupted view across King George Sound to Breaksea and Michaelmas Islands in the east; Oyster Harbour, Emu Point and the Porongurup Ranges to the north, Vancouver Peninsula, historical Quaranup and the Port of Albany to the west. The Lookout would be located on the site of the gravel dump.
  - The identification and construction of appropriate walk trails involving minimal clearing by using existing eroded tracks where possible. The trail would interconnect the Frenchman Bay picnic ground and tea rooms, the Norwegian Whaling Station ruins and the historic Vancouver Spring with the settlement at Goode Beach and the Lookout on Vancouver Road, enabling visitors to walk a circuit from any starting point. It also enhances the option of longer walks from Whaleworld to Point Possession Heritage Trail on the Quaranup Peninsula. Existing eroded areas would be fenced off and revegetated.
  - At viewing points and at regular intervals along the walking trail interpretive signage would inform visitors of interesting and relevant features of the locality and its environs:
    - suggested data to be provided would include information on:
      - local flora and fauna
      - migratory marine mammals (whales)
      - early European maritime exploration
      - early European scientific investigation
      - shipwrecks
      - significant landforms

---

Item 14.3.2 continued

6. The Frenchman Bay Association was successful in its application for \$15,000 and has principle support from the following organisations who have offered to assist the project management committee:
- WA Department of Conservation and Land Management
  - Water & Rivers Commission (Albany Waterways Management Authority)
  - Ministry of Sport and Recreation
  - Albany Maritime Heritage Association
  - Albany Job Futures – Work for the DOLE program
  - Great Southern Development Commission
  - Coast Care

### **STATUTORY REQUIREMENTS**

7. Under Section 3.18 of the Local Government Act 1997, the City of Albany is to satisfy itself that services and facilities it provides are managed efficiently and effectively.

### **POLICY IMPLICATIONS**

8. The City of Albany currently does not have any adopted policies relating to the provision of heritage trails, however, the construction of this project will enhance the sustainable use and enjoyment of this picturesque area.

### **FINANCIAL IMPLICATIONS**

9. The total expenditure of the project to construct and install the:
- Heritage Trail
  - Seating
  - Rubbish bins
  - Sheltered Lookout
  - Fencing
  - Interpretative Signage
  - Carparking
  - Pedestrian & disabled access
- is estimated at:

Materials	\$22,000
Labour	\$15,000
Plant & equipment	<u>\$ 4,250</u>
Total	<u><b>\$41,250</b></u>

---

 Item 14.3.2 continued

## 10. Income:

Frenchman Bay Association (Centenary of Federation Grant)	\$15,000
Albany Waterways Management Authority	\$5,000
Job Futures	\$15,000
City of Albany	<u>\$6,250</u>
	<u>\$41,250</u>

11. The 1999/2000 Budget does not have an allocation for the construction of the heritage trail. It is proposed that funding for the amount of \$6,250 for the project be reallocated from CoA 126920, Reserves – General Maintenance, which has a Budget allocation \$53,570. Year to date expenditure is \$17,397.

**STRATEGIC PLAN IMPLICATIONS**

12. The construction of the Lookout & Heritage Trail is aligned to the City of Albany's Strategic Plan 1998-2000 under the following sections:

**Built & Natural Environment****• Public Places**

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

Strategy > Encourage integral, individual, strategic public place plans that emphasise the unique identities of public places in the City.

Objective 2 • Promote the extended usage of public places and development of community facilities.

**• Parks & Reserves**

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

Strategy > Encourage community input into the planning, development and management of recreation and reserve assets.

**• Environment/Conservation**

Objective 1 • Develop a sustainability strategy for development, management and conservation of Albany's environment.

Strategy > Promote preservation of native flora and fauna.  
> Encourage liaison and co-ordination with community based groups, to ensure Council's actions address the environmental and conservation concerns of the community.  
> Raise the community's awareness and understanding of conservation issues.

**Services for the People****• Planning of Service and Facilities**

Objective 1 • Ensure Council's services and facilities are accessible to people with disabilities.

---

Item 14.3.2 continued

- **Sport & Recreation**

- Objective 1 • Facilitate the health and well being of the community by ensuring the provision and promotion of leisure, sport and recreation facilities, services and programmes.
- Strategy > Maximise utilisation of existing facilities.

13. The project is aligned to the Strategic Plan and is a continuation of the Trails Master Plan and Dual Use Plan. All these plans involved extensive public consultation and it is considered they reflect the needs and views of the people within the Albany region.

**COMMENT/DISCUSSION**

14. The lookout and heritage walk trail will promote the historic significance of Frenchman Bay and will link the lookout to the historic sites of the Vancouver Spring (1791) and the Norwegian Whaling Station (1912). The project will:

- preserve the natural environment;
- provide information on:
  - early European maritime exploration;
  - early European scientific investigation;
  - aboriginal culture;
  - local flora and fauna;
  - migratory marine mammals (whales);
  - shipwrecks; and
  - significant landforms.

15. It is considered that the Frenchman Bay Association should be praised for its submission to construct a heritage trail and lookout on Reserve 21337.

**RECOMMENDATION**

THAT Council:

- i) thanks the Frenchman Bay Association for its initiative and successful submission for funding from the Centenary of Federation State funds for the heritage trail and Vancouver Lookout; and
- ii) reallocates \$6,250 from CoA 126920 Reserves General - Maintenance for the construction of a heritage trail and Vancouver Lookout with Reserve 21337

*Voting Requirement Absolute Majority*

.....

---

Item 14.3.2. continued.

**MOVED COUNCILLOR WILSON  
SECONDED COUNCILLOR BAIN**

**THAT Council:**

- i) thanks the Frenchman Bay Association for its initiative and successful submission for funding from the Centenary of Federation State funds for the heritage trail and Vancouver Lookout; and**
- ii) reallocates \$6,250 from CoA 126920 Reserves General - Maintenance for the construction of a heritage trail and Vancouver Lookout with Reserve 21337.**

**MOTION CARRIED 15 – 0**



#### **14.4 AIRPORT MANAGEMENT**

Nil

# **Corporate & Community Services**

## **REPORTS**

**- R E P O R T S -**

**3.1 FINANCE**

**13.1.1 List of Accounts for Payment – City of Albany**

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

**COMMENT/DISCUSSION**

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

Municipal Fund Vouchers 8747-9169	totalling	465,466.97
Municipal Fund Direct Debits Payroll	totalling	261,704.23
Investments	totalling	1,600,000.00
Loan Repayments	totalling	30,276.62
Other Direct Debits	totalling	554.00
<b>Total Municipal Fund</b>		<b><u>2,358,001.82</u></b>
Trust Fund Vouchers	totalling	5,000.00
<b>Total Trust Fund</b>		<b><u>5,000.00</u></b>
<b>TOTAL</b>		<b><u>2,363,001.82</u></b>

**RECOMMENDATION**

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

Municipal Fund	totalling	\$2,358,001.82
Trust Fund	totalling	<u>\$ 5,000.00</u>
Total		<u>\$2,363,001.82</u>

*Voting Requirement Simple Majority*

.....

---

Item 13.1.1. continued.

**MOVED COUNCILLOR CECIL  
SECONDED COUNCILLOR WALKER**

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

<b>Municipal Fund</b>	<b>totalling</b>	<b>\$2,358,001.82</b>
<b>Trust Fund</b>	<b>totalling</b>	<b><u>\$ 5,000.00</u></b>
<b>Total</b>		<b><u>\$2,363,001.82</u></b>

**MOTION CARRIED 15 – 0**

### 13.1.2 Annual Reports – Acceptance by Local Authority

<b>File/Ward</b>	:	FIN047 All Wards
<b>Proposal / Issue</b>	:	Acceptance of Annual Report
<b>Subject Land/Locality</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer</b>	:	Manager – Finance (S Goodman)
<b>Previous Reference</b>	:	Nil
<b>Summary Recommendation</b>	:	That Council accept the 1998/99 City of Albany Annual Reports

#### **BACKGROUND**

1. Council is required to consider and accept the prior year annual report prior to the report being put to an Annual Meeting of Electors.

#### **STATUTORY REQUIREMENTS**

2. Section 5.54 of the Local Government Act 1995 requires the Local Government accept the annual report for the previous financial year no later than 31 December after that financial year.

#### **POLICY IMPLICATIONS**

Nil

#### **FINANCIAL IMPLICATIONS**

Nil

#### **STRATEGIC PLAN IMPLICATIONS**

Nil

Item 13.1.2 continued.

**COMMENT / DISCUSSION**

3. The 1998/99 Annual report for the City of Albany has been prepared in accordance with the provisions of the Local Government Act (5.53) and the financial statements have been audited. A copy of the report has been circulated to elected members.

**RECOMMENDATION**

THAT in accordance with the requirements of Section 5.54 of the Local Government Act, Council accept the City of Albany Annual Report and Audited Financial Statements.

*Voting Requirement Simple Majority*

.....

**MOVED COUNCILLOR WOLFE  
SECONDED COUNCILLOR LUBICH**

**THAT in accordance with the requirements of Section 5.54 of the Local Government Act, Council accept the City of Albany Annual Report and Audited Financial Statements.**

**MOTION CARRIED 15 – 0**

### 13.1.3 Confirmation of City of Albany Reserves

<b>File/Ward</b>	:	FIN047 All Wards
<b>Proposal/Issue</b>	:	Confirm establishment of certain City of Albany Reserve funds.
<b>Subject Land/Locality</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer</b>	:	Manager – Finance (S Goodman)
<b>Previous Reference</b>	:	N/A
<b>Summary Recommendation</b>	:	That Council confirm the establishment of certain reserve funds.
<b>Location Plan</b>	:	N/A

#### **BACKGROUND**

1. The City maintains cash backed reserve funds for specific purposes in accordance with the Local Government Act.
2. One of the lessees at the Albany Airport referred the question of rates levied on Airport hangar leases to the Land Valuation Tribunal. Legal advice obtained on this matter indicated that the Airport Reserve has not been established strictly in accordance with the requirements of the Local Government Act as the purpose of the reserve was not stated when the reserve was re-created by the City in July 1998. This led to Council having to withdraw the rates notices levied against the lessees of the airport hangar sites
3. When the City of Albany was established in July 1998, Council confirmed the former Town of Albany Reserve Funds, but the former Shire Reserves were inadvertently excluded from the list. Subsequent review of the reserve account documentation indicates that several other reserve accounts have never been formally authorized by a City of Albany Council item although they have been included in adopted budgets.

#### **STATUTORY REQUIREMENTS**

4. Under Section 6.11 (1) of the Local Government Act 1995, “*where a local government wishes to set aside money for use for a purpose in a future financial year, it is to establish and maintain a reserve account for each such purpose*”.

Item 13.1.3 continued.

**POLICY IMPLICATIONS**

Nil.

**FINANCIAL IMPLICATIONS**

Nil.

**STRATEGIC PLAN IMPLICATIONS**

Nil.

**COMMENT/DISCUSSION**

5. The following reserve accounts which are currently in operation, have not been formally established by a minute of a City of Albany Council Meeting.

**Reserve Title:** Airport Reserve  
**Council Ref.:** 13.1.1 12.08.98  
**Purpose:** To facilitate the future development and improvements at the Albany Airport.  
**Funding:** 100% of operating surplus from Airport operations.

**Reserve Title:** Drainage Reserve  
**Council Ref.:** 13.1.1 12.08.98  
**Purpose:** To facilitate drainage works as specified in the five year plan  
**Funding:** 1997/98 carryover.

**Reserve Title:** EDU Promotion Reserve  
**Council Ref.:** 13.1.1 12.08.98  
**Purpose:** To provide for the purchase of video stocks, and the reproduction of the video.  
**Funding:** EDU funds – pre 1998/99

**Reserve Title:** Library Carryover Reserve  
**Council Ref.:** 13.1.1 18.08.99  
**Purpose:** To provide carryover funds for the Library Study.  
**Funding:** 1998/99 Carryover

**Reserve Title:** Waste Trucks Maintenance Reserve  
**Council Ref.:** 13.1.1 12.08.98  
**Purpose:** To provide for the planned major maintenance on the two rubbish trucks.  
**Funding:** 100% of Operating Surplus from Waste Contract.



Item 13.1.3 continued.

<b>Reserve Title:</b>	Saleyards Reserve
<b>Council Ref.:</b>	13.1.1 12.08.98
<b>Purpose:</b>	To provide for the City of Albany share of the costs of developing the Regional Saleyards.
<b>Funding:</b>	Levy on the users of the Albany Saleyards
<b>Reserve Title:</b>	Planning Reserve
<b>Council Ref.:</b>	13.1.1 12.08.98
<b>Purpose:</b>	To fund projects carried over from prior years
<b>Funding:</b>	Carryover funds from 1997/98 and 1998/99

RECOMMENDATION

THAT in accordance with the requirements of Section 6.11 of the Local Government Act, Council confirm the establishment the following reserve funds with purposes and funding as stated above:

Airport Reserve  
Drainage Reserve  
EDU Promotion Reserve  
Library Carryover Reserve  
Waste Trucks Maintenance Reserve  
Saleyards Reserve  
Planning Reserve

*Voting Requirement Simple Majority*

.....

**MOVED COUNCILLOR BOJCUN  
SECONDED COUNCILLOR ARMSTRONG**

**THAT in accordance with the requirements of Section 6.11 of the Local Government Act, Council confirm the establishment the following reserve funds with purposes and funding as stated above:**

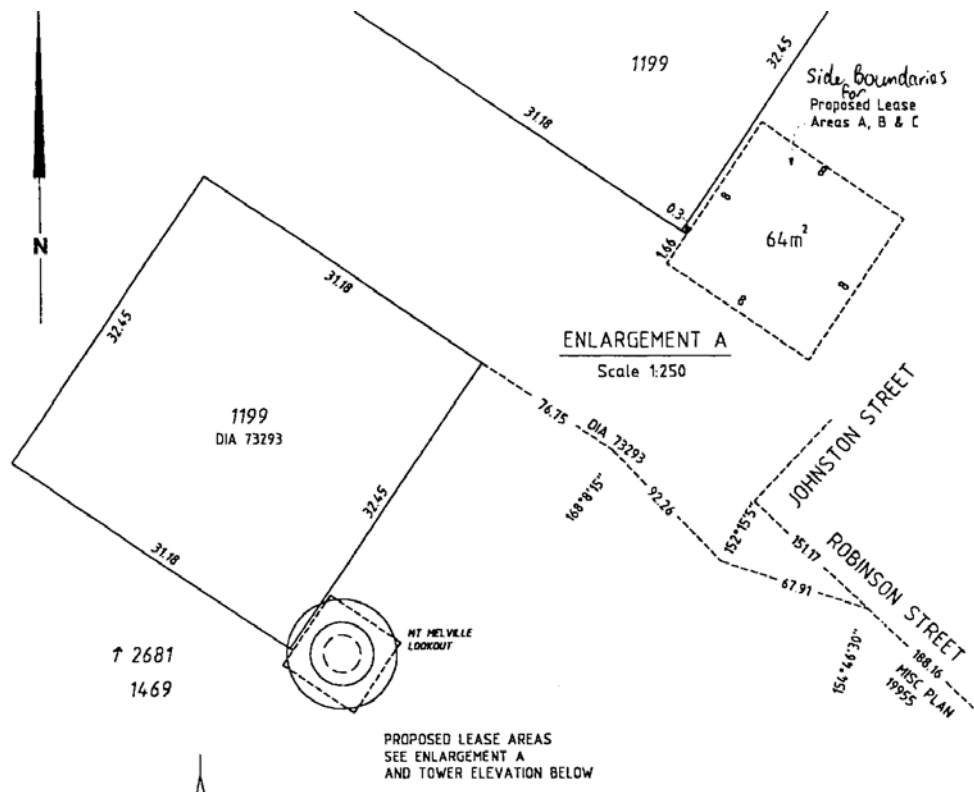
**Airport Reserve  
Drainage Reserve  
EDU Promotion Reserve  
Library Carryover Reserve  
Waste Trucks Maintenance Reserve  
Saleyards Reserve  
Planning Reserve**

**MOTION CARRIED 15 – 0**

## 13.2 ADMINISTRATION

### 13.2.1 Optus Mobile Pty Ltd

<b>File/Ward</b>	:	PRO102 All Wards
<b>Proposal / Issue</b>	:	Variation of licence.
<b>Subject land</b>	:	Portion of Reserve No 2681
<b>Proponent</b>	:	Optus Mobile Pty Ltd
<b>Owner</b>	:	Crown
<b>Reporting Officer</b>	:	Senior Administration Officer (S Pepper)
<b>Previous Reference</b>	:	TOA – 15/11/94 – Item 7.39.3
<b>Summary Recommendation</b>	:	Approval of variation of licence.
<b>Locality Plan</b>	:	



---

Item 13.2.1 continued.

**BACKGROUND**

1. In September 1995 Council agreed to a licence for portion of Reserve 2681, being part of the building and tower known as the Melville Lookout for a 5 year period, with three further 5 year options to Optus Mobile Pty Ltd.
2. Optus Pty Ltd have sought approval to vary the terms of the current licence, by seeking additional areas on the tower for antenna locations.

**STATUTORY REQUIREMENTS**

3. Clause 30 of the Local Government (Functions & General) Regulations 1996, exempts Councils from having to advertise the proposal, statewide as the licence is to be in the name of a Government Agency.

**POLICY IMPLICATIONS**

Nil.

**FINANCIAL IMPLICATIONS**

Nil.

**STRATEGIC IMPLICATIONS**

Nil.

**COMMENT/DISCUSSION**

4. Optus Mobile Pty Ltd have sought a Deed of Variation to their current licence to accommodate additional antennae sites to improve their levels of service in the Albany Region.

**RECOMMENDATION**

THAT Council agree:

- i) to Optus Mobile Pty Ltd varying its current licence on Mt Melville lookout to include areas A & B as defined on drawing 19955 for additional antennae locations; and
- ii) to the Common Seal of Council being affixed to the Deed of Variation.

*Voting Requirement Simple Majority*

.....

Item 13.2.1. continued.

**MOVED COUNCILLOR WILSON  
SECONDED COUNCILLOR WOLFE**

**THAT Council agree:**

- i) to Optus Mobile Pty Ltd varying its current licence on Mt Melville lookout to include areas A & B as defined on drawing 19955 for additional antennae locations; and**
- ii) to the Common Seal of Council being affixed to the Deed of Variation.**

**MOTION CARRIED 13 – 2**

---

### 13.2.2 City of Albany Band

<b>File/Ward</b>	:	FIN022 All Wards
<b>Proposal/Issue</b>	:	Request to remove guarantors from loan agreement.
<b>Subject land</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer</b>	:	Executive Director Corporate & Community Services (P Madigan)
<b>Previous Reference</b>	:	OCM 22/06/99 Item 13.2.5
<b>Summary Recommendation</b>	:	Decline request to remove guarantors from loan agreement.
<b>Locality Plan</b>	:	N/A

#### BACKGROUND

1. The City of Albany Band made an offer which was accepted to purchase the Assembly of God hall in Lancaster Road, Albany.
2. The total amount of the offer was \$105,000, including incidentals, upgrading, stamp duty and maintenance.
3. The Band advised it had been successful in attracting a \$50,000 grant from the Lotteries Commission and requested an interest free self supporting loan of \$55,000 from the City of Albany.
4. At its 22<sup>nd</sup> June 1999 Council meeting the proposal was considered and Council resolved:-

*“THAT*

- i) Council agree to the request of the City of Albany Band to fund a \$55,000 interest free self supporting loan, repayable over 10 years to the Band, with the funds being provided from the Reserve Concert/Cultural facilities;*
- ii) Proceeds from loan repayments to be paid into the Reserve Account;*
- iii) The Band provide guarantors for the repayments and undertake the maintenance responsibility for the building; and*
- iv) The Common Seal of Council be attached to the necessary documents.”*

---

Item 13.2.2 continued.

5. The necessary legal agreement has been formalised, with an agreed list of guarantors, and the money has been acquitted.
6. The Band has indicated it is concerned that those individuals who nominated as guarantors, may, should their circumstances change, be widely affected, should the Band default on the loan.
7. The Band has sought Council approval to have the guarantor clause removed from the loan agreement.

**STATUTORY REQUIREMENTS**

Nil.

**POLICY IMPLICATIONS**

Nil.

**FINANCIAL IMPLICATIONS**

Nil.

**STRATEGIC IMPLICATIONS**

Nil.

**COMMENT/DISCUSSION**

8. It is considered essential that Council's financial interests in any self supporting loan be secured.
9. In the past the former Councils' sought guarantors to self supporting loans to provide this security for the funds advanced, particularly in the event of the borrowing body defaulting on the loan repayments.
10. In this particular case, the City of Albany Band was aware of this requirement prior to taking up the funds, and in addition, the guarantors had executed the legal agreement prior to any funds being advanced.

**RECOMMENDATION**

THAT to ensure Council's security over the funds advanced, Council decline the request from the City of Albany Band to amend the agreement by deleting the list of guarantors.

*Voting Requirement Simple Majority*

.....

---

Item 13.2.2. continued.

**MOVED COUNCILLOR WALKER  
SECONDED COUNCILLOR LUBICH**

**THAT Council agrees to the request from the City of Albany Band to amend the agreement by deleting the list of guarantors.**

**MOTION LOST 5 – 10**

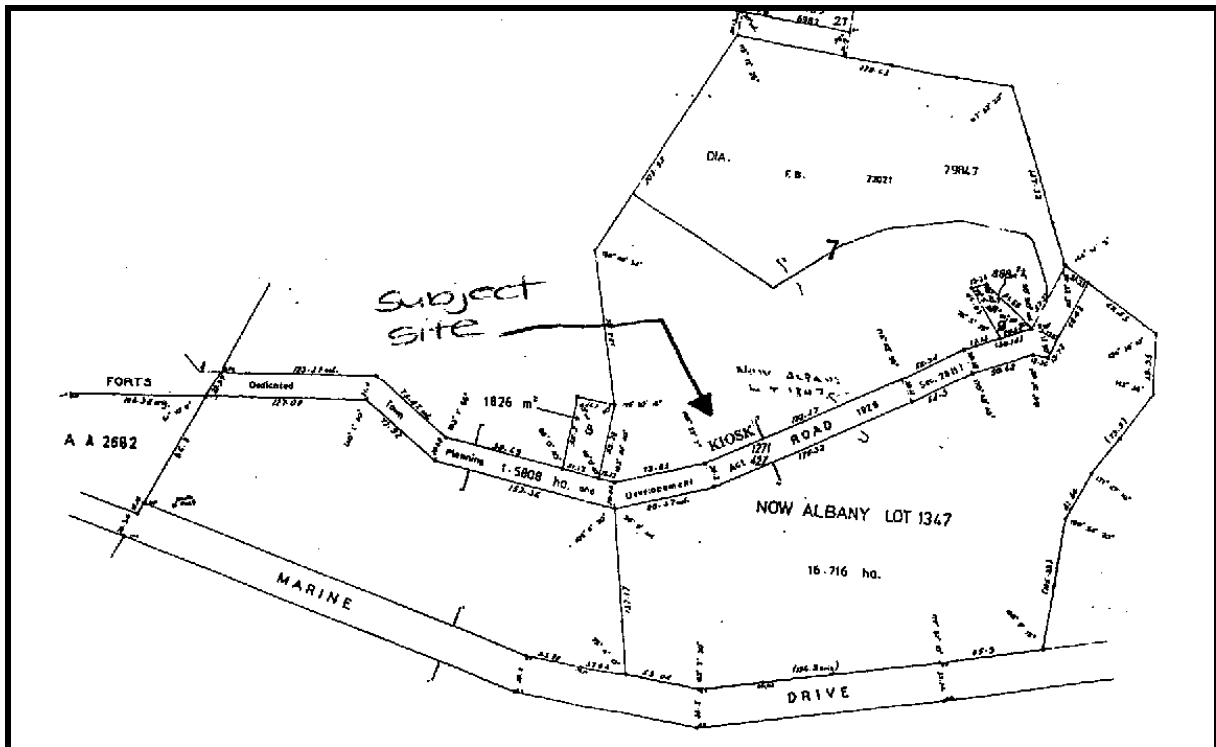
**MOVED COUNCILLOR BAIN  
SECONDED COUNCILLOR EVANS**

**THAT to ensure Council's security over the funds advanced, Council decline the request from the City of Albany Band to amend the agreement by deleting the list of guarantors.**

**MOTION CARRIED 10 – 5**

**13.2.3 Assignment And Extension Of Lease – Portion Of Reserve 38226 Lot 1347 - Old Forts Cafe**

<b>File/Ward</b>	:	PRO057 Frederickstown Ward
<b>Proposal/Issue</b>	:	Assignment and extension of lease
<b>Subject Land</b>	:	Portion Only of Reserve 38226, Lot 1347
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	Crown Management Order to City of Albany with power to lease for a period not exceeding 21 years
<b>Reporting Officer</b>	:	Manager Administration (R Boardley) Administration Officer (L Freegard )
<b>Previous Reference</b>	:	OCM 12/04/95 Item 7.15.4
<b>Summary Recommendation</b>	:	Approve assignment and extension of lease
<b>Locality Plan</b>	:	





Item 13.2.3 continued.

### **BACKGROUND**

1. Reserve 38226 is situated on Mt Adelaide, and has a management order to the City of Albany, and subject to the approval in writing of the Minister for Lands to each an every lease or assignment of lease being first obtained, Council can lease the whole or any portion thereof for any term not exceeding 21 years.
2. MA and JA McKeown are the current lessees of the premises known as 'The Old Forts Café'. This café is situated on a portion of Reserve 38226. (Mt Adelaide). This lease was for a period of three years from 19 April 1995 to 18 April 1998, with a five year option, from 19 April 1998 until 18 April 2003 and is at present in the five year option period.

### **STATUTORY REQUIREMENTS**

3. Approval of the Minister for Lands is required for the assignment, of which an application has been submitted.

### **POLICY IMPLICATIONS**

4. No policy currently in place on this subject.

### **FINANCIAL IMPLICATIONS**

5. Council at present receives \$3066 per annum in rent, subject to movements in CPI each year. All costs for the preparation of the assignment of lease are to be borne by the assignee.

### **STRATEGIC IMPLICATIONS**

6. This request complies with Council's Strategic Plan for 1998-2000, which in parts states as follows:-

#### ***"Tourism and Special Events***

***Objective 1:*** *Foster the growth of tourism and special events in the Albany region through a planned and coordinated approach.*

- d) Provide public amenities and enhance visitor attractions vested in the City.*  
*and*

#### ***Heritage***

***Objective 1:*** *Promote the recognition, enhancement and proper utilisation of Albany's heritage assets.*

- c) Foster new initiatives to inform, promote and preserve local heritage assets."*

---

Item 13.2.3 continued.

**COMMENT/DISCUSSION**

7. Council has received correspondence from Sharon J Donald, advising of her intending purchase of the Café. Ms Donald has also requested that a further five year option from 19 April 2003 until 18 April 2008 be granted.
8. As the request for a further term should have no impact on any possible future use of the Reserve during the period until 2008, it is considered that the assignment and extension should be approved.
9. The present lease rental also includes the use of various fixtures and fittings, crockery, cutlery etc. As most of the items of crockery, cutlery and some of the fixtures and fittings are quite old and of little value, it is suggested that Council enter into negotiations with Ms Donald for the purchase of these items.
10. Should these negotiations be unsuccessful, it may be possible to reach agreement with Ms Donald so such items do not have to be replaced by Council when they become unserviceable and require replacement.
11. In either case it will be necessary to enter into a deed of variation of lease.

**RECOMMENDATION**

THAT Council:

1. subject to Ministerial approval being granted, approve an assignment of the lease on the premises know as "The Old Forts Café" to Ms SJ Donald;
2. approve the request for an extension of the current option for a further 5 years from 19 April 2003 to 18 April 2008;
3. negotiate the sale of equipment as listed in the schedule to the lease, excluding items of furniture and fixtures (eg oven); OR negotiate to amend the lease to provide that when such items become unserviceable they not be replaced, and a deed of variation be entered into as required;
4. all legal fees and cost associated with the assignment of the sub lease and deed of variation be borne by the assignee; and
5. the Common Seal of the City of Albany be affixed to the assignment documentation.

*Voting Requirement Simple Majority*

.....

---

Item 13.2.3. continued.

**MOVED COUNCILLOR ARMSTRONG  
SECONDED COUNCILLOR WEST**

**THAT Council:**

- 1. subject to Ministerial approval being granted, approve an assignment of the lease on the premises know as “The Old Forts Café” to Ms SJ Donald;**
- 2. approve the request for an extension of the current option for a further 5 years from 19 April 2003 to 18 April 2008;**
- 3. negotiate the sale of equipment as listed in the schedule to the lease, excluding items of furniture and fixtures (eg oven); OR negotiate to amend the lease to provide that when such items become unserviceable they not be replaced, and a deed of variation be entered into as required;**
- 4. all legal fees and cost associated with the assignment of the sub lease and deed of variation be borne by the assignee; and**
- 5. the Common Seal of the City of Albany be affixed to the assignment documentation.**

**MOTION CARRIED 15 – 0**

---

### 13.2.4 Vancouver Arts Centre Operations

<b>File/Ward</b>	:	PRO027 Frederickstown Ward
<b>Proposal / Issue</b>	:	Vancouver Arts Centre Operations
<b>Subject land</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer</b>	:	Executive Director Corporate & Community Services (P Madigan)
<b>Previous Reference</b>	:	OCM 04/08/99 – Item 13.2.8 OCM 26/10/99 – Item 13.2.3
<b>Summary Recommendation</b>	:	Nil.
<b>Locality Plan</b>	:	N/A

#### BACKGROUND

1. At its 26<sup>th</sup> October 1999 meeting, Council agreed ‘in principle’ to the continuation of the Vancouver Arts Centre as an arts and crafts centre as from 1<sup>st</sup> January 2000.
2. The Council also resolved that:
  - i) *The Executive Director Corporate & Community Services prepare a report for Council incorporating:*
    - *to further develop the above model including the terms of reference and membership of the proposed arts advisory committee;*
    - *to develop financial reporting mechanisms and controls including budgets, balance sheets, operating income and expenditure reports, together with a proposed budget for the period 1<sup>st</sup> January 2000 to 30<sup>th</sup> June 2000;*
    - *to develop a funding submission for Country Arts, incorporating a 12 month programme.*
  - ii) *The Executive Director Corporate & Community Services be authorised to liaise with the Albany Arts Council in relation to the possible acquisition of the Albany Arts Council’s assets;*
  - iii) *Government be requested to issue a Management Order with power to lease not exceeding 21 years in respect of the property in favour of the City of Albany; and*
  - iv) *A funding submission be prepared and submitted for Country Arts’ consideration for the next 12 month period.”*

Item 13.2.4 continued.

3. Action has been initiated on each of these recommendations.
4. In order to continue to operate the Centre as from 1<sup>st</sup> January, the part time position (25 hours per week) of Administrative Co-ordinator has recently been advertised.
5. This position will focus on cultural development through the arts medium. Duties will include:-
  - Co-ordinating the activities of the Vancouver Arts Centre and Community Arts Program.
  - Building community awareness of existing and new arts programs, organisations, groups, exhibitions and events.
  - Preparing and submitting grant applications.
6. The continuation of the caretaking services have been negotiated with the present incumbent

The caretaker is required to:-

  - Liaise with the Centre Coordinator in relation to bookings within the Centre;
  - Assist in coordinating the Vancouver Arts Centre's activities by opening/closing and setting up facilities, as required;
  - Ensure security of the Centre at all times;
  - Ensure the Centre is maintained in a clean and hygienic manner;
  - Act as the 'first contact' and assist guests staying at Mary Thomson House as required;
  - Maintain the garden and lawn area surrounding Mary Thomson House; and
  - Carrying out minor repairs and maintenance within the Centre as required.
7. In relation to the formation of a "peak" body (Arts Advisory Committee) to assist in the operation of the Centre, it is recommended that the following terms of reference be adopted by Council, and nominations invited thereafter:-
  - To foster development, appreciation and participation in all forms of art and crafts in Albany;
  - To encourage community use of the Vancouver Arts Centre as a place to meet and socialise;
  - To promote the Vancouver Arts Centre as a community resource, major tourist and regional visitor destination; and
  - To assist in the development and presentation of a varied and stimulating exhibition program.
8. The terms of reference would be reviewed at the first meeting of the Arts Advisory Committee.

Item 13.2.4 continued.

9. The accounts and ledgers of the Vancouver Arts Centre have been reviewed and a budget framework is currently being prepared. All accounts will be operated through the City of Albany's accounting system.
10. Initial negotiations have taken place in relation to the possible acquisition of Albany Arts Council assets utilised in the operation of the Vancouver Arts Centre.
11. A valuation of these assets estimates the value to be \$23,000.
12. Negotiations to date have indicated that Council may be able to acquire the assets for a lesser amount, sufficient to cover the current indebtedness of the Albany Arts Council.
13. A Management Order has been requested in favour of the City of Albany and this is progressing positively.
14. A funding submission has been made to Country Arts, the outcome of which is unknown at this stage.

#### **STATUTORY REQUIREMENTS**

15. The Surrender of Lease document is currently being finalised.
16. The Council will be required to formally adopt the membership of the Arts Advisory Committee once nominations have been invited.

#### **POLICY IMPLICATIONS**

Nil.

#### **FINANCIAL IMPLICATIONS**

17. Council's budget provided for the management of Council's Community Arts Program, and a provisional sum towards the maintenance of the building, noting that a maintenance program is to be developed and implemented by Council on a planned basis.
18. No provision has been included for the acquisition of assets, or for any possible additional operating costs, and these would have to be the subject of a reallocation at a future time.
19. Every endeavour will be made to fund the operations from within the current budget allocations.

Item 13.2.4 continued.

**COMMENT/DISCUSSION**

20. In line with Council's previous decision, it is proposed to establish a community based centre, involving the creation of an arts advisory committee and supported by the appointment of a part time administration officer, with a background in the Arts.

**RECOMMENDATION**

THAT Council:

- i) endorse the establishment of an Arts Advisory Committee;
- ii) adopt the terms of reference of such committee, with the Committee, once appointed, reviewing these terms of reference;
- iii) approve the appointment of a part time (25 hours per week) Administrative Co-ordinator, and the continuation of the caretaking services role; and
- iv) authorise the Executive Director Corporate & Community Services to finalise negotiations for the acquisition of the assets, and re-allocate a maximum amount of \$18,000 for this purpose.

*Voting Requirement Absolute Majority*

**MOVED COUNCILLOR CECIL  
SECONDED COUNCILLOR DUFTY**

**THAT Council:**

- i) endorse the establishment of an Arts Advisory Committee;**
- ii) adopt the terms of reference of such committee, with the Committee, once appointed, reviewing these terms of reference;**
- iii) approve the appointment of a part time (25 hours per week) Administrative Co-ordinator, and the continuation of the caretaking services role; and**
- iv) authorise the Executive Director Corporate & Community Services to finalise negotiations for the acquisition of the assets, and re-allocate a maximum amount of \$18,000 for this purpose.**

**MOTION CARRIED 15 – 0**

### 13.3.3 LIBRARY SERVICES

#### 13.3.1 Albany Public Library and The University of Western Australia Joint Library Services.

<b>File/Ward</b>	:	INF007 Frederickstown Ward
<b>Proposal/Issue</b>	:	Albany Public Library and The University of Western Australia Joint Library Services.
<b>Subject Locality/Land</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer</b>	:	Manager Library Services (J Flottmann)
<b>Previous Reference</b>	:	Nil
<b>Summary Recommendation</b>	:	That Council supports a trial partnership between the City of Albany and the University of Western Australia for the provision of library services for the UWA – Albany Centre by housing a small collection of UWA library materials in the Albany Public Library in 2000.
<b>Locality Plan</b>	:	N/A

#### BACKGROUND

1. The University of Western Australia established its Albany Centre in 1999 in the Old Headmaster's House in the District Education Office grounds next door to the Albany Public Library.
2. UWA established their operations in Albany following an extensive and indepth project and feasibility study led by the Albany Economic Development Unit to attract a University to the region. In 1999, the UWA Albany Centre commenced with a small variety of first year units and a total of forty students.
3. In 2000, the UWA Albany Centre will offer a range of full time first year courses in Arts, Agricultural Science, Science, Economics and Commerce. The Centre anticipates having at least 70 students in 2000.



---

Item 13.3.1 continued.

4. In 1999, UWA delivered library services to its Albany Students through the provision of a small collection of materials housed in its Albany Centre, supplemented by materials supplied on request from the main Library in Nedlands.
5. In 2000, it is proposed that the UWA Albany Centre's Library Collection of approximately 700 items be housed in the Albany Public Library and be available for usage by both UWA students and all Library members.

#### **STATUTORY REQUIREMENTS**

6. The Albany Public Library Service is operated as a partnership between the City of Albany and the Library and Information Service of Western Australia (LISWA) through formal agreements under the Library Board of Western Australia Act 1951 – 1983.

#### **POLICY IMPLICATIONS**

7. Nil.

#### **FINANCIAL IMPLICATIONS**

8. The City of Albany's 1999/00 Budget provides an amount of \$15,263 to support UWA's Albany Centre. This includes allocations for staff time to provide support to UWA and an amount of \$1,500 for Library Service support.
9. The costs of housing the UWA Library Collection will be shared between UWA and the Albany Public Library. UWA will provide: the Collection; shelving units; and catalogue records and book stationery. UWA will also pay for insurance, freight and any repairs, rebinding or replacement of items in the collection.
10. Albany Public Library's contribution will largely be "in-kind" and will consist of: the provision of approximately 20 square metres of floor space to house the collection; Information Technology resources to maintain database records; staff time to process, manage and lend the collection; local stationery; and postage for reservation, overdue and account processes.
11. Further development of any partnership arrangement for joint use library services with UWA will require the identification and negotiation of capital and operating cost sharing and may provide opportunities for access to grant funding for library development.

---

Item 13.3.1 continued.

### **STRATEGIC IMPLICATIONS**

12. Under “Services for People”, the City’s Strategic Plan contains an objective to “Provide and plan for library services which support and enhance the quality of life of a growing community”. The following strategies have been identified to achieve this objective...
  - a Identify community library and information needs
  - b Develop a plan for library service growth
  - c Provide equitable access to library resources and services for all members of the community
  - d Collect, preserve and provide access to the community’s recorded cultural heritage.
13. Under both “Economic Development” and “Education” objectives in the City’s Strategic Plan identifies the following strategy...“Facilitate the establishment of university education in Albany”.

### **COMMENT/DISCUSSION**

15. The UWA Albany Centre has very limited space in its current premises and would have great difficulty in housing its library collection in 2000. Whilst space is at a premium in the Albany Public Library, the availability of many government publications from the internet has allowed the Library to discard many printed copies of these publications freeing up a small area which can now be allocated to the UWA Collection.
16. Whilst student usage of the Albany Public Library will impact on existing resources, the housing of the UWA Collection provides the City with an opportunity to support UWA’s Albany Centre whilst improving library services to the whole community.
17. The UWA Collection would be available for all library members to use and would therefore benefit the broader community by increasing the range and quality of materials available to them.
18. The current Strategic Review of Library Services Draft Report has identified the potential benefits of a joint use library partnership with UWA. The establishment of this small collection in 2000 will enable the parties to trial such a partnership.
19. The Albany Public Library can offer to support UWA at this time due to the small numbers of students at the UWA Albany Centre. This arrangement will be reviewed by November 2000 and any future partnership arrangement will be considered on the basis of both the City’s and UWA’s strategic and operational plans; the Library’s capacity to accommodate any expansion of the partnership; the growth in the UWA – Albany Centre’s courses and student numbers; management and operational procedures; and cost sharing arrangements.

Item 13.3.1 continued.

20. It is recommended that an agreement be negotiated between the City of Albany and the University of Western Australia that provides the framework for future negotiations for a joint use library partnership and details the provision of library support services at the Albany Public Library in 2000.

RECOMMENDATION

THAT Council:

- i) supports a trial partnership between the City of Albany and the University of Western Australia for the provision of library services for the UWA – Albany Centre by housing a small collection of UWA library materials in the Albany Public Library in 2000;
- ii) authorises the negotiation of an agreement, between the City of Albany and the University of Western Australia, that provides the framework for future negotiations for a joint use library partnership and details the provision of library support services at the Albany Public Library in 2000; and
- iii) authorises the Mayor and Chief Executive Officer to sign and affix the Common Seal to such an agreement.

*Voting Requirement Absolute Majority*

.....

**MOVED COUNCILLOR EVANS  
SECONDED COUNCILLOR CECIL**

**THAT Council:**

- i) supports a trial partnership between the City of Albany and the University of Western Australia for the provision of library services for the UWA – Albany Centre by housing a small collection of UWA library materials in the Albany Public Library in 2000;**
- ii) authorises the negotiation of an agreement, between the City of Albany and the University of Western Australia, that provides the framework for future negotiations for a joint use library partnership and details the provision of library support services at the Albany Public Library in 2000; and**
- iii) authorises the Mayor and Chief Executive Officer to sign and affix the Common Seal to such an agreement.**

**MOTION CARRIED 15 – 0**

### 13.3.2 Strategic Review of Library Services

<b>File/Ward</b>	:	STR021 Frederickstown Ward
<b>Proposal/Issue</b>	:	Strategic Review of Library Services
<b>Subject Land</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer(s)</b>	:	Manager Library Services (J Flottmann)
<b>Previous Reference</b>	:	OCM 1.6.99 Item 13.3.1
<b>Summary Recommendation</b>	:	That Council receives the Strategic Review of Library Services Draft Report November 1999 and approves the release of the Draft Report for a period of public consultation.
<b>Locality Plan</b>	:	N/A

#### BACKGROUND

1. This report presents an outline and the key findings of the Strategic Review of Library Services Draft Report, November 1999 prepared by the Macroplan Consultancy firm.
2. Macroplan was appointed by Council on the 1<sup>st</sup> June 1999 to undertake a comprehensive review of library services in Albany with the objective of setting a development framework for future service provision, based on the current and anticipated needs of the Albany Community.

#### STATUTORY REQUIREMENTS

3. The Public Library Service is operated as a partnership between the City of Albany and the Library and Information Service of Western Australia (LISWA) through formal agreements under the *Library Board of Western Australia Act 1951 – 1983*. These existing agreements and legislation formed part of the parameters of this review.

#### POLICY IMPLICATIONS

Nil.

Item 13.3.2 continued.

### **FINANCIAL IMPLICATIONS**

4. The City of Albany's 1999/00 Budget includes a carry over from last year of \$29,600 under Library Operations – Feasibility Study to complete the Library Service Review (COA 165120). Macroplan's contract fees are \$27,500 and the remaining monies will be used to support advertising costs.
5. The draft report identifies a number of both short term and long term library infrastructure and service options and recommendations. Estimated capital and operational costs of the infrastructure development options are identified in the report.
6. Any other financial implications arising from this service review will be reported to Council and considered as part of Council's budget process.

### **STRATEGIC PLAN IMPLICATIONS**

7. Under "Services for People", the City's Strategic Plan contains an objective to "Provide and plan for library services which support and enhance the quality of life of a growing community". The following strategies have been identified to achieve this objective...
  - a) Identify community library and information needs
  - b) Develop a plan for library service growth
  - c) Provide equitable access to library resources and services for all members of the community
  - d) Collect, preserve and provide access to the community's recorded cultural heritage.
8. In addition to the 1998 Library Community Survey, the Strategic Review of Library Services will further research community needs. The major aim of the Review is to achieve the strategic objective of developing a plan for library service growth.

Item 13.3.2 continued.

### COMMENT/DISCUSSION

9. Macroplan's approach to the review has included...
  - An assessment of the City's demographic profile and development;
  - A review of the results of the 1998 Library Community Survey;
  - A situational analysis of relevant City and community plans, projects and services;
  - An assessment of current operational and financial performance benchmarked against similar sized library services serving similar communities across Australia;
  - An environmental scan of state, national and international of trends and issues in library service delivery;
  - An assessment of the existing physical and operational facilities and services;
  - An exploration of community views through targeted focus groups representing seniors, youth, parents/general, tertiary students and rural residents. The focus groups were advertised widely through newspapers, community groups and telephone invitations;
  - Analysis of future building infrastructure needs and locations and the development of a range of options;
  - Analysis and development of specific library service recommendations.
  
10. The key findings of the review, analysis and consultation processes include...
  - The Council's current projects of the Cultural Precinct and Administration Centre will impact upon Library infrastructure planning and options.
  - The establishment of the University of Western Australia – Albany Centre provides an opportunity for a joint use library service.
  - Population projections indicate that the Albany population will rise by 27% by 2011.
  - The Albany Library benchmarks remarkably well against comparable WA and interstate library services. In particular, the Library Service is cost efficient; has extremely high usage; is particularly effective in terms of outputs given moderate resource provision; and staff are highly productive.
  - The community consultation process revealed: strong support for retaining a central location; high frequent usage; support for extended opening hours; lack of space and facilities within the existing building; good range of materials; high level of satisfaction with customer service; limited study facilities; and clear emphasis on Information Technology needs.
  - Key worldwide trends in library services are: support for lifelong learning; integration and co-location with other services; application of new technologies to ensure the provision of relevant information; provision of value added services; consortium purchasing and co-operation.
  - The size of the existing Library on York St is inadequate to meet projected population, demographic changes and joint use and integration potential. Options for an expanded Library need to be urgently considered.

---

Item 13.3.2 continued.

11. The Strategic Plan for the Library Service has been developed in recognition of these findings and the specific needs of the Albany community. The options and recommendations have been developed and analysed within a framework of the following key considerations: library specific issues; rural service delivery; and locational, cultural, heritage, economic development, joint use and tourism options.
12. In summary, the key Library Service recommendations of the draft report are:-
  - a) Capacity: The current floor space of the main library is 850 square metres. The minimum floor space requirements are 1,120 m<sup>2</sup> in 2000/01, rising to 2,100 m<sup>2</sup> by 2010 including capacity for the Local Studies Collection and the University of WA Library.
  - b) Opening Hours: Should be extended as soon as possible to include 10am to 6pm Wednesdays and extending Saturdays from 9am to 1pm.
  - c) Specialist Services and Special Needs: Children's and Youth Services needs include 'youth areas', better study facilities and more IT and multi media; disabled access and facility provision should be considered a high priority; the Aboriginal Studies Collection should be reviewed and updated; requirements for materials in Languages Other Than English should be regularly reviewed.
  - d) Housebound Provision: It is now vital to plan for extension of housebound services to ensure long term equity of access for the entire community. A dedicated part-time staff member should be allocated to this service.
  - e) Information Technology: An increase in the quantity and quality of Information Technology provision including: increased number of dedicated PCs for public use for online activities, CDROM usage and word processing; network upgrade; sufficient bandwidth reserved for exclusive use of the library; constant review of systems; consideration of a 'self check' system.
  - f) Materials and Facilities: Additional materials will be required as the service expands; new facilities including study desks, adequate seating and toilets will be needed.
  - g) Rural Service Delivery: The most cost effective and equitable method of rural service delivery would be to provide a central library in Albany supported by a number of strategically placed depots/outreach centres providing library materials and online access.
  - h) Location: the preferred location for the Albany Library is the existing site or another CBD location.
  - i) Cultural/Arts Precinct: This concept must be factored into long term library service planning as it is likely that the Library would be integral to any such development.
  - j) Local Studies: It is recommended that the Local Studies operations are integrated into the main Library with benefits of operational efficiencies and service delivery improvements.
  - k) Joint Use Partnerships: Albany Library should become a joint use facility in partnership with the University of Western Australia.

---

Item 13.3.2 continued.

13. The report identifies four infrastructure development options and prioritises these as:-
  - a) Option 1: Immediate internal upgrade of current building and new purpose built Library on current site in 2010.
  - b) Option 2: Develop Cultural Precinct, relocate UWA Library, Local Studies and library administration functions to York Street Council building when it becomes vacant, and refurbish current main library building. Consider purpose building a new library on existing site in the longer term.
  - c) Option 3: Major external extension and full renovation of current building as soon as practical.
  - d) Option 4: Relocate Library in conjunction with Council Offices. e.g. within a new Civic Centre
  
14. A copy of the Executive Summary of the Strategic Review of Library Services Draft Report November 1999 can be found in the Councillor's Information Bulletin.
  
15. It is proposed that the recommendations of this Strategic Review of Library Services Draft Report November 1999 be advertised for public comment until 21<sup>st</sup> January 2000. Copies of the Draft Report will be available from the Albany Public Library on York Street, the Wellstead Library, the Local Studies Collection in the Bond Store and from the reception areas of the City of Albany York Street and Mercer Rd Administration Offices.
  
16. Any written public comments received will be referred to the Consultants for consideration in the final Report. A final report will be presented to Council in February 2000.

RECOMMENDATION

THAT:

- i) Council receives the Strategic Review of Library Services Draft Report, November 1999 presented by Macroplan; and
  
- ii) the Strategic Review of Library Services Draft Report November 1999 be released and advertised in the local press for public comment for a six week period until Friday 28<sup>th</sup> January 2000.

*Voting Requirements Simple Majority*

.....



---

Item 13.3.2. continued.

**MOVED COUNCILLOR BOJCUN  
SECONDED COUNCILLOR DUFTY**

**THAT:**

- i) Council receives the Strategic Review of Library Services Draft Report, November 1999 presented by Macroplan; and**
- ii) the Strategic Review of Library Services Draft Report November 1999 be released and advertised in the local press for public comment for a six week period until Friday 28<sup>th</sup> January 2000.**

**MOTION CARRIED 14 – 1**

**13.4 DAY CARE CENTRE**

Nil.

**13.5 TOWN HALL**

Nil.

**13.6 ALBANY LEISURE & AQUATIC CENTRE**

Nil.

MINUTES - ORDINARY COUNCIL MEETING 14/12/99  
\*\* REFER DISCLAIMER \*\*

---

**22.0 URGENT BUSINESS AT DISCRETION OF THE MAYOR**

**22.2 Contract 99052 - Design & Management of Road Construction Works**

<b>File/Ward</b>	:	99052
<b>Proposal/Issue</b>	:	Tender for the Design & Management of Road Construction Works
<b>Subject Land/Locality</b>	:	N/A
<b>Proponent</b>	:	N/A
<b>Owner</b>	:	N/A
<b>Reporting Officer(s)</b>	:	Operations Manager (C Mibus)
<b>Previous Reference</b>	:	Budget Meeting – Capital Works Program OCM 16/11/99 Item 13.1.4
<b>Disclosure of Interest</b>	:	Nothing to Disclose
<b>Summary Recommendation:</b>		Accept tender from Connell Wagner Pty Ltd for contract 99052 –Design & Management of Road Construction Works
<b>Locality Plan</b>	:	N/A

**BACKGROUND**

1. The 1999/2000 Budget provided a Capital Works Program that requires contractors in addition to day labour to complete. This requires some of the works to be put to a public tender process in order to be completed in 1999/2000. More recently Council at its last meeting resolved to undertake additional road works using surplus funds carried over from 1998/1999. Main Roads has also provided funds to provide for the upgrading of infrastructure to serve a future wood chip mill on Down Rd, including turning lanes on Albany Highway into Down Road and Albany Airport.
2. The contract is for:
  - Stage 1 –Design documentation
  - Stage 2 –Evaluation of tenders for road construction
  - Stage 3 –Site supervision and inspection of road construction

Item 22.2 continued

3. The following evaluation criteria will be used to evaluate the tenders:

	Weighting
• Price	20%
• Skills and Resources –professional and technical skills	20%
• Appropriate Methodology and Experience	15%
• Demonstrated resources availability and expertise dedicated to the Project	15%
• Demonstrated high level of interpersonal skills –customer relations	10%
• Demonstrated experience and ability	10%
• Environmental Management	5%
• Human Resource Management	5%

4. Tenders were advertised in the West Australian and local papers.

### **STATUTORY REQUIREMENTS**

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

### **POLICY IMPLICATIONS**

6. There is no Council Policy in place relating to this item, however the undertaking of works by contractors in addition to day labour enables bench-marking of Councils workforce.

### **STRATEGIC IMPLICATIONS**

7. There are no Strategic Implications.

8. The Corporate Plan has a number of Strategies that are satisfied or serviced by this contract, namely to:

- Responsibly manage Council's resources,
- Meet National Competition Policy requirements.

### **FINANCIAL IMPLICATIONS**

9. Provision has been made in the Design Office budget (\$30,000) at the last quarterly review, to assist with the employment of a design consultant. The balance of the Design and Management Contract costs will be charged to each of the individual projects.

Item 22.2 continued

10. Seven tenders were received by the closing time of 2.00pm 8<sup>th</sup> December, 1999, as tabled below:

Consultant	Connell Wagner Pty Ltd	PPK Equipment & Infrastructure Pty Ltd	RR Unger Pty Ltd	GHD Pty Ltd	Wood & Grieve	MAKJaP Pty Ltd	BSD Consultants
<b>PROJECT</b>							
1. Graham St	\$ 5,355	\$ 2,710	\$12,745	\$17,964.27	\$10,400	\$ 8,545	\$12,090.61
2. Sydney St	\$ 5,699	\$ 2,325	\$ 9,505	\$18,465.57	\$10,100	\$ 7,045	\$12,090.61
3. Chillinup Rd	\$ 8,044	\$ 7,795	\$19,780	\$20,349.47	\$21,640	\$18,275	\$13,841.98
4. Mutton Bird Rd	\$18,660	\$24,506	\$32,842	\$28,104.27	\$32,950	\$32,835	\$19,125.35
5. Gull Rock Rd	\$15,060	\$28,289	\$33,440	\$27,210.07	\$30,820	\$41,200	\$22,164.73
6. Eden Rd	\$24,795	\$31,642	\$45,267	\$32,329.67	\$40,240	\$46,905	\$21,237.35
7. Down Rd	\$17,163	\$25,789	\$33,805	\$25,586.16	\$27,970	\$32,850	\$20,577.35
8. Albany Hwy/ Down Rd turning lane	\$ 1,414	\$ 2,050	\$ 2,175	\$ 8,891.27	\$ 7,690	\$ 5,532	\$ 7,180.00
9. Albany Hwy/ Airport turning lane	\$ 1,414	\$ 2,050	\$ 1,450	\$10,542.47	\$ 7,690	\$ 5,533	\$ 7,180.00
<b>TOTAL, TENDER VALUE</b>	<b>\$97,600 *\$92,600</b>	<b>\$127,156</b>	<b>\$191,009</b>	<b>\$189,443.22</b>	<b>\$189,500</b>	<b>\$198,750</b>	<b>\$135,487.98</b>

11. \*Connell Wagner has noted a commitment to Albany Port Authority Projects that are due to commence construction in March 2000. If, as anticipated, the construction period for the Albany Port Authority and City of Albany projects coincide, Connell Wagner is able to provide a discount of \$5,000 on the contract administration costs.

12. The total budgeted amount for the nine projects is \$1,280,000, of which Main Roads WA will be providing \$410,000.

#### COMMENT/DISCUSSION

13. Consultants were to price the contract, as if they were to be awarded all projects under this contract. It may be necessary to split the construction tenders amongst two or more tenders to ensure all works are completed in the current financial year. It is anticipated that these will be let late January, early February 2000.

14. All consultants were supplied with tender evaluation criteria which uses a weighted attribute method. This method scores the evaluation criteria and weights their importance to determine an overall points score for each Tender.

15. The Assessment Panel consisting of the Operations Manager, Design Officer – Transport & Design and Officer – Projects have assessed all tenders in accordance with the Evaluation Criteria.

16. The Assessment Panel considers that the following three tenderers are the most beneficial to Council.

Item 22.2 continued

17. The highest three scores were:

	% SCORE
• Connell Wagner Pty Ltd.	81.2
• PPK Equipment and Infrastructure Pty Ltd.	77.6
• BSD Consultants.	77.4

18. Connell Wagner is a well known firm, that have the resources to handle all the projects quickly and efficiently. The qualification, skills and experience of the personnel offered by the firm and in particular, the professional and technical areas required for this contract are excellent. In addition Connell Wagner will be using a number of local consultants:

- Harley Hedderwick & Webber Pty Ltd for surveying services.
- Albany Soil & Concrete for geotechnical investigation services, and
- Mr Roger Nilson of Nilson Projects Pty Ltd, to supervise the construction contractor. Mr Nilson was invaluable with his project management skills with the Albany Airport runway extension project last year and ensured a smooth and timely completion within budget.

19. Connell Wagner’s lower price contributed mainly to their overall lead. In most other areas of the evaluation criteria, the consultants only marginally differed.

**RECOMMENDATION**

**THAT Council awards Contract 99052 -Design and Management of Road Construction Works to Connell Wagner Pty Ltd for the sum of \$97,600 on the following basis:**

INDIVIDUAL PROJECTS	Connell Wagner Pty Ltd			Total Project Cost
	Stage 1 Project Design	Stage 2 Contract Assessment	Stage 3 Contract Supervision	
1. Graham St	4191	164	1000	\$ 5,355
2. Sydney St	4535	164	1000	\$ 5,699
3. Chillinup Rd	5474	164	2402	\$ 8,044
4. Mutton Bird Rd	14894	164	3603	\$18,660
5. Gull Rock Rd	11939	164	2957	\$15,060
6. Eden Rd	19734	164	4897	\$24,795
7. Down Rd	13119	164	3880	\$17,163
8. Albany Hwy/ Down Rd turning lane	250	164	1000	\$ 1,414
9. Albany Hwy/Airport turning lane	250	164	1000	\$ 1,414
STAGED TENDER VALUE	74386	1476	21739	\$97,600 *\$92,600

**\*It is noted that Connell Wagner has a commitment to Albany Port Authority Projects that are due to commence construction in March 2000. If, as anticipated, the construction period for the Albany Port Authority and City of Albany projects coincide, Connell Wagner will provide a discount of \$5,000 on the contract administration costs.**

*Voting Requirement Simple Majority*

.....