

MINUTES

SPECIAL MEETING OF COUNCIL

**Held on
Tuesday, 14 August 2007
7.00pm**

City of Albany Council Chambers

The Purpose of the Special Meeting of Council was to:

- Consider public submissions of the proposed design of the Albany Entertainment Centre; and
- Endorse a preferred design for the Albany Entertainment Centre

City of Albany

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Signed _____

Date: 20th August 2007

Peter Madigan

Executive Director Corporate and Community Services

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1. DECLARATION OF OPENING

Her Worship the Mayor declared the meeting open at 7.00pm and extended a welcome to all present.

2. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Mayor	-	A Goode, JP
Councillors	-	DW Wellington
	-	MJ Evans, JP
	-	P Lionetti
	-	SM Bojcun
	-	DJ Wolfe
	-	J Waterman
	-	S Marshall
	-	D Wiseman
	-	R Paver
	-	J Jamieson
	-	I West
Chief Executive Officer	-	AC Hammond
Executive Director Corporate & Community Services	-	WP Madigan
Executive Director Works & Services	-	L Hewer
Executive Director Development Services	-	R Fenn
Minute Secretary	-	JR Byrne

Approximately 60 members of the public
3 media representatives

Apologies / Leave of Absence:

Councillor JD Williams
Councillor RH Emery
Councillor J Walker

Guests

Fernando Faugno, Cox Howlett Bailey Architects

3. OPENING PRAYER

Mayor Goode asked all present to be upstanding and read aloud the 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.”

Mayor Goode sought the Council's approval to allow the media to record the meeting, in accordance with Clause 4.3 of the City of Albany Standing Orders Local Law.

**MOVED COUNCILLOR EVANS
SECONDED COUNCILLOR LIONETTI**

THAT the media be permitted to record the proceedings of the Special Council Meeting being held on 14 August 2007.

CARRIED 12-0

4. PUBLIC QUESTION TIME

***Ms J Austin, Limeburners Road, Big Grove**

Ms Austin addressed the Council as follows:

The public were invited to put in submissions on the design of the Albany Entertainment Centre (AEC). The issue is not about the design of the AEC but the impact on the surroundings.

To those who have enthusiastically endorsed it, I ask you to consider the following points:

This design does not blend with the heritage areas around. It is not shown with the accompanying buildings which will drastically change the whole appearance of the building itself.

This is a massive building and the lower roof comes up to the clock tower of the Penny Post. I recommend you go and have a look.

At 35 metres height, this is not in accordance with the precinct plan and is way above what we were told originally. This building will dwarf Albany and stand out completely separate from the surroundings.

Because of the need for parking for the AEC, most of our heritage listed jetty is planned to be demolished and replaced by concrete car park which in the design looks like the deck of an aircraft carrier.

If you look from outside Dylan's on Stirling Terrace toward the harbour you will notice that we now have a bridge which looks like it is part of an industrial area. This has already spoiled the station precinct heritage area with its bulk and size.

Imagine what the vista will be with the giant AEC and on its left five story hotel and to the right commercial buildings. A wall of buildings.

We have a special and unique waterfront which could be a wonderful esplanade supported by low key development. Why would anyone want to lose this by putting bulky and super high buildings down there?

I ask you to consider all these points and take another look at the whole project before you put your hand up to something which will destroy the character of Albany for years to come. If you take the time to listen to the people, you will hear what they want. Two thousand five hundred locals have already expressed their views and asked for a referendum by signing the petition.

Item 4.0 continued

The Albany Ratepayers and Residents Association survey showed that the majority of the population did not want high (rise) on the waterfront.

The people are asking for development on the waterfront, which complements what is already there, maintains the vistas of the harbour, provides space for recreation which does (not) cost, and provides buildings which are in harmony with the surroundings.

We do not want the Albany Entertainment Centre on our waterfront.

***Ms B Bassan, Stirling Terrace, Albany**

Ms Bassan addressed the Council and spoke against both the proposed design and location of the Albany Entertainment Centre. Ms Bassan referred to part 39 of the Officer Report and noted that in excess of 50 submissions are against both the design and location.

***Mrs E Elsasser, Emu Point Drive, Collingwood Park**

Mrs Elsasser addressed the Council as follows:

Tonight I wish to speak about the design of the proposed Entertainment Centre. I will also draw on my own life experience to clarify my point.

I have three daughters who are independent of me now. One daughter has proved herself to be so different from the rest. She is very loud, her make up and her style of dress is very uncomplimentary. She is very argumentative. Her lifestyle habits are entirely unbecoming to a young lady and I see that this is dictating the type of friends that are attracted to her, and also the type of company she keeps.

I love her because I'm her mum, but she doesn't have many friends at all. No one really comes visiting, and the ones that do I feel I've really got to keep an eye on them. She is so loud and disagreeable that we find we give in to her often just to keep the peace. She is a constant source of annoyance to our family and I find I am always lending her money or bailing her out of some situation or another. I generally only hear from her when she needs to have a meal or to do her washing. She can't even hold down a job. She costs us a lot of money unnecessarily.

No one really wants anything to do with our daughter any more, or to give her another chance. My husband and I conceived our daughter and we will be there for her because it's our responsibility as parents.

The City of Albany has also conceived a bad egg; the design of the Albany Entertainment Centre on behalf of the residents of Albany. Do you think they will want to feel this way about their Entertainment Centre in the future?

It is loud in its appearance. It is uncomplimentary in its style. It is making a statement and unbecoming in its fashion. Will our Centre be of such ugly character that no one will want to visit it, to be seen there? Will our Centre be made up of such fabric that it will be a constant source of misery in upkeep fees, of maintenance and repairs?

Item 4.0 continued

History and experience speak louder than any personal preferences – individually or collectively. No matter if we are using a noted architect, or appear to be at liberty to be spending millions of dollars – it's time to be realistic. Look around yourselves and think – which buildings get visited the most, are seen as more attractive and photographed the most, remembered best for the right reasons. Which components of those buildings make the community and families come back, and make a memorable visit for tourists?

History and experience shows us all the answers, that a reflection of building style and era will always get approval from the consumer. Albany's style and era is unquestionably historical and marine, it imparts a feel of belonging, of family and warmth, a rustic collection of places that are inviting and welcoming.

By careful selection of building materials that can withstand the wether and the test of time and fashion, we can have a centre that will be great to look at, and have low maintenance costs.

Incorporating Albany's character together with complementary materials that reflect our historical and marine themes, the new Centre can attract desirable customers and encourage people to use the facilities and care for the area around it, and it will still look good and will still be popular even when the other architectural styles have come and gone.

You were all elected here to facilitate communication between the community and the Council. It is your duty to represent the interests of all electors, ratepayers and residents.

I challenge you all tonight as members of this Council, to rise above your perceived tailored preferences and make your decisions based on a reflection of what the community wants.

***Mr G Harvey, Chief Executive Officer Albany Chamber of Commerce and Industry Inc.**

Mr Harvey addressed the Council as follows:

Whilst Albany has amazing natural attractions, a good range of accommodation facilities, modern cafes and restaurants, vineyards, and a variety of retail outlets, it is sadly lacking in the 'what to do' market.

The Albany Entertainment Centre and associated waterfront development will create a focal point to greatly assist in the creation of activity based attractions.

The potential for additional cafes and restaurants, marina services with associated water-based tour operators, entertainment, cultural, and arts events in the new convention and exhibition space, is substantial.

In addition, the facilities will attract a significant number of medium to large meetings and conferences to Albany, events that are currently being turned away because quite simply there is nowhere to host them.

Item 4.0 continued

Based on tourism figures obtained by the Albany Chamber of Commerce and Industry, the completed waterfront development, including the Entertainment Centre, will generate an estimated one million additional overnight visitors to Albany over the next twelve years to the year 2020, cumulating in an additional total visitor expenditure of approximately \$540 million.

Using general tourism multiplier numbers, an extra 800 new employment opportunities will be created by the waterfront development over the same period to 2020. These figures do not include the extra jobs created during the construction phase of the project.

When completed, the waterfront development will generate an enormous boost to the region's economy and provide long overdue entertainment, cultural and arts facilities deserving of any modern city. The City of Albany is to be congratulated on its leadership and perseverance in seeing this project through.

The Albany Chamber of Commerce and Industry fully supports the proposed Entertainment Centre including its location and design, and asks that the Council endorse its immediate construction.

***Mr D Ferguson, Bramwell Road, Robinson**

Mr Ferguson addressed the Council and endorsed the comments of the earlier speaker in relation to the benefits to tourism and business. However, he believes the Entertainment Centre should be located elsewhere. Mr Ferguson commented that he thought it was foolish to locate tourist accommodation near the Albany Port, and foolish to ruin foreshore views and amenity with the Albany Entertainment Centre. He considered it would place limitations on the Port and it was in contrast to the heritage amenity of the area.

He reiterated that he hoped the project did not proceed on the foreshore, but in a more suitable location.

***Mrs T Anderson, Sanford Road, Albany**

Mrs Anderson addressed the Council and spoke against both the proposed design and location of the Albany Entertainment Centre. Mrs Anderson referred to part 39 of the Officer Report and commented that many of the submissions had been categorised incorrectly. She referred to her own submission to indicate that it had been categorised as against the design only, when she had objected to both location and design.

***Ms J Bostock, Rainbows End, Little Grove**

Ms Bostock addressed the Council as follows:

First, I am conscious that we are approaching an election and the end of this term of office and I would like to take this opportunity to thank all of you for the work you have done as Councillors. I may not agree with all of your decisions but I appreciate that your role is difficult and demanding of both your time and energy.

Secondly I would like to appeal to you to look very seriously at the decision before you this evening.

Item 4.0 continued

Why are such decisions made under pressure? Is one day enough time to read, assimilate and determine a true, informed and ethical decision? Is one week enough time for the public to comment? Does one look at a design represent “public participation and involvement at an early stage” as promised by the architect?

It is such a familiar pattern, but no time for that now – a vote is taking place tonight. This is not merely a vote determine whether you like the design of the Albany Entertainment Centre (AEC). Your approval today will sanction the first building on the foreshore. This building is 29 metres higher than the people wanted. It will sanction \$49million plus of public money. It will attract unreported ongoing running and maintenance costs.

I am concerned about the insidious nature of decision-making, the suggestion that this is the first step of many, plenty of time to look at the detail later. A proposal, a concept, a draft, provisional approval...one becomes blasé about the subject and be under the impression that it has been looked at carefully.

The Entertainment Centre you are voting on tonight is not an endorsement of something you have looked at before. We started with a 620 seat centre in York Street for \$14.9million. With no public consultation it relocated to the waterfront with a 24 metre height restriction. Today the 620 seat AEC is 35 metres high and has a provisional cost of \$49million. A very different commitment to the initial proposal.

Your vote tonight should not be based on belief but should be a reasoned and ethical judgement after consideration of all the facts. Have you this evening sufficient information to make that judgement?

- i) Will the AEC enhance the lives of residents and be an asset to Albany?
- ii) Is it what the people want?
- iii) Is it an appropriate use of \$49million plus of public money?
- iv) Is it reasonable to approve a building at \$49million when essentially the same facility was available for \$14.9million?
- v) What are the ongoing costs with regard to servicing and maintenance of the building?
- vi) What is the projected use of the building – what percentage of people will benefit?
- vii) Is it appropriate and ethical to build it on the waterfront, given the knowledge that the people want buildings lower than three storeys, this fact acknowledged by Council in September 2000?
- viii) The design does not meet the requirement of the Precinct Plan. Is it reasonable to amend the regulation without going to the people, or indeed ignoring it as suggested by Mr Fenn’s reference to state law allowing a public work to be built anywhere?
- ix) What is the heritage impact of the building? I would like to draw your attention to the fact that the Heritage report in front of you is not from the Heritage Council, but prepared privately specifically for LandCorp.

I consider it important to hear the Heritage Council’s view, they are after all the government’s authority on these matters. The AEC may not be on a heritage listed site but it will certainly impact on the heritage aspect of the area.

Item 4.0 continued

I am not sure if you were made aware of the Heritage Council's comments with regard to the pedestrian bridge which must be considered before approval is given. It states, "that the proposed pedestrian footbridge is not supported as it will have a deleterious impact on the historic setting of Albany."

When things are done in haste, important details are overlooked, mistakes are made, trust, respect and confidence in our democratic process is lost.

I urge you to delay the endorsement of the AEC. In the interests of harmony in the community it is important that you are seen to be responsible and accountable. The Precinct Plan should not be pushed aside or ignored. The issues should be examined properly and the people of Albany should have greater opportunity to be involved in the decision making.

In conclusion I simply reiterate that your vote tonight is crucial, it is not an endorsement of something you have approved earlier.

***Ms L Woodings, Frederick Street, Albany**

Ms Woodings addressed the Council by reading a letter from the Heritage Council to LandCorp (cc City of Albany). The letter stated the Heritage Council's concerns regarding the visual impact of the Albany Entertainment Centre fly-tower on the Stirling Terrace heritage precinct and nearby heritage areas.

A copy of the letter was tabled and forms an attachment to the minutes.

***Ms J Jarratt, Angove Road, Spencer Park**

Ms Jarratt addressed the Council and spoke against the proposed design and location of the Albany Entertainment Centre. She commented that she spends a lot of time fishing at the Town Jetty, and was concerned about the impacts of wheat dust, and traffic congestion arising from the conflict of tourist and Port traffic.

The Mayor sought the Council's approval to extend Public Question Time in accordance with Clause 2.3 (1) of the City of Albany Standing Orders Local Law. Public Question Time was extended by a unanimous show of hands at 7.30pm.

***Ms Anne Torr, Sussex Street, Albany**

Ms Torr addressed the Council and commented that the foreshore location of the Albany Entertainment Centre was inappropriate. She commented that the Council doesn't need to destroy the foreshore to achieve economic development. She further commented that LandCorp would not advise her of the component costs of the project.

Q1. What are the component costs of the development, and will private developers have to contribute to the headworks?

A1. The Chief Executive Officer advised that the total cost of development was \$50million. The Architect's representative, Mr Fernando Faugno, further advised that this cost comprised \$40million construction costs, and \$10million in fees and charges. This did not include headworks costs. The Chief Executive Officer commented that the City would be provided with a fully serviced block.

Item 4.0 continued

Ms Torr further commented on the inadequacy of the seating capacity and that it wasn't sufficient to attract significant entertainers.

The Chief Executive Officer advised that a business plan had been prepared that supported a 620-seat auditorium.

***Ms J Albany, Duke Street, Albany**

Ms Albany addressed the Council and expressed concerns about the location and design of the Albany Entertainment Centre.

Q1. Has any consideration been given to the potential impacts of rising sea levels on the Albany Entertainment Centre and the foreshore soil characteristics?

A1. The Executive Director Development Services, Robert Fenn, responded by advising that the Albany Waterfront had been subjected to numerous environmental assessments over the preceding 15 years and coastal processes had been reviewed by a coastal engineer. Based upon the tide information from the Albany Port, storm surge, wave action and high tides had all been factored and a sea level rise of 500mm added. This figure is in excess of the 380mm used by the Department of Planning and Infrastructure and produced a minimum floor level of 2.5m AHD.

Two geotechnical reports have been prepared and soil conditions below the building are known. Additional compaction evaluation will be undertaken as part of the building contract.

***Mr M Trevenen, Wakefield Crescent, Albany**

Mr Trevenen addressed the Council as follows:

For what it is worth I was an Albany Town Councillor for a number of years, so I can appreciate the deliberations by Council to get this project to its present stage. Madam Mayor I am sure I represent the mainstream view in the community and that we elect our Councillors to thoroughly consider all the proposals that come before them, to do the necessary research, weigh up all the pro's and con's, at the same time keeping the public informed and when all the homework is completed to then distribute the outcome to the ratepayers.

The Entertainment Centre, which is part of the foreshore development, is a classic example where all the above aspects of this great plan have been thoroughly considered i.e. costs, location, design and view into the future. There may be some minor differences of opinion regarding the design by I am sure the majority of the people of Albany agree with the plan in principle and expect our City Council to proceed with the job of making this wonderful concept a reality.

We have been told tonight by those opposing the Entertainment Centre that 2,500 people opposed the project by way of a petition. Considering Albany has a population in excess of 34,000, we members of the silent majority suggest the figures speak for themselves.

5. DECLARATIONS OF FINANCIAL INTEREST

Nil

6. REPORTS

6.1 Albany Entertainment Centre (AEC) – Endorsement of Design Concept

- File/Ward** : MAN075 (Frederickstown Ward)
- Proposal/Issue** : Council endorsement of the design concept for the proposed Albany Entertainment Centre (AEC) within the Albany Waterfront project
- Subject Land/Locality** : Lot 2 Albany Waterfront Precinct Plan
- Proponent** : Department of Housing and Works (DHW) on behalf of the Minister for Works
- Owner** : City of Albany (future owner of building)
- Reporting Officer(s)** : Manager Economic Development (J.Berry)
Executive Director Development Services (R Fenn) –Statutory Planning Comment
- Disclosure of Interest** : Nil
- Previous Reference** : OCM 16/08/05 Item 12.8.1
SCM 30/08/05 Item 6.2
OCM 18/10/05 Item 14.4.4
OCM 18/04/06 Item 14.4.2
OCM 18/07/06 Item 14.4.1
OCM 21/11/06 Item 14.3.1
SCM 05/12/06 Item 6.1
- Summary Recommendation** : THAT Council receives public comments on the Albany Entertainment Centre and advises the Department of Housing and Works that it endorses the design.

Attachments:-

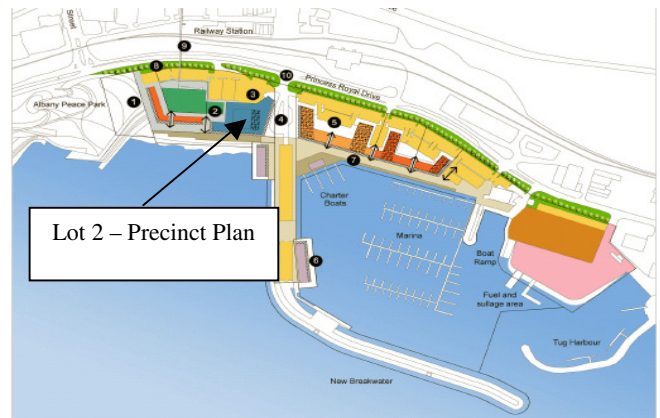
Locality Plan

Attachment 1 – Floor Plan, elevations and site plan supplied by DHW

Attachment 2 – Copy of relevant section of Heritage Impact Statement (T.Stevens)

Attachment 3 – Summary of Public Comments

Attachment 4 - Planning report (less Appendices) prepared by TPG Town Planning and Urban Design



Item 6.1 continued

BACKGROUND

1. At its 21 November 2006 meeting Council considered its role in project management and governance matters relating to the Albany Entertainment Centre (AEC) and resolved to:-
 - a) Enter into a Memorandum of Agreement with the Department of Housing and Works and the Great Southern Development Commission that recognises:-
 - the Minister for Works as the Principal to the Project Architect and the Department of Housing and Works as the Principal's representative;
 - the Great Southern Development Commission as the administrator of the project capital works budget;
 - a requirement for Council endorsement of key stages of the project including the appointment of the architect; selection of the design and statutory approvals (as necessary);
 - b) Endorse the establishment of a local Project Planning Group consisting of Council Officers to liaise with the Project Architect (and sub-consultants) to bring recommendations to Council on interior fit-out, landscaping and public art;
 - c) Endorse the establishment of a Steering Committee consisting of representatives from the Department of Housing and Works (DHW), the Great Southern Development Commission (GSDC) and the City of Albany (Chief Executive Officer) to provide strategic direction and leadership in bringing the project to fruition.
 - d) Endorse the establishment of a Design Review Committee lead by DHW and consisting of:
 - Government Architect – Chairman (Prof. Geoffrey London);
 - Director of Urban Design firm Urbanizma (Prof. Patric deVilliers);
 - Manager Economic Development - City of Albany (Mr Jon Berry) (the Mayor and CEO will also attend meetings as observers);
 - Project Manager Department of Housing and Works (Mr Ian Johnston); and CEO Great Southern Development Commission (Mr Bruce Manning).
2. On 5 December 2006 Council resolved to endorse the Minister for Works' proposed appointment of Cox Howlett & Bailey Woodland for the provision of architectural services for the design and development of the Albany Entertainment Centre. The appointment was made by the Minister for Works after an ideas based procurement process involving three other architectural firms.
3. Since its appointment, Cox Howlett Bailey Woodland has been working with the Design Review Committee, Theatre Consultant Graeme Walne and potential users of the building on a landmark design that is both suitable and functional for the Waterfront site.

Item 6.1 continued

4. On 25 July 2005, the Premier of Western Australia the Hon Alan Carpenter MLA unveiled the landmark design and announced an additional \$10.5million would be committed to the project, bringing the State Government's contribution to \$46.3million. The estimated total cost of the project is \$49m with \$1.2m being committed by Council and \$1.5m being sourced from the Australian Government.

STATUTORY REQUIREMENTS

5. Under the *Public Works Act 1902*, a "Public Work" is defined to include "every work which the Crown, or the Governor, or the Government of Western Australia, or any Minister of the Crown, or any local authority is authorised to undertake under this or any other Act" or "any building or structure of whatever kind which, in the opinion of the Governor, is necessary for any public purpose".
6. The site upon which the Albany Entertainment Centre is to be constructed is located within the Albany Foreshore Development Zone and clause 4.43 of Scheme 1A states that "no person shall carry out any development of land within the Foreshore Development Zone unless such development is in accordance with a Precinct Plan which has first been adopted by the Council".
7. The *Planning and Development Act 2005* states at Section 6:
 - (1) Subject to section 5(2) and subsections (2) and (3) of this section, nothing in this Act interferes with the right of the Crown, or the Governor, or the Government of the State, or a local government;
 - (a) to undertake, construct or provide any public work; and
 - (b) to take land for the purposes of that public work.
 - (2) Rights referred to in subsection (1) are to be exercised having regard to;
 - (a) the purpose and intent of any planning scheme that has effect in the locality where, and at the time when, the right is exercised; and
 - (b) the orderly and proper planning, and the preservation of the amenity, of that locality at that time.
 - (3) The responsible authority is to be consulted at the time when a proposal for any public work, or for the taking of land for a public work, is being formulated to ensure that the undertaking, construction, or provision of, or the taking of land for, the public work will comply with subsection (2).

POLICY IMPLICATIONS

8. Reference is made in the consultants report to the Council policy entitled "Design Parameters for Stirling Terrace Heritage Areas".

Item 6.1 continued

FINANCIAL IMPLICATIONS

9. Council has previously endorsed the following funding model to achieve the project:-

- City of Albany - \$1.0m for purchase of Lot 2 (Albany Waterfront) from Landcorp and a \$1.2m contribution to the construction budget
- State Government - \$46.3 million*
- Australian Government* - \$1.5 million* (currently being sought from the Regional Partnerships Program of DoTARS)

Should the Regional Partnerships funding application be unsuccessful then the State Government will be required to meet the shortfall.

STRATEGIC IMPLICATIONS

10. This item directly relates to the following elements from the City of Albany 3D Corporate Plan:

“Community Vision:

A Thriving City: Albany’s community will enjoy economic growth and outstanding opportunities for our youth through ...

- *Excellent community infrastructure and services;*
- *Innovative development complementing Albany’s unique character, natural environment and heritage;*
- *Providing a complete tourism experience; and*
- *A unique economically sustainable waterfront facility providing a functional boat harbour and shore based facilities accessible to the community and attractive to investment.*

Mission Statement:

The City of Albany is committed to ...

- *Providing sound governance; and*
- *Promoting our Community’s vision for the future.*

Priority Projects:

27. Albany Waterfront:- Establish working boat harbour and complementary commercial and community based facilities on Princess Royal Harbour.

30. Albany Entertainment Centre:- Obtain funding and design and construct a 620 seat performing arts centre with capacity to host conventions..”

COMMENT/DISCUSSION

Planning Staff Comments

11. The AEC is a “contemporary” building design, consistent with the requirements of the Structure and Precinct Plans for the Foreshore Development Zone. The building does not seek to imitate or replicate historical building forms and the architectural philosophy behind that design is included in the planning consultant’s report.

Item 6.1 continued

12. The AEC is to be funded and built by the WA State Government, the construction being a “Public Work” under the *Public Works Act 1902*. The State Government is required to **consult** with the City of Albany as part of the formulation of the project and Council has no capacity to require an Application for Planning Scheme Consent to be lodged for the development.
13. In providing the consultation advice, two planning considerations are to be addressed;
 - a. the purpose and intent of any planning scheme that has effect on the site; and
 - b. orderly and proper planning and the preservation of the amenity of the locality.
14. The Albany Foreshore Structure and Precinct Plans establish the town planning principles and land use controls for the subject land. The site is located within the “Entertainment Precinct” identified in the Structure Plan and the land use table in the Precinct Plan lists a “Theatre / Entertainment Centre” land use as a PERMITTED land use activity on Lot 2 only. The intended development satisfies the purpose and intent of Town Planning Scheme 1A.
15. The principles of orderly and proper planning upon the site, and the factors that contribute to the amenity of the locality, are derived from a number of factors and documents which “guide” and regulate the built form. As detailed in the report supplied by the planning consultant, there are numerous areas where the design guidelines are easily interpreted and the proposed development meets those guidelines.
16. The primary areas where orderly and proper planning may be compromised, or the amenity of the locality may be compromised can be summarised as;
17. Coastal Height Policy:
The Western Australian Planning Commission has introduced Statement of Planning Policy (SPP) 2.6 which establishes a height limit of five stories or 21.0m within 300m of the coast. The policy relates to urban development, but not to industrial or resource developments, transport, telecommunications and engineering infrastructure. Projects up to eight stories (32.0m) may also be supported subject to prior consultation with the Coastal Planning Branch of the Department of Planning and Infrastructure (DPI). SPP2.6 is supplemented by WAPC policy DC6.1 that has an alternate height limitation of 12.0m at which DPI advice must be sought.
18. The design of the AEC includes a roof component which extends 35.0m above the site and a referral to the DPI is required. It should be noted that the additional height above the height limits provided in SPP2.6 and DC6.1 is non-habitable and is exclusively roof voids and services required for the successful operation of an entertainment centre.

Item 6.1 continued

19. Building Height:
Within the Precinct Plan, Council established the following height provisions;
“Albany Entertainment Centre will generally be less than 10.0m (inclusive of roof) in height, with the main auditorium increasing to 17.0m (inclusive of roof) and the fly tower will be the tallest component and will not exceed 24.0m.”
20. Those provisions were drafted on the principle that the respective components would be layered and discrete elements in the final building design. The resultant design for the AEC is a crystalline form under a single (albeit fractured) roof that varies in height from 9.2m on the western side to 35.0m at the peak and has a cantilever over Toll Place achieving a maximum height of 17.0m. Determining where the aforementioned dimensions should be measured (in the centre of the elements, at the extremities) then becomes a matter of conjecture, but it is clear that the peak of the roof at the various elements is well in excess of the heights nominated in the Foreshore Precinct Plan.
21. The AEC is a major public building that requires substantial internal volumes and wall heights to achieve performance requirements. A sense of space and openness in public foyers would be expected by patrons. A roof void is required within the main auditorium to achieve acoustical standards and to support audio and lighting equipment. Provision has also been made in the building design for public viewing areas over the proposed boat harbour, Princess Royal Harbour and to Stirling Terrace that can be accessed at all times.
22. The replacement of the proposed roof structure with a conventional pitched roof would not significantly reduce the overall roof heights, but would dramatically alter the visual qualities of the proposed building. The aspect of roof space, as seen from above the site, is a primary design consideration and the Precinct Plan does not support the replacement of the roof with flat metal decking. Council therefore needs to determine whether the additional roof height is a crucial component of the building's design / form and whether it has an undesirable impact on the amenity of the locality.
23. Heritage:
The subject site is not recorded on the City's Municipal Inventory of Local Heritage sites, nor is it on the State Register of Heritage Places. Surrounding the site is the Albany Town Jetty (State), the Railway Station Buildings and Bond Store (Local), the former Albany Post Office (State) the Nurses Memorial Garden (local), the Stirling Terrace Rotunda (State), Stirling Terrace (State) and the Residency Museum / Old Gaol (State).
24. Considerable comment has been made in the community about the impact that the AEC may have on views from the Town Jetty to Stirling Terrace and vice versa. A review of the boundary of the Stirling Terrace Heritage Precinct and the City's policy “Design Parameters for Stirling Terrace Heritage Areas” highlight that boundary is formed by the northern boundary of Proudlove Parade and development in the Station Precinct is not subject to the heritage provisions of the policy, nor does it require Heritage Council of WA approval.

Item 6.1 continued

25. Similarly, development within the Entertainment, Accommodation and Commercial Precincts of the Foreshore Precinct Plan area are not required to be formally submitted to the Heritage Council of WA under the Heritage of Western Australia Act (as detailed in the HCWA letter to Landcorp dated 21st February 2007) as those precincts do not form part of the Town Jetty listing. The HCWA advised in that correspondence that they would like to review any application submitted against the "*Albany Waterfront Structure Plan Heritage Report Impact Assessment*" (Tom Stevens, Feb 2006 V4) and provide "advice".
26. The Council policy "*Design Parameters for Stirling Terrace Heritage Areas*" states that "*part of the significance of Stirling Terrace relates to the views to it as well as the vistas from it. Council will not support infill development in or on Stirling Terrace or the lands to the south that might detract from these significant qualities of the place. Development that obscures original significant fabric will not be supported.*" The policy also states "*Viewed from the harbour, and from the western approaches to the town, the place has a landmark quality as a whole. The strong vertical accents made by the Royal George Hotel and the former Post Office lend strength to these landmark qualities*".
27. In his report to the HCWA, Stevens undertook visual assessments both from the Town Jetty and from Stirling Terrace to determine the potential impacts of developments between (mainly focussing on the potential impact on known heritage sites). That section of the report relating to his analysis of views is attached, together with his heritage impact statement for the entire Precinct Plan.
28. Whilst the Stevens report was focussed on views relative to known heritage sites (a requirement of the brief produced by the HCWA), the Stirling Terrace Conservation Plan clearly reinforces that the majority of the community experience the values of Stirling Terrace from the harbour (not just the town jetty), from the foreshore (including areas like the ANZAC Peace Park) and from the local road network (the foreshore development is to the south of Princess Royal Drive. The properties in Stirling Terrace have no inherent legal right to the views they enjoy and Council's policy cannot produce that right. The policy seeks to protect the built form and fabric of Stirling Terrace, the ways in which the precinct is experienced and the area of influence of the policy is limited accordingly.
29. Council shall take into account the provisions of its policies when assessing development applications (section 7.21.4 of Scheme 1A) but the policy shall not bind the Council in its decision-making. Council must assess the relative merits of all the information before it (including the policy framework) and make a decision based upon sound planning and orderly development principles. Staff are of the view that the location, scale and form of the proposed AEC is appropriate on the site and consistent with buildings generally along the foreshore and within the port. The fabric of Stirling Terrace and the Town Jetty are not affected by the proposed development and the AEC does not remove those views that residents and tourists enjoy of Stirling Terrace from the majority of the foreshore, from Princess Royal Harbour or from Princess Royal Drive.

Item 6.1 continued

30. Site Parking;
A review of the car parking arrangements proposed for the site indicates that there are flaws with heavy vehicle access and no provision has been made for the parking of buses that are often used to transfer patrons to events at the AEC. Disabled parking also needs to be provided in accordance with the Building Code of Australia.
31. Staff recommend that the car parking area be reconfigured to overcome these deficiencies.
32. Orderly and Proper Planning and the Preservation of the Amenity of the Locality:
From the early 1980s, the State Government embarked upon a program to convert the foreshore area from a railway marshalling yard into a quality waterfront development which reconnected the City centre to Princess Royal Harbour. The Town Jetty was the historical hub of community activity and trade for Albany and its hinterland.
33. The AEC building will form part of a cluster of buildings and activities that will bring the community and visitors back to the Town Jetty and the northern foreshore of Princess Royal Harbour. The AEC will be the first building constructed on the site and it will be an iconic public building within the waterfront development. It is a suitable response to the planning challenges of the site and the locality and, due to its isolated nature, it does not adversely affect the amenity of the locality. The architectural response provides a quality fifth element to the building and the view of the building by residents located on the slopes of Mounts Clarence and Melville is superior to that of a conventional rectilinear building design.

Public Comments

34. The concept plans were unveiled by the Premier of Western Australia the Hon Alan Carpenter MLA on 25 July 2007. Public comments on the concept design were sought until 5.30pm on 10 August 2007 by the following means:-
- Advertisements in local press
 - A flyer drop to all City of Albany householders
 - Radio Advertising
 - Internet promotion at www.albany.wa.gov.au using static and video images and feedback form
 - Radio interviews
 - Open Day and presentation on 3 August 2007 at the City of Albany North Road Office to 'Meet the Architects'
 - A Urban Design Forum breakfast of architects, engineers and urban design professionals on 3 August 2007
 - Displays at the Albany Public Library and at the City of Albany North Road office
35. 337 written comments were received by the closing time of 5.30pm on 10 August 2007. Attachment 3 provides a table summarising written comments and includes a copy of the public newsletter and submission form.

Item 6.1 continued

36. 155 people expressed comments liking the project and/or its design. 22 of these expressed concerns about the location. 185 people expressed comments disliking the project/design with 64 of these specifically stating a dislike for the location, 110 a dislike for the design and 10 people expressed dislike for both the design and location. 58 people expressed a like for some elements but also a dislike for others
37. An overview of constructive comments will be forwarded to the Department of Housing and Works as Principal to the project architects for their consideration in the design development stage.

Summary:

38. Planning Issues

The proposed AEC exceeds the maximum height requirements outlined in the Albany Foreshore Precinct Plan. The architectural response provides a quality fifth element to the building. That element is not likely to jeopardise the aspect of the views to the harbour beyond or create an inappropriate built form for residents located on the slopes of Mounts Clarence and Melville.

City Planning Staff advise that, in order to meet their obligations under the Public Works Act, the Department of Housing and Works should:

- a) Refer the proposal to the Coastal Planning Branch of the Department of Planning and Infrastructure for assessment against SPP2.6 and policy DC6.1.
- b) Refer the proposal to the Heritage Council of WA for advice and for assessment against the adopted "*Albany Waterfront Structure Plan Heritage Report Impact Assessment*" (Tom Stevens, Feb 2006 V4).
- c) Submit an alternate plan to the City of Albany showing alternate car parking arrangements that provides for heavy vehicle access to the site and disabled car parking.

39. Public Comments

337 written comments were received by the closing time of 5.30pm on 10 August 2007.

- a. 155 expressed comments liking the project and/or its design. 22 of these expressed concerns about the location.
 - b. 185 expressed comments disliking the project/design with 64 of these specifically stating a dislike for the location, 110 a dislike for the design and 10 expressed dislike for both the design and location.
 - c. 58 comments expressed a like for some elements but also a dislike for others
40. An overview of constructive comments will be forwarded to the Department of Housing and Works as Principal to the project architects for their perusal in the design development stage.

Item 6.1 continued

RECOMMENDATIONS

THAT Council:-

1. Endorse the design of the Albany Entertainment Centre prepared by architects Cox Howlett Bailey Woodland for the Department of Housing and Works (DHW) and request DHW to undertake the following actions in order to meet their obligations under the Public Works Act:-
 - a) Refer the proposal to the Coastal Planning Branch of the Department of Planning and Infrastructure for assessment against SPP2.6 and policy DC6.1.
 - b) Refer the proposal to the Heritage Council of WA for advice and for assessment against the adopted "*Albany Waterfront Structure Plan Heritage Report Impact Assessment*" (Tom Stevens, Feb 2006 V4), and;
 - c) Submit an alternate plan to the City of Albany showing alternate car parking arrangements that provides for heavy vehicle access to the site and disabled car parking.
2. Receives public comments and forwards them to the Department of Housing and Works for further consideration in the design development phase.

Voting Requirement Simple Majority

.....

ALTERNATE MOTION

**MOVED COUNCILLOR PAVER
SECONDED COUNCILLOR MARSHALL**

THAT Council lay on the table for one month the matter to endorse the design of the Albany Entertainment Centre.

LOST 3-9

Reason:

The agenda for the Special Meeting of Council was only issued 24 hours prior to the meeting. Proper consideration and deliberation of the issues and public submissions is needed.

Record of Vote:

For: Mayor Goode, Councillors Marshall and Paver

Against: Councillors Bojcun, Wellington, Waterman, Evans, Jamieson, Wolfe, West, Lionetti and Wiseman

Item 6.1 continued

**MOVED COUNCILLOR JAMIESON
SECONDED COUNCILLOR WELLINGTON**

THAT Council:-

- 1. Endorse the design of the Albany Entertainment Centre prepared by architects Cox Howlett Bailey Woodland for the Department of Housing and Works (DHW) and request DHW to undertake the following actions in order to meet their obligations under the Public Works Act:-**
 - a) Refer the proposal to the Coastal Planning Branch of the Department of Planning and Infrastructure for assessment against SPP2.6 and policy DC6.1.**
 - b) Refer the proposal to the Heritage Council of WA for advice and for assessment against the adopted “*Albany Waterfront Structure Plan Heritage Report Impact Assessment*” (Tom Stevens, Feb 2006 V4), and;**
 - c) Submit an alternate plan to the City of Albany showing alternate car parking arrangements that provides for heavy vehicle access to the site and disabled car parking.**
- 2. Receives public comments and forwards them to the Department of Housing and Works for further consideration in the design development phase.**

CARRIED 9-3

Record of Vote:

For: Councillors Bojcun, Wellington, Waterman, Evans, Jamieson, Wolfe, West, Lionetti and Wiseman

Against: Mayor Goode, Councillors Marshall and Paver

7. CLOSURE OF MEETING

There being no further business, the meeting closed at 8.12pm.

Confirmed as a true and correct record of proceedings.

A Goode, JP
Mayor

APPENDIX A

WRITTEN NOTICE OF DISCLOSURES OF INTEREST

Name	Item	Nature of Interest
Nil		

APPENDIX B

INTERESTS DISCLOSED DURING THE COURSE OF THE MEETING

Nil

INTERESTS DISCLOSED BY OFFICERS

Nil

Attachment 1 - Letter tabled by Ms L Woodings during public question time

Your ref.
Our ref: P17622/20837
Enquiries: L Watson / (08) 9220 4118
lara.watson@hc.wa.gov.au



February 21, 2007

Ms Dale Page
LandCorp
Locked Bag 5
Perth Business Centre
PERTH WA 6849

Dear Dale

**ALBANY WATERFRONT
Structure Plan and Revised Heritage Impact Statement**

Thank you for your letter received on Thursday, 8 February 2007 including a copy of the revised heritage impact statement prepared by Tom Stevens in response to the Albany Waterfront Structure Plan.

The Structure Plan was initially referred to HCWA by the Department of Planning and Infrastructure in September 2006. We appreciate that you have made yourself available on a number of occasions to brief HCWA staff and Heritage Councillors regarding LandCorp's vision for the Albany Waterfront Area. We also appreciate the efforts of your heritage consultant in revising the Heritage Impact Statement to address the comments outlined in our 24 January 2007 letter.

The Heritage Council's Development Committee considered the Structure Plan in the context of the revised Heritage Impact Statement on Tuesday, 20 February 2007. The Committee resolved to advise LandCorp and the Department of Planning and Infrastructure:

1. That the proposed pedestrian footbridge is not supported as it will have a deleterious impact on the historic setting of Albany for the following reasons:
 - It will adversely affect the setting of the Railway Station building and the nearby RSL Memorial Garden; *REC FOR RES'N COUN DECISION 24/1/06*
 - It will adversely impact on views towards the harbour and Railway Station building from the State registered Stirling Terrace Precinct and Rotunda;
 - It will adversely affect views from the Railway Station building and harbour back towards Stirling Terrace Precinct and Rotunda;
 - It ignores the opportunity to reinstate the historic footbridge link from the site of the former jetty (now reclaimed land) to Spencer Street.
2. That the implications for the Albany Town Jetty, a registered place, are not clear in the present Structure Plan. Future development in the Town Jetty Precinct shall have as a key objective the retention and conservation of the assessed cultural heritage significance of the Albany Town Jetty. All development applications within this precinct will require formal referral to the Heritage Council by the decision-making authority in accordance with S.78 of the Heritage Act.

108 Adelaide Terrace, East Perth, Western Australia 6004 PO Box 6201, East Perth, Western Australia 6892
Telephone: (08) 9221 4177 Facsimile: (08) 9221 4151 Freecall: 1800 644 177
E-mail: heritage@hc.wa.gov.au Website: www.heritage.wa.gov.au



Attachment 1 continued

3. That views from Stirling Terrace towards the harbour are presently partly obstructed by vegetation and existing development, particularly east of the Rotunda towards Spencer Street and that this will minimise the visual impact of new development in the Accommodation Precinct and Commercial Precinct, proposed east of the jetty.
4. That locating the higher scale development (planned for the west side of the jetty) to the east of the jetty would respond in a more acceptable manner to the historic and existing views and vistas, particular those from the Rotunda and west of the Rotunda towards York Street.
5. That, given Item 4 above, there is concern regarding the location of the proposed Entertainment Centre and particularly the potential visual impact of the fly tower. This is primarily in the context of views from the Albany Town Jetty towards the Stirling Terrace Precinct and in particular the visual connection from the Jetty towards the Old Albany Post Office and Spencer Street. Detailed design within the Entertainment Centre Precinct will need to pay close attention to retaining this visual connection.
6. That the pedestrian link from York Street towards the Entertainment Centre Precinct is weak and should be strengthened.
7. That the opportunity to create a strong pedestrian plaza in the area south of the State registered Old Albany Post Office and to provide good pedestrian and visual connection from the jetty towards Spencer Street, as an interpretation of the important historic activities in this area, has not been realised in the Structure Plan.
8. That the Development Committee is generally supportive of the recommendations of the *Albany Waterfront Structure Plan Heritage Report Heritage Impact Statement* (Tom Stevens, February 2006, V4), these being:
 - *Alternative options for the proposed breakwater should be investigated that recognise and interpret the significance of the existing jetty site. The new breakwater should reinforce this significance and contribute to the setting of the jetty.*
 - *View corridors from Stirling Terrace, especially in the vicinity of the Rotunda, to Princess Royal Harbour, should be included in the detailed design development for the site in accordance with the Precinct Plan and Central Albany Urban Design Guidelines.*
 - *An Archaeological Management Plan should be prepared to guide the ground works on the site.*
 - *An Interpretation Plan should be prepared, in accordance with HCWA requirements, and implemented, to contribute to the visitors' experience for the foreshore and to reflect the significance of the site.*
 - *Each building should be reviewed by a HCWA approved consultant against this Heritage Impact Statement and the proposed building should be submitted to HCWA for advice.*

In relation to dot point 3, the development area has already been identified as containing potentially high maritime archaeological significance, particularly in the area of reclaimed land associated with the former jetty alignment. It is important that the Archaeological Management Plan specifically addresses this aspect, in addition to any historical and/or ethnographic archaeological considerations associated with the development area.

The Development Committee observed that future development on privately owned lots between Lower Stirling Terrace and Proudlove Parade (which falls outside of the scope of the Structure Plan) has the potential to impact on views from the Rotunda and from Stirling Terrace towards the harbour, and from the Railway Station building towards the Rotunda and the Stirling Terrace Precinct to a degree that is comparable with the new mixed use commercial and retail development proposed in the Entertainment Centre Precinct.

In relation to Item 2 above, we note that your letter of 6 February 2007 refers to LandCorp's intention to "demolish the portion of the existing jetty from the land out to the observation tower due to wood rot and worm infestation in the piles and support beams". We request that

Attachment 1 continued

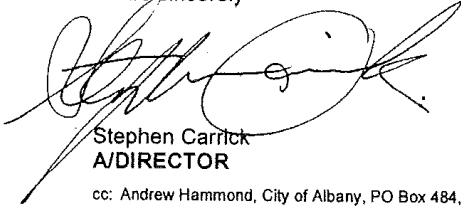
LandCorp forwards the following information to HCWA so that the proposed works to the jetty can be formally considered by HCWA's Development Committee in accordance with the Heritage of Western Australia Act 1(1990):

- Detailed development application, including drawings and specification of works;
- The 'Condition Inspection' report and 'Ten Year Maintenance Strategy and Program for the Albany Town Jetty Facility' referred to in the Department of Planning and Infrastructure's letter to LandCorp dated 15 December 2006;
- Plan/s clearly identifying which sections of the jetty contain: original timber construction; early timber construction (including timbers sourced from other structures); non-original construction; and likely dates of construction.
- Professionally prepared heritage impact statement analysing the proposed works in the context of the identified cultural heritage significance, and specifically referencing HCWA's Register entry for the Albany Town Jetty.

This advice is valid for two years from the date of this correspondence. It does not replace the need for a development approval or building licence from the decision-making authority.

Should you have any queries regarding this advice please contact Ms Lara Watson at lara.watson@hc.wa.gov.au or on 9220 4118.

Yours sincerely



Stephen Carrick
A/DIRECTOR

cc: Andrew Hammond, City of Albany, PO Box 484, ALBANY WA 6330

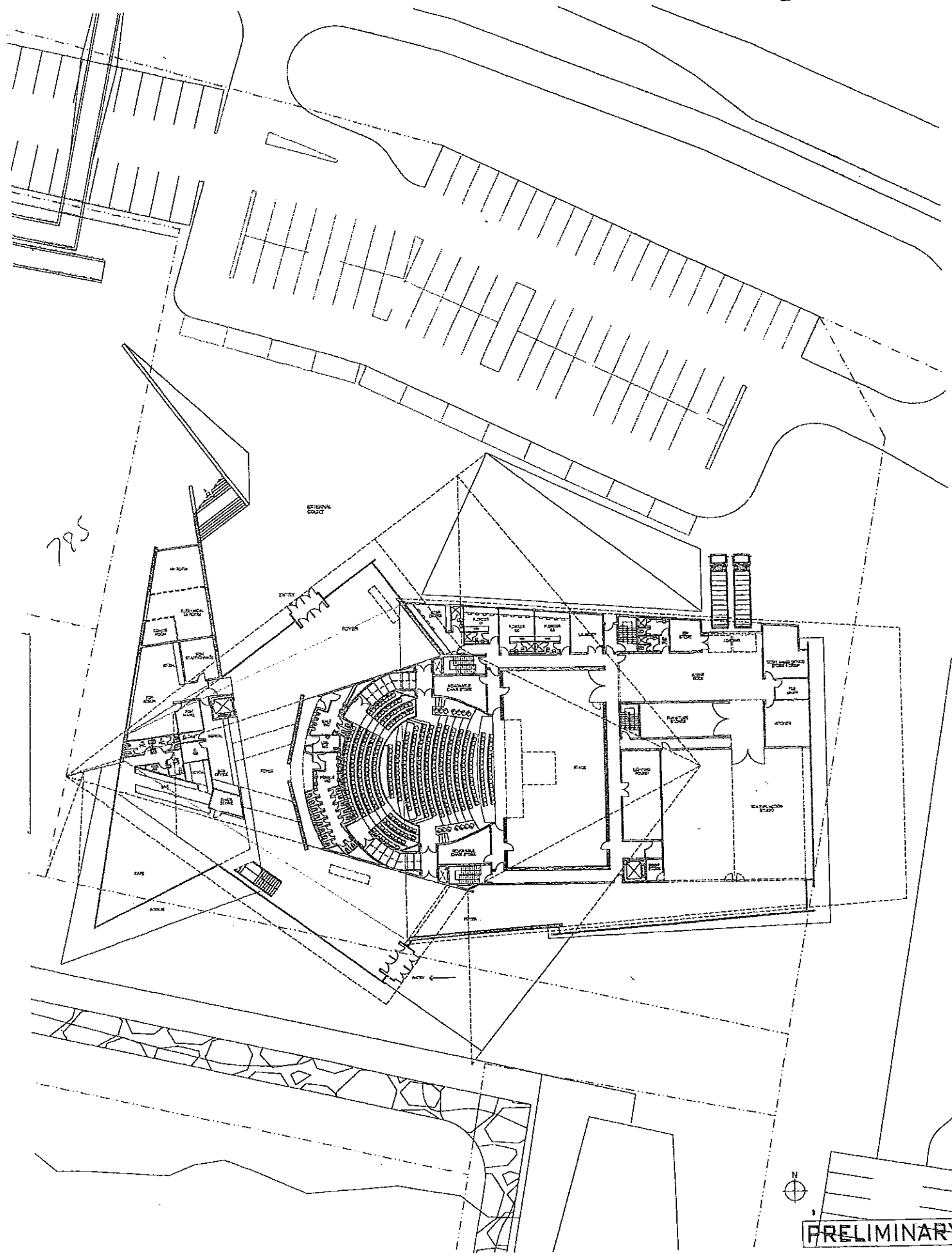
Stephen Petersen, Department of Planning and Infrastructure- Great Southern Office, PO Box 1108 ALBANY WA 6331

Helen Burgess, Regional Adviser – Great Southern

Attachment 1

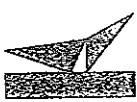
Floor Plan, elevations and site plan supplied by DHW

ATT



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PRELIMINARY



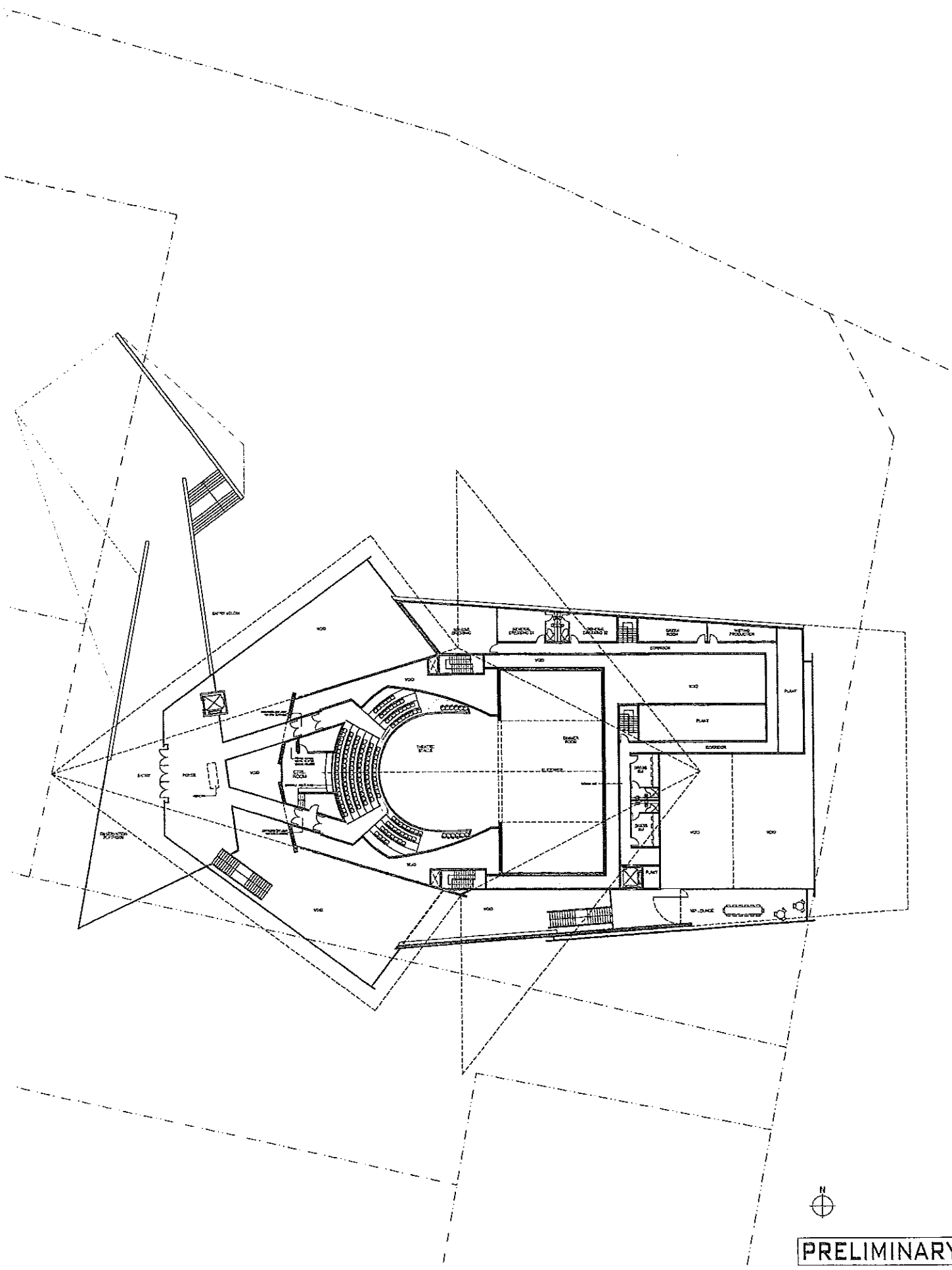
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AEC-SD-002

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GROUND FLOOR PLAN 1:200

COX HOWEY & BAILEY WOODLAND
24 JULY 2007





PRELIMINARY



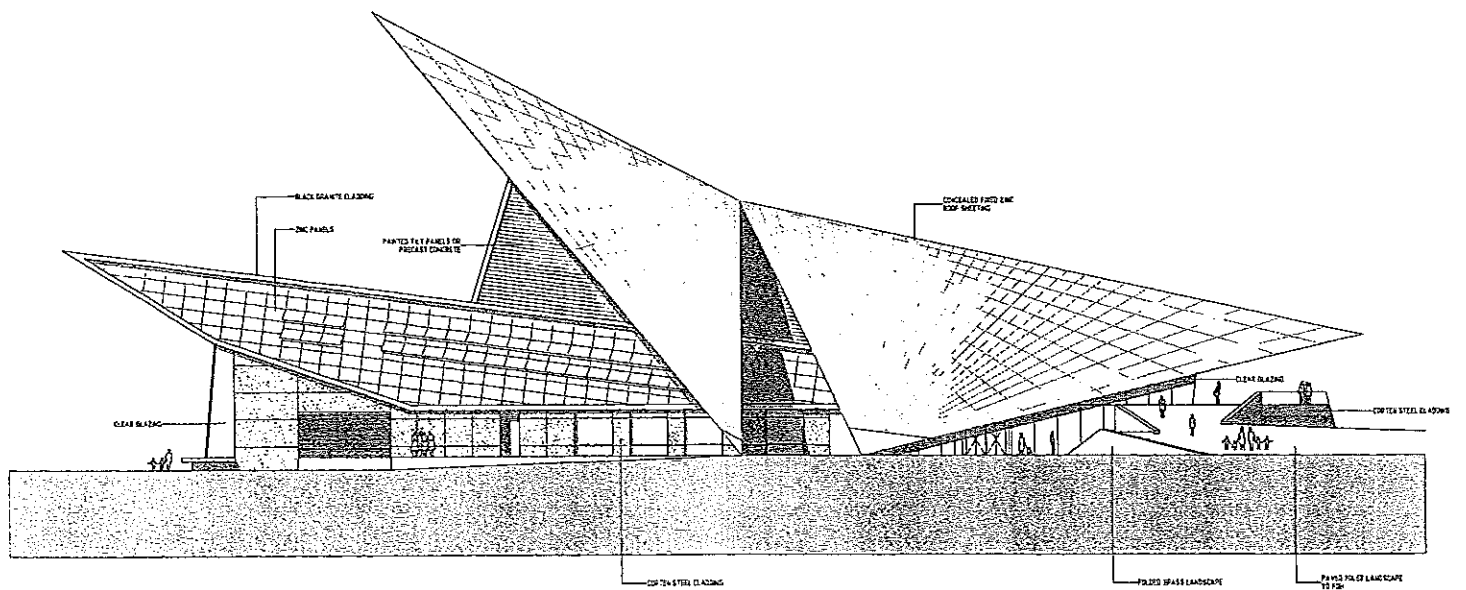
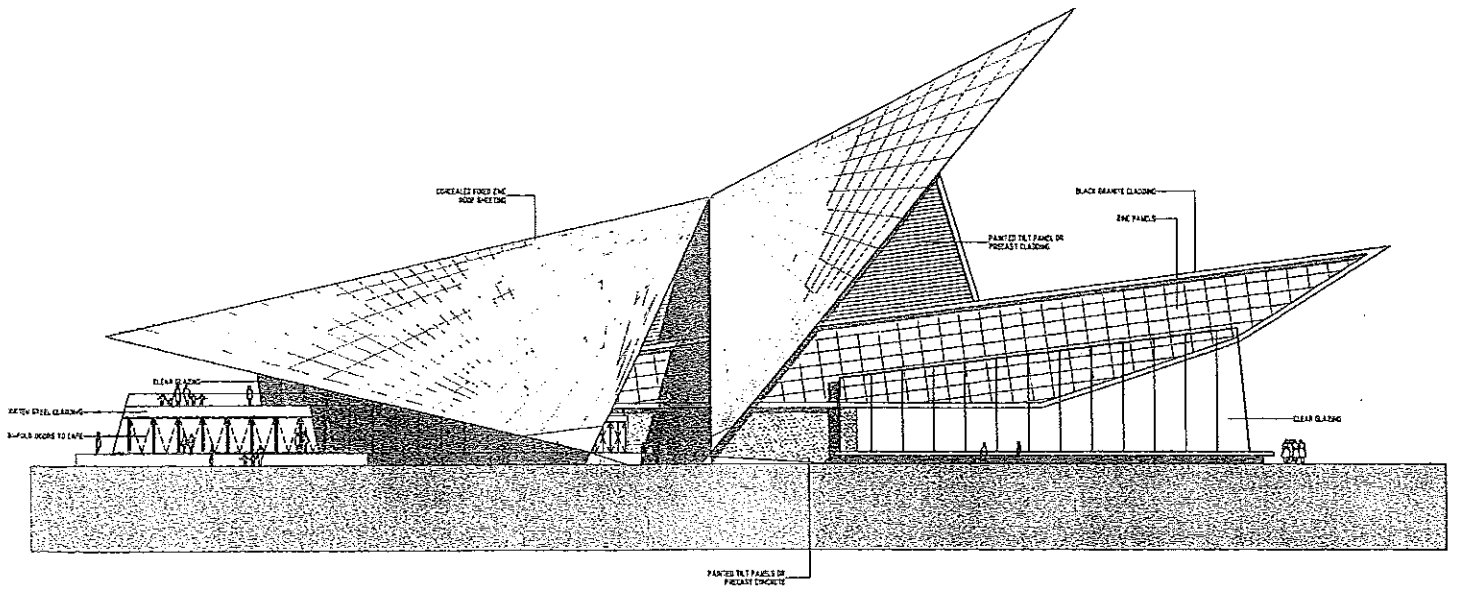
AEC - ALBANY ENTERTAINMENT CENTRE

AEC-SD-003

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FIRST FLOOR PLAN 1:200

COX POWELL - BAKER WOODS AND
 24 JULY 2007





PRELIMINARY



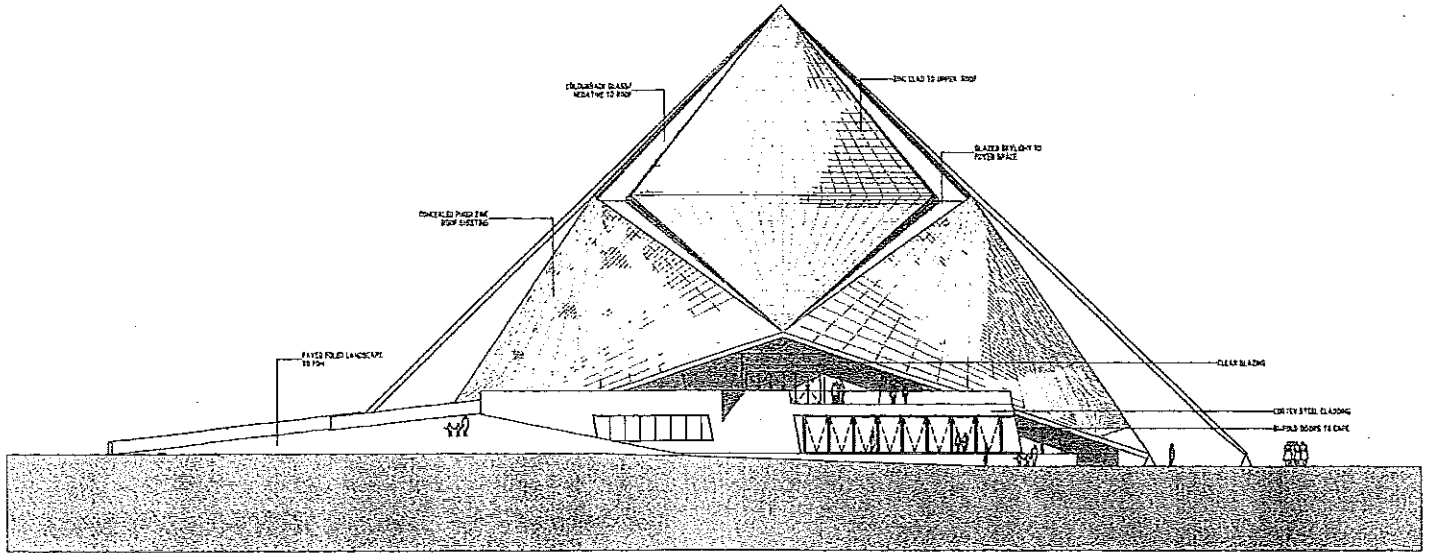
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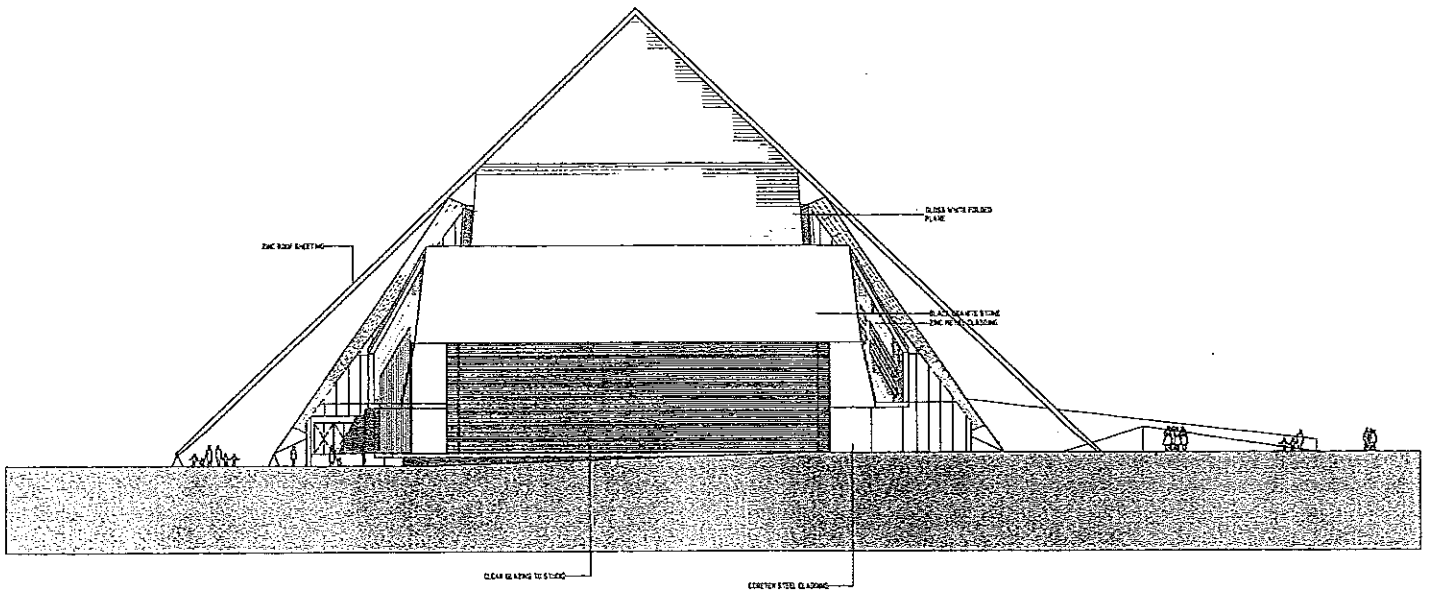
NORTH + SOUTH ELEVATION 1:200

COX HOWLETT - BAILEY WOODLAND
24 JULY 2007





APPROX. 55.0 m



PRELIMINARY



AEC - ALBANY ENTERTAINMENT CENTRE

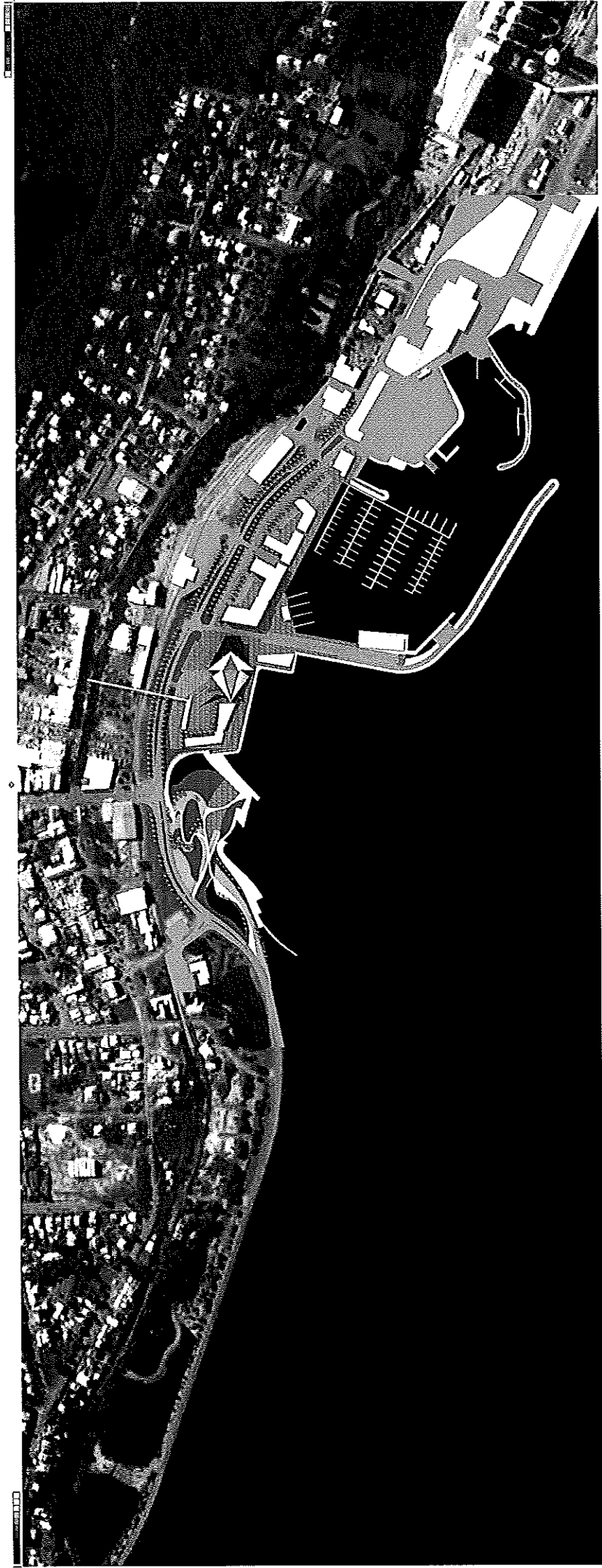
AEC-SD-008

EAST + WEST ELEVATION 1:200

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COX POWREY + BARRY WOODLAND
24 JULY 2007



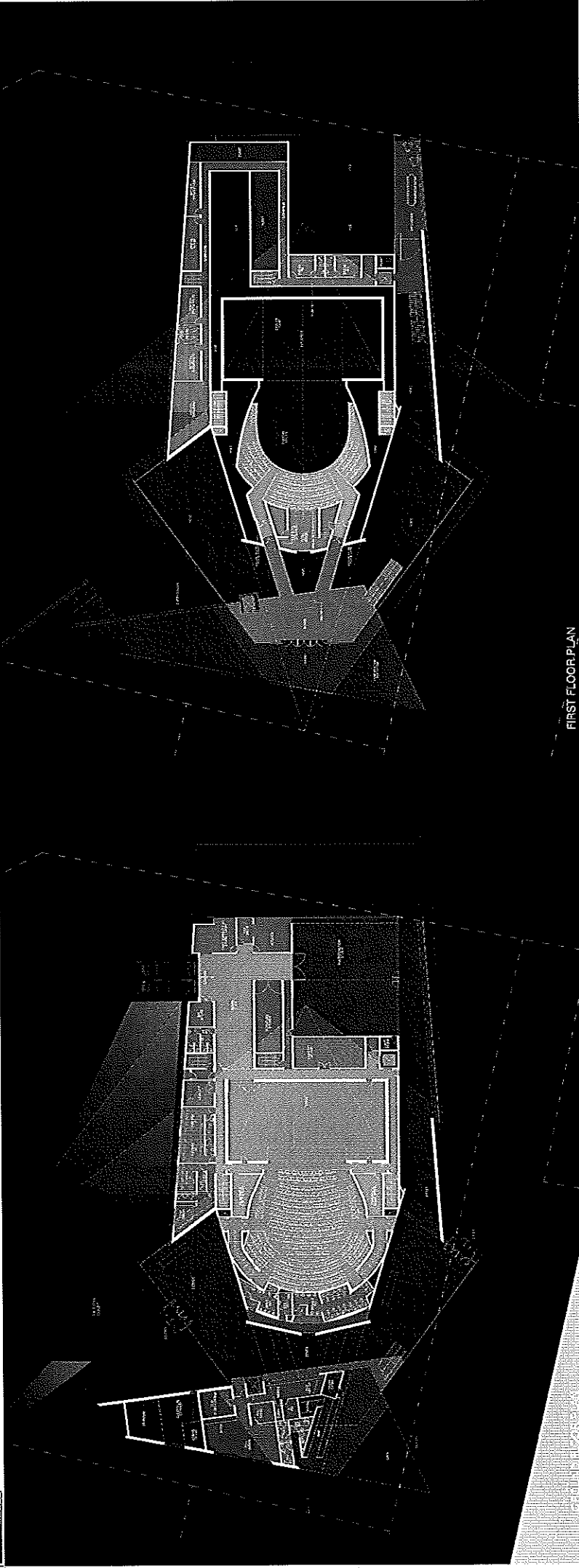


ALBANY CENTRE

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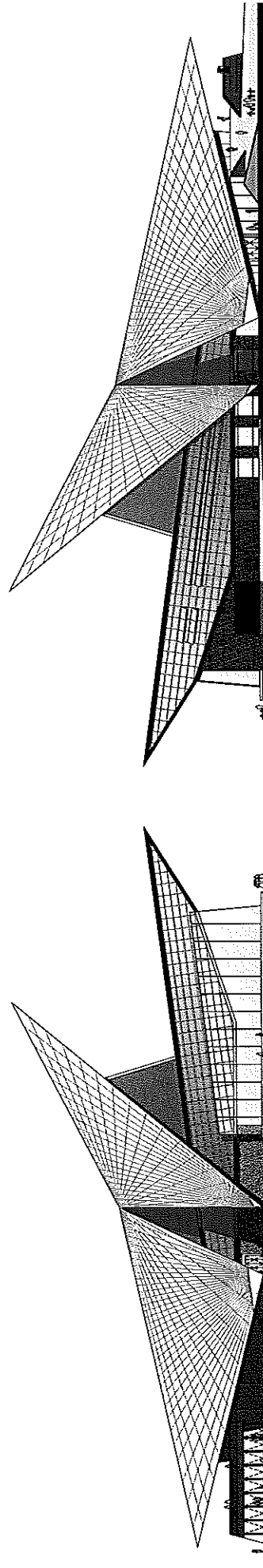


FIRST FLOOR PLAN



COX HOWLETT + BAILLEY WOODLAND

ALBANY CENTRE



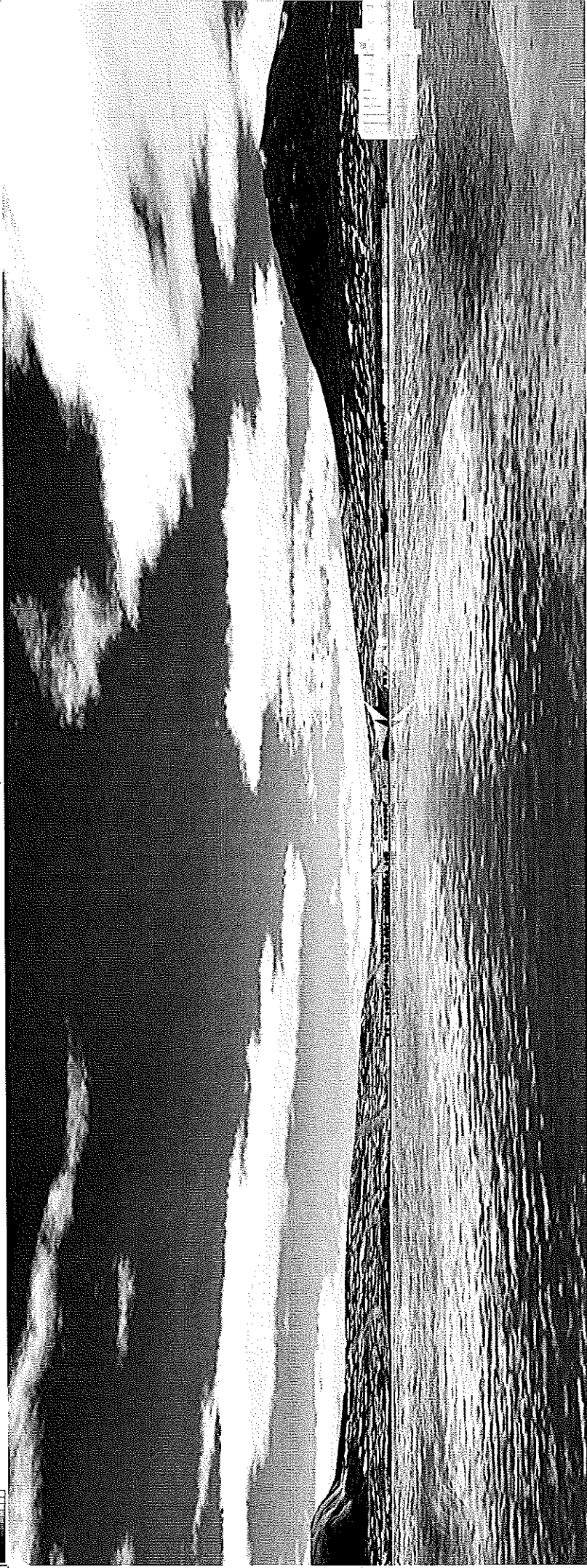
NORTH ELEVATION

SOUTH ELEVATION

ALBANY CENTRE

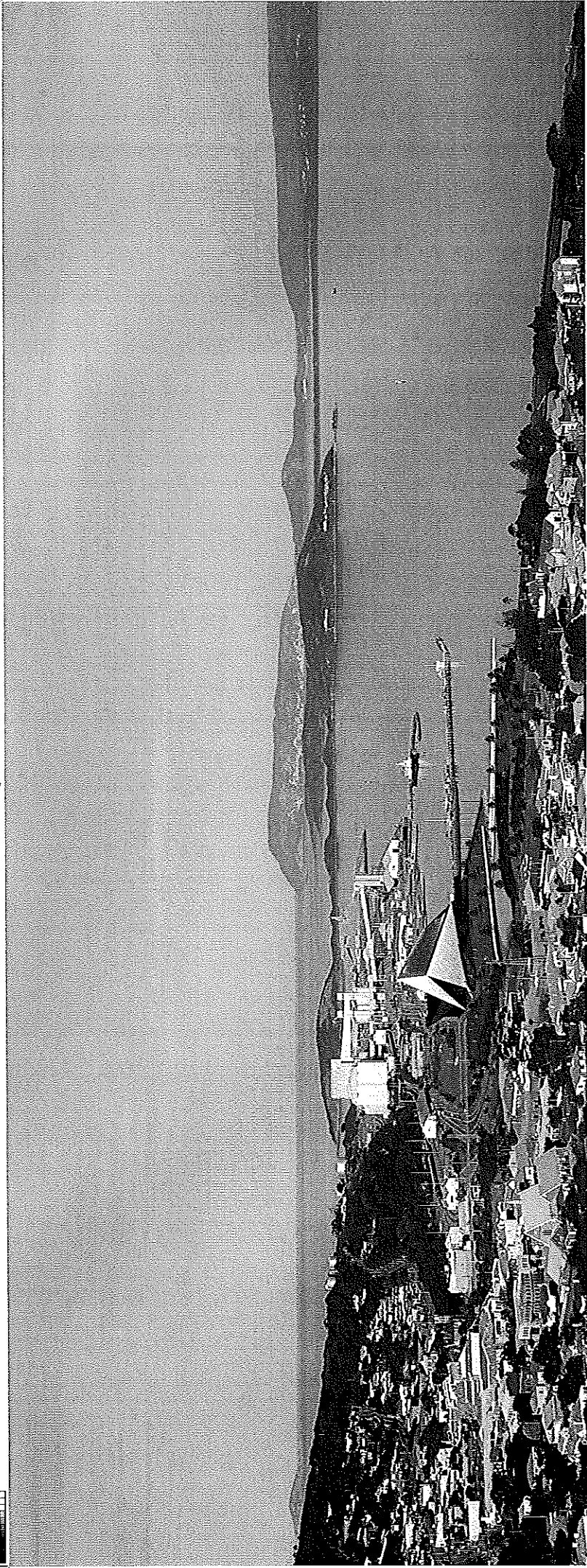
COX HOWLETT + BAILEY WOODLAND





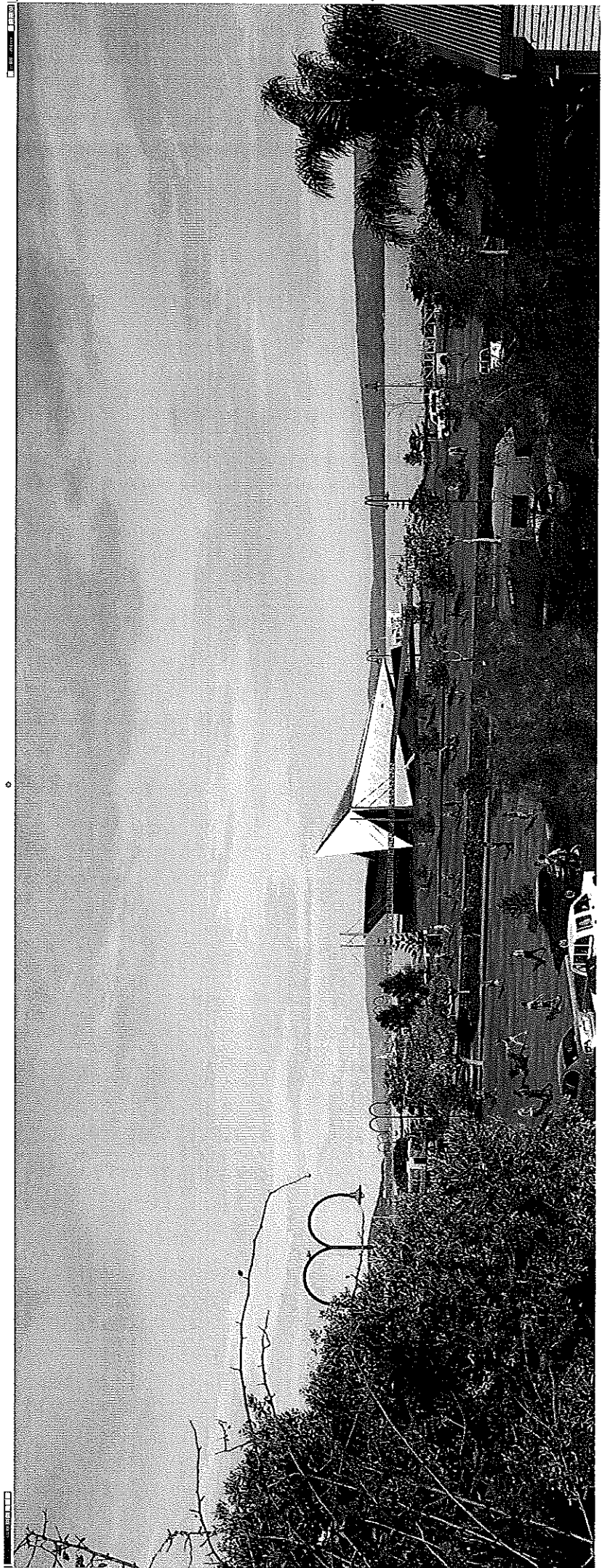
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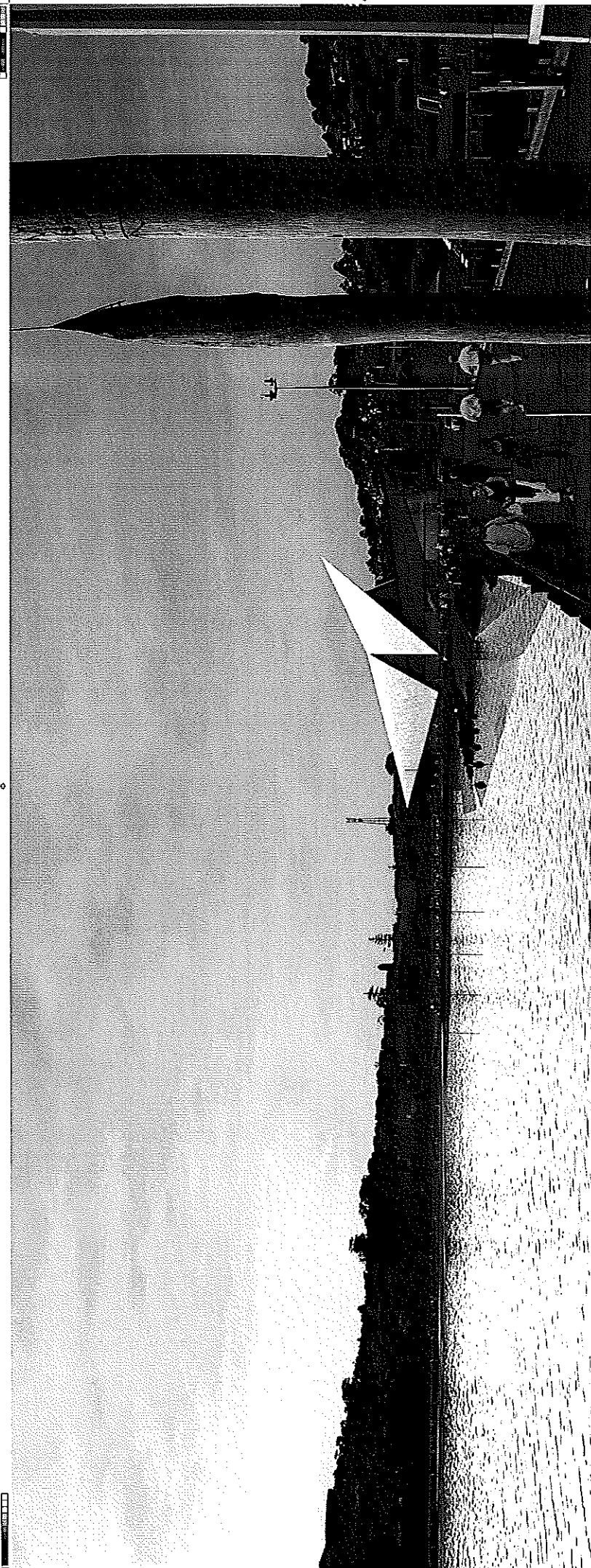
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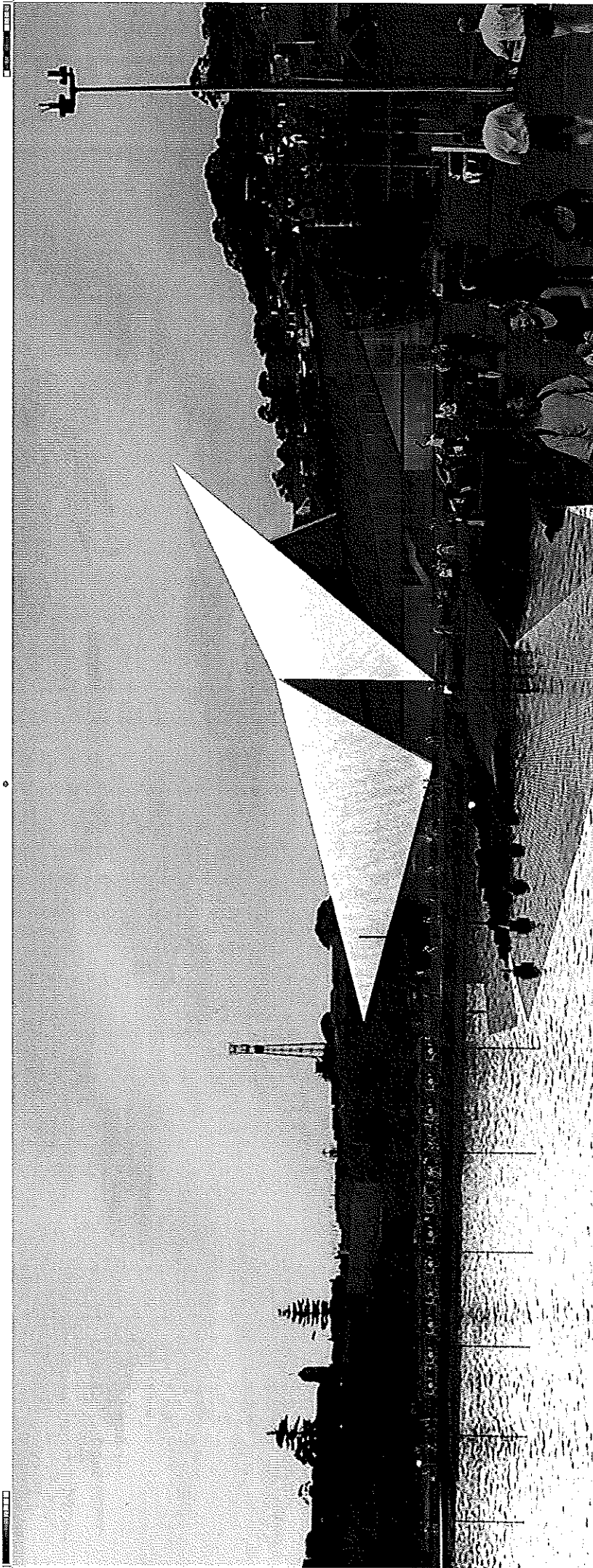
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Attachment 2

Copy of relevant section of Heritage Impact Statement (T. Stevens)

Analysis of Views

As the foreshore is such a prominent site at the base of the town in Albany one of the major possible impacts will be on the views and vistas, to and from heritage places surrounding the town. To assist with the preparation of this heritage impact statement a visual assessment was undertaken, from street level, of the existing views to and from the following areas:

Albany Town Jetty
Stirling Terrace Heritage Precinct.
The Foreshore

The eastern end of Stirling Terrace and the Western End of Brunswick Road.

This visual assessment used the Structure Plan and Precinct Plan provided by Landcorp as an indication of the proposed building locations and building heights.

The existing lamp poles on the foreshore were used a visual indicator to scale the proposed buildings. These lamp poles are approximately seven metres high.

Town Jetty.

Looking north from the existing Town Jetty there is a clear view of the Albany Post Office (fmr) and Stirling Terrace beyond. The view of Stirling terrace is partially obscured as follows:

There is a clear view across the foreshore of The Railway Station and Bond Store. The Railway Station and adjacent infill development block the view of Stirling Terrace at street level, though the buildings above are clearly visible.

To the west of the Railway Station the view of Stirling Terrace is partially obscured by vegetation and built structures but is mainly clear from about 2m above Stirling Terrace Street level.

The junction of Stirling Terrace and York Street is obscured by the IGA building to approximately 3m above street level.

Using the method described above it appears that the proposed development will have the following impacts on the views from the jetty:

The view of the Albany Post Office (fmr) will be clearly visible from the jetty along Toll Place.

The view of the Railway Station and the section of Stirling Terrace beyond will be completely obscured by the Entertainment Centre.

The Footbridge will obscure some views of Stirling Terrace, these views are currently partially obscured by the row of Poplar trees at the eastern side of the Memorial Gardens. It is likely that the removal of the poplars will open up the views of Stirling Terrace

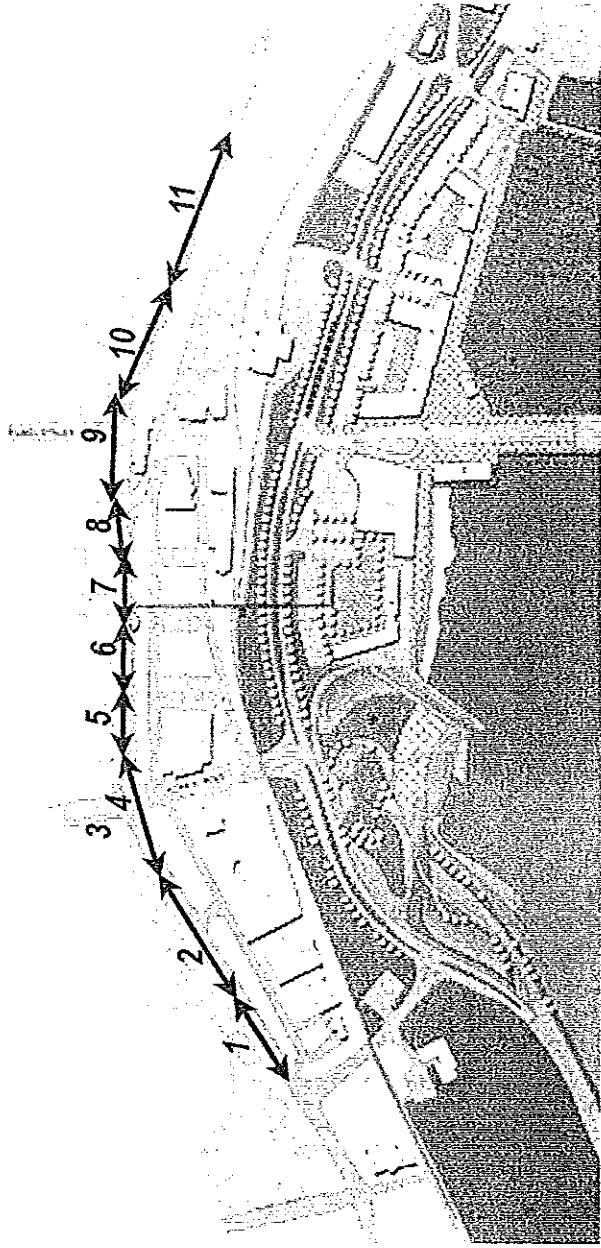
The view of the Rotunda will probably be obscured by the proposed development but the buildings behind will be partially visible.

The second storey of buildings to the west of the Rotunda should be visible, areas below this height will be obscured by existing vegetation and the proposed mixed use development.

Buildings at the base of York Street and on Stirling Terrace to the west of York Street should be visible except where the view is obscured by the existing IGA building.

Stirling Terrace Precinct.

The views of the foreshore area from the Stirling Terrace precinct vary along the length of the Street depending on the extent of the vegetation and the buildings to the south of Stirling Terrace. The following diagram gives an indication of where the views were assessed from and the table on the next page identifies those views from the north side of Stirling Terrace and the likely impact the proposed development will have.



Plan showing positions of different views along Stirling Terrace

View	Existing Views	Probable Future View
View 1	Clear view of the foreshore and the start of the jetty.	Development visible in view
View 2	View mainly obscured by the Bells Liquor Building and trees	Development visible at high level above existing roofline
View 3	At the junction of York Street and Stirling Terrace clear view of foreshore at base of York Street. IGA building obscures view of development site.	View of Princess Royal Harbour visible at base of York Street. New development visible above roofline of IGA building
View 4	View obscured by IGA building and vegetation south of Stirling Terrace.	New development visible above vegetation and roofline of IGA building.
View 5	Clear view through park	Views of Princess Royal Harbour partially obscured by new development. Harbour visible through view corridors only
View 6	Clear views of foreshore but partially obscured by vegetation.	Views of Princess Royal Harbour partially obscured by new development. Harbour visible through view corridors only
View 7	Current view of foreshore obscured by Railway Station	New development visible above roofline of Station and Bond store. Development will partially obscure view of hills on south side of Princess Royal Harbour.
View 8	Partial views of foreshore between roofs of modern infill development	Views of Princess Royal Harbour obscured by new development.
View 9	Views obscured by Albany Post Office (fmr)	No change to view
View 10	View obscured by vegetation	No change to view
View 11	Clear view of foreshore	Views of Princess Royal Harbour partially obscured by new development.

Analysis of Broader Context

As shown in the foreshore plan and historic photographs there is a history of varying development on the foreshore ranging from small residential buildings to large commercial sheds. therefore, based on this historical precedent, the foreshore is considered an appropriate site for redevelopment.

A number of the previous developments on the foreshore have related to recreation and the fishing industry, including activities on the Town Jetty. Therefore a tourism and recreation type of development is considered appropriate for the foreshore area.

The Foreshore site is extremely prominent in the landscape of Albany and is visible from a large number of vantage points in the town, any development on the foreshore needs to be sensitively handled to minimise the impact on the landscape of Princess Royal Harbour and Albany.

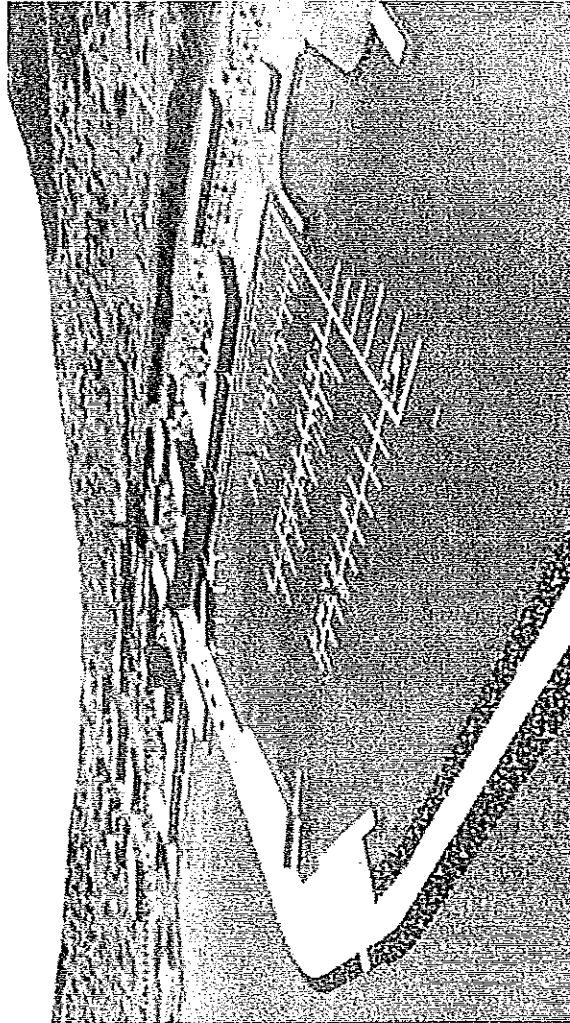
Analysis of Building Heights

Using the existing views and landscape as a guide the proposed development should rise in height from west to east, this will reduce the impact on the views to and from Stirling Terrace and respond to the rising landscape to the north of the development.

To the west of the jetty two storey buildings will obscure the views of Stirling from the harbour and the views of the harbour from Stirling Terrace. Therefore it is vitally important that the guidelines set out in the Precinct Plan Report and Central Albany Urban Design Guidelines are adhered to. This will help to ensure that view corridors are included in the design to lessen the impact of the building heights.

Due to the height of the building, the proposed Albany Entertainment Centre will obscure views to and from Stirling Terrace and will be extremely visible on the foreshore shore of Princess Royal Harbour. The bulk of the entertainment Centre should be minimised and the fly tower orientated in a north south direction to minimise it's impact on the views.

To the east of Toll Place and the jetty, due to the rising landscape behind and the bulk of the port buildings, higher development is considered appropriate but should still consider the views from Stirling Terrace and be



3c Model showing building envelopes
Hames Sharley 2006

designed to lessen the impact as much as possible.

Heritage Impact Statement

Proposed Work	Impact on Heritage Fabric	Impact on values in Statement of Significance	In accordance with Conservation Plan	In accordance with relevant Design Guidelines	In accordance with Burra Charter Principles
Mixed Use Commercial and Retail (SP 1) Albany Entertainment Centre (SP2) Hotel and Function Rooms (SP 3) Short Stay Service Apartments (SP 4) Mixed Use Commercial (SP 5 & 6)	Will not impact directly on any recognised heritage fabric. Possible impact on archaeological artifacts contained within foreshore area. Will affect existing setting of Stirling Terrace Precinct. Input from Heritage Consultant should be sought during detailed design phase to minimise impact.	Will impact on views identified in Statement of Significance for Stirling Terrace and Rotunda. Detailed design should include view corridors to recognise principle views and minimise impact. Development will contribute to communities sense of place as a place of recreation, as identified in Albany Town Jetty Statement of Significance. Will impact on views from Town Jetty and Princess Royal Harbour to Stirling Terrace	Central view corridor proposed is generally in accordance with Albany Post Office (fmr) Conservation Plan, Section 9.2.1, that requires conservation of the landmark value of the Office. Also in accordance with Policy 24 & 27 - Maintenance of views and vistas to Stirling Terrace and Harbour. Generally views and vistas to and from Princess Royal Harbour should be retained and interpreted in accordance with the Stirling Terrace Conservation Plan, Section 7.1.1 & 2.2 (Policy 6, 8, 10 & 33)	Generally refer to section 4.3 of Design Parameters for Stirling Terrace Heritage Area, which state that the view towards Stirling Terrace and the vistas from it contribute to part of its (Stirling Terrace) significance. Care must be taken not to compromise this significance. Generally all new built forms should be designed and constructed in accordance with the Central Albany Urban Design Policy. Refer section 8.2 of the Central Albany Urban Design Policy which states that where practical selected views to Princess Royal Harbour from Stirling Terrace and views from the foreshore to the 'urban edge' established by Stirling Terrace are to be retained. Refer section 8.4 of the Central Albany Urban Design Policy which states that unrestricted public access to the foreshore is maintained.	The following Burra Charter Articles are relevant to the overall development proposal: Article 8 - Setting which requires the retention of an appropriate visual setting and that new construction, which would adversely affect the setting or relationships is not appropriate. Article 25 - Interpretation which states that the cultural significance of many places is not readily apparent, and should be explained by interpretation. Article 27 - Managing Change, which states that the impact of proposed changes on the cultural significance of a place should be analysed with reference to the statement of significance and the policy for managing the place.
Duyfken Workshop (SP 7) Existing Building	Does not impact directly on any recognised heritage fabric.	Does not impact directly on values in Statement of Significance.	Does not impact directly on values or policies identified in Conservation Plans		
Boat Ramp and Hardstand (SP 8 & 9)	Will not impact directly on any recognised heritage fabric.	Will not impact directly on values in Statement of Significance.	Will not impact directly on values or policies identified in Conservation Plans		

Proposed Work	Impact on Heritage Fabric	Impact on values in Statement of Significance	In accordance with Conservation Plan	In accordance with relevant Design Guidelines	In accordance with Burra Charter Principles
Fishing Platform (SP 11) Retail (SP 12)	Considerable impact on heritage fabric of Jetty and maritime archaeological artifacts.	Development will contribute to communities sense of place as a place of recreation, as identified in Albany Town Jetty Statement of Significance.	Will not impact directly on values or policies identified in Conservation Plans	Generally the proposed building heights should be in accordance with Section 8.3 of the Central Albany Urban Design Policy.	Particularly relevant to the proposed breakwater are footbridge are: Article 3 - Cautious Approach, which states Conservation is based on a respect for the existing fabric, use, associations and meanings. It requires a cautious approach of changing as much as necessary but as little as possible. Article 15 - Change, which states that change is undesirable where it reduces cultural significance. The amount of change to a place should be guided by the cultural significance of the place and its appropriate interpretation. When change is being considered, a range of options should be explored to seek the option which minimises the reduction of cultural significance.
Concession Office (SP 13) Retail (SP 14) Boat Pens & Charter Boats(SP 15 & 16)	Will not impact directly on any recognised heritage fabric. Possible impact on archaeological artifacts contained within foreshore area.	Will not impact directly on stated values in Statement of Significance			
Breakwater (SP 17)	Considerable impact on fabric of Jetty and possibly maritime archaeology artifacts. See appendix 1 for more details Alternative Breakwaters should be investigated that recognise the significance of the jetty	Will impact on landmark setting of jetty.		Design for Peace Park should be developed in accordance with Section 8.3 of the Central Albany Urban Design Policy.	
Albany Peace Park (SP 18)	Will not impact directly on any recognised heritage fabric.	Will not impact directly on stated values in Statement of Significance			

Proposed Work	Impact on Heritage Fabric	Impact on values in Statement of Significance	In accordance with Conservation Plan	In accordance with relevant Design Guidelines	In accordance with Burra Charter Principles
Pedestrian Bridge (SP 19)	<p>Will impact on landscaping along southern side of Stirling Terrace.</p> <p>Will alter the existing setting of Stirling Terrace, Memorial Gardens and Railway Station.</p> <p>Will impact on landscaping of Memorial Gardens</p>	<p>Will impact on landmark setting of Rotunda.</p> <p>Will impact on views from Rotunda and Stirling Terrace to Memorial Gardens, Railway Station and Foreshore.</p> <p>Will impact on the views from Princess Royal Harbour and The Town Jetty.</p>	<p>Refer to Section 7.2.5 (Policy 31) of the Stirling Terrace Conservation Plan which states that the simplicity of the parks immediately to the south of Stirling Terrace should be maintained.</p>	<p>Refer section 8.3 of the the Central Albany Urban Design Policy which states that it is critical that the foreshore is actively linked to the CBD by a number of legible and comfortable pedestrian links.</p>	

SP - Structure Plan Reference Number

Albany Port Heritage Impact

The proposed development will have a minimal impact on any heritage fabric at the Albany Port. Princess Royal Drive and the Railway are the principle access routes to the port. To ensure the continuing operational ability of the port the requirement for the port to have unimpeded access needs to be considered during the development of the foreshore.

Attachment 3

Summary of Public Comments

Albany Entertainment Centre

PROJECT UPDATE

EDITION 1 | AUGUST 2007

Spectacular Centre Unveiled

Early designs for the spectacular new Albany Entertainment Centre have been unveiled, with the world-class venue set to be the jewel in the crown of the city's exciting waterfront precinct development.

The striking building – designed by internationally renowned architects Cox Howlett & Bailey Woodland – will include a 620-seat auditorium, rehearsal space, café, convention/ corporate function space and an

observation platform, presenting a breath-taking view of Albany harbour.

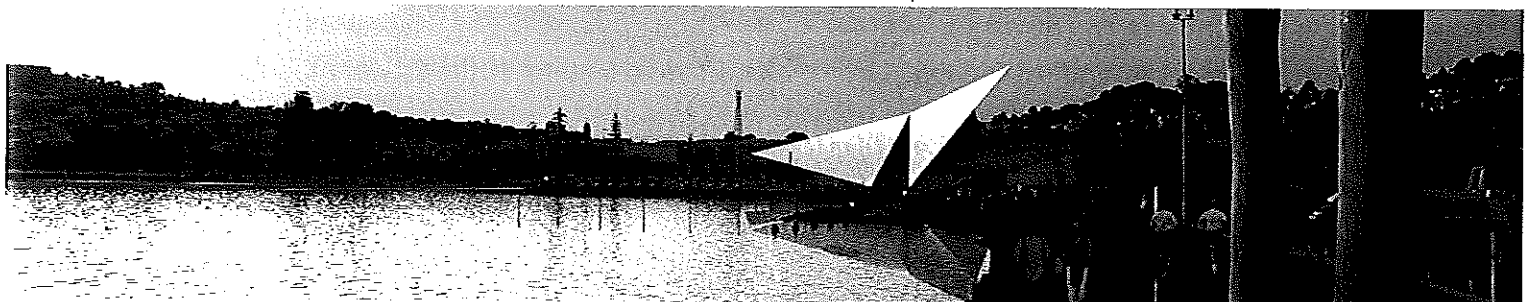
The State Government funded Albany Entertainment Centre will attract an array of first class artists and performers to the city. Building and staffing of the new centre will also create up to 300 new jobs for the region.

Cox Howlett & Bailey Woodland, the architects behind the national award-winning Fremantle Maritime Museum and Geraldton's Batavia Museum, were chosen to design

the Albany Entertainment Centre following a national competition that attracted many of the nation's finest architects. Local architecture firm Roberts Gardiner Architect is working with Cox Howlett & Bailey Woodland.

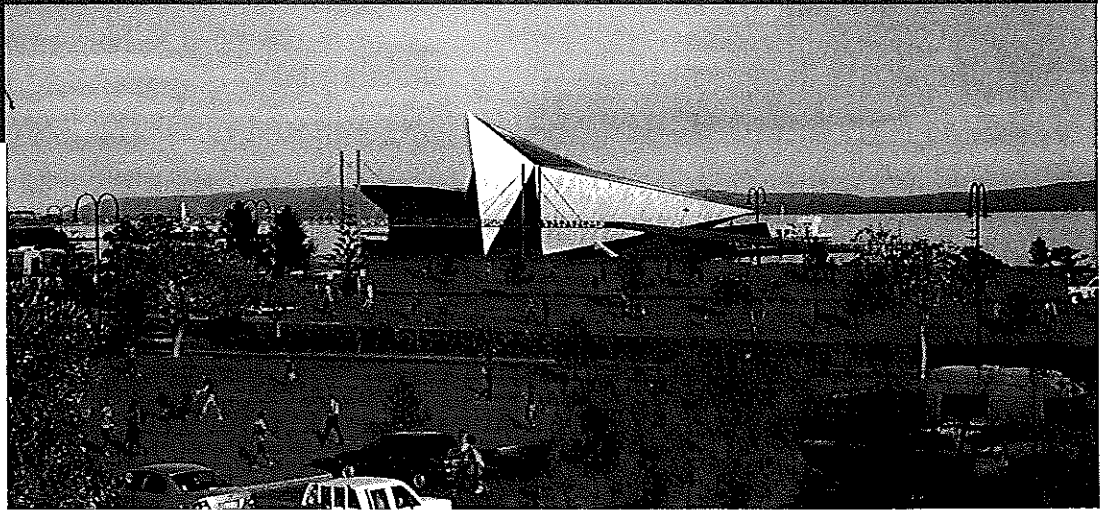
The distinctive tapered triangular form of the building was designed to respect and complement views to and from the city and its surroundings, with the building's light and airy foyer space forming

Continued over



a dramatic 'window to the harbour'

Design Director of Cox Howlett & Bailey Woodland Steve Woodland said the Albany Entertainment Centre would become a landmark facility for the City of Albany.



"The building will become a waterfront landmark, symbolising the natural beauty of Albany, its harbour and surrounds," Mr Woodland said.

"Of course, the Albany Entertainment Centre will also provide a unique theatre experience supported by the very best in contemporary theatre facilities."

CONTACT US

For more information about the Albany Entertainment Centre or to send us your comments:

Visit: www.albany.wa.gov.au

Email: aec@albany.wa.gov.au

Write to: PO Box 484, Albany, WA 6331.



The Albany Town Hall, with a maximum capacity of 310, is unable to cater for larger touring acts.

But when the Albany Entertainment Centre opens its doors in 2010, Albany will be in a strong position to attract a wide range of popular acts. From family shows to contemporary theatre, from folk and pop to musicals, classical music and opera – many different audiences and tastes will be catered for at the Albany Entertainment Centre.

City of Albany Mayor Alison Goode is delighted with the design and what the Entertainment Centre means for the city and for future

generations of Albany residents.

"The Albany Entertainment Centre is an exciting development and will greatly enrich the city's cultural draw for residents, the regional community and visitors from further afield.

"Along with the rest of the waterfront development, the Albany Entertainment Centre will boost the local economy, generating jobs and bringing in more tourism," Ms Goode said.

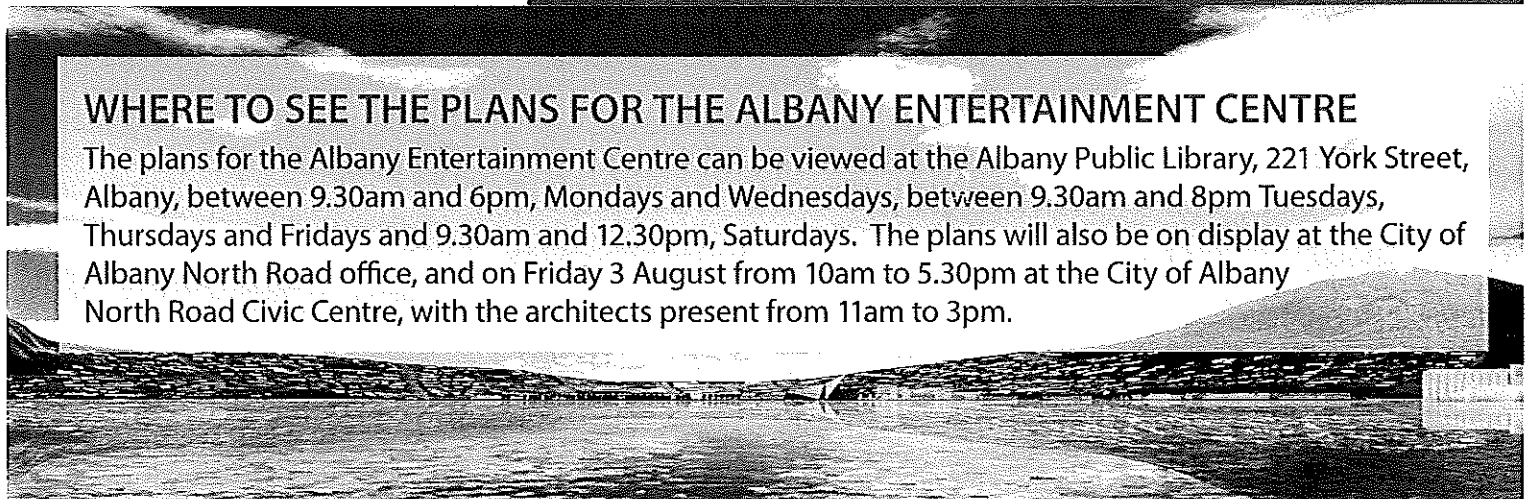
"Albany is proud of its rich heritage and the Albany Entertainment Centre will contribute to the heritage of the 21st Century," she said.

Timeline

2007	Building design
Early 2008	Tender for construction
Mid 2008	Construction commences
Mid 2010	Construction completed and building opened

WHERE TO SEE THE PLANS FOR THE ALBANY ENTERTAINMENT CENTRE

The plans for the Albany Entertainment Centre can be viewed at the Albany Public Library, 221 York Street, Albany, between 9.30am and 6pm, Mondays and Wednesdays, between 9.30am and 8pm Tuesdays, Thursdays and Fridays and 9.30am and 12.30pm, Saturdays. The plans will also be on display at the City of Albany North Road office, and on Friday 3 August from 10am to 5.30pm at the City of Albany North Road Civic Centre, with the architects present from 11am to 3pm.



SUMMARY OF WRITTEN PUBLIC COMMENTS ON ALBANY ENTERTAINMENT CENTRE

Surname	Firstname	Major Likes Project	Major Dislikes	Comments	Address 1	Address 2	Date Received	Records Number
Adams	Rod			Please move project along, design looks ok	18 Minerva Street	ALBANY WA 6330	3 August 2007	ICR7035032
Addis	Trevor		Location	Concerns for high use traffic in area, prefer a different location	P.O. Box 616	ALBANY WA 6331	10 August 2007	ICR7035682
Albany	Juliet		Design and Location	Does not support development over two storeys. Concerned about high storm surges	j.albany@planning.wa.gov.au		10 August 2007	EF7035714
Alsopp	Pennie		Design	Too modern for location, the real challenge to architects would have been to produce a period type building which would complimented historic Albany	3 O'Connell Street	LITTLE GROVE WA 6330	9 August 2007	ICR7035551
Alsopp	Reg		Design	Design is inappropriate for Albany waterfront, too futuristic and doesn't suit our tasteful heritage	3 O'Connell Street	LITTLE GROVE WA 6330	9 August 2007	ICR7035552
Anderson	Nan	Project		Exciting design, striking roofline	no address		2 August 2007	EF7034876
Anderson	Nan	Design		Please move project along, exciting	20 Golf Links Road	ALBANY WA 6330	3 August 2007	ICR7035053
Anderson	Trudi		Design	Why was there only one design? Why are we being railroaded into accepting mediocrity an a most ugly form?	37 Sanford Road	ALBANY WA 6330	10 August 2007	ICR7035753
Arnold	Val		Design	Would prefer a heritage design, concerned that the angular points of the building do not match the surroundings	89 Middleton Road	ALBANY WA 6330	3 August 2007	ICR7035064
Arnold	Mandy		Design	Prefer a low key design at location and has serious concern for building running costs.	28 Chester Pass Road	ALBANY WA 6330	9 August 2007	EF7035500
Austin	Janet		Design	Feels design is unsuitable for location, too high, wide and bulky. Design not good for windy conditions, silver colour could stand out on landscape, this design is not suitable for waterfront in a town where the natural beauty of the harbour is an asset.	43 Limeburners Road	BIG GROVE WA 6330	7 August 2007	ICR7035342
Austin	Stan		Design and location	Does not like the design for waterfront location. Prefer no high rise in that location. Has concern for industrial traffic in the area. States that visitors to area are appalled at the thought of high rise at the location. Like to see development of Anzac Peace Park with parkland and playgrounds for all complimented by 2 storey art and craft style shops with lots of parking for users	45 Limeburners Road	BIG GROVE WA 6330	10 August 2007	ICR7035836
Austin	Marie		Design	Building is much too large for location. It appears to dwarf historical heritage buildings in the area and does not compliment any of the existing local architecture. Feel that planned 5 storey commercial building will destroy the look and design as this design appears to need space around it. Please consider building this facility elsewhere. Concern also for industrial traffic. Feels that perhaps the facility will need to accommodate larger numbers.	45 Limeburners Road	BIG GROVE WA 6330	10 August 2007	ICR7035834
Barber	L			Concerned for passing heavy haulage traffic, feels general public and industrial traffic do no mix.	56 Parade Street	ALBANY WA 6330	10 August 2007	ICR7035745
Backler	Broncia			Support multi-use facility, concern for high industrial traffic area and also parking. Please ensure lots of beautiful sheltered native gardens etc	Bathurst Street	ALBANY WA 6330	10 August 2007	ICR7035634
Backler	L			Contemporary design is out of place with surroundings, feels location is dangerous with high volumes of industrial traffic	Bathurst Street	ALBANY WA 6330	10 August 2007	ICR7035634

Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Beejoo	Delma	Design		Crystalline design is fascinating and a good solution to achieving the required height without excessive bulk. Sits well in the landscape and lightly on the site. Would like to see flexible seating in the auditorium, better links to the pedestrian bridge and attention to ecologically sustainable principles.	35 Cliff Street	ALBANY WA 6330	10 August 2007	ICR7035790
Baird	Ashleigh		Design and location	Prefer the foreshore redevelopment to occur first, make sure the design is what the public wants before construction	C/- Great Southern Grammar School	ALBANY WA 6330	2 August 2007	EF7034871
Baker	Karin		Location	Conflicts with heritage area and possible height problems, large car park is ugly	94 Hare Street	ALBANY WA 6330	31 July 2007	EF7034719
Baker	Phil			Traffic concern for a project of this size, sound proofing a building on a waterside location is problematic	36 Leschenault Street	ALBANY WA 6330	3 August 2007	ICR7035836
Bales	Maida		Location	Feels more time is needed to comment, concerned about the height of the building, feels that height does not meet requirements of precinct plan. Foreshore is wrong location for this facility	188 Frenchman Bay	ALBANY WA 6330	10 August 2007	ICR7035827
Barber	Greg		Design and location	Loves the fact that the foreshore is being put to good use.	29 Drome Road	ALBANY WA 6330	10 August 2007	ICR7035696
Bassan	B		Design and location	Design is out of place, is not heritage and looks very cold. Concern for wind and dust on the roof design. Roof looks shiny and will reflect light into the oncoming traffic. What effects will the salt spray have on the materials being used. Prefer at a different location.	20 Stirling Terrace	ALBANY WA 6330	3 August 2007	ICR7035265 and ICR7035772
Beldach	Kirsten		Design	Prefer a more classical option	Wilson Road	MT BARKER WA 6324	7 August 2007	EF7035304
Bell	Andrew		Design and location	Please move project along, excellent design	andtrans@seamhnaviantranslations.org		4 August 2007	EF7035154
Beard	Shanti		Design and location	Feels more time is needed to comment. Design is not in keeping with heritage building of Albany. Building is too big and dwarfs the Old Post Office. Does not like location. Will block views of the harbour from Stirling Terrace. Has been displayed without other potential buildings in that location.	74-76 Brunswick Road	ALBANY WA 6330	6 August 2007	ICR7035270 and ICR7035765
Beard	Keel		Design and location	Such a large building will make the Stirling Terrace precinct look old and shabby. Prefer a different location. Objects to development of the foreshore. Feels current design will not accommodate ballroom dancing.	74 Brunswick Road	ALBANY WA 6330	10 August 2007	ICR7035828
Bickford	Alicia and Barry	Design		Concept is good and pleased is its not a rectangular box. Sails to obstruct some views. Could the one hiding the fly tower be lowered? Could the removable chair store be used for emergency seating. Could the proscenium arch be widened slightly for wider viewing and staging.	129 Serpentine Road	ALBANY WA 6330	10 August 2007	ICR7035747
Bond	Gale		Design	Believes that the design is too modern for a historic Albany. Would prefer a more heritage style design.	209 Albany Highway	ALBANY WA 6330	10 August 2007	ICR7035813
Bondin	Margaret		Design	Design inappropriate for Albany, should be more heritage style	PO Box 5611	ALBANY WA 6332	3 August 2007	ICR7035145
Bondt	Fredrick		Design	Doesn't like design	35 Kula Road	KALGAN HEIGHTS WA 6330	3 August 2007	ICR7035143
Booth	K		Design	Prefers Albany retain its natural beautiful environment	77 Finlay Street	ALBANY WA 6330	10 August 2007	ICR7035665

Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Bostock	Jill			Feels more time is needed to comment. Does not agree with the height of the building and feels that it does not meet the requirements of the Precinct Plan. Feel building will generate a huge loss and be a burden to ratepayers. Prefer a different location. Feels that design is iconic by itself but will be lost in the surrounds of the other building at foreshore.	111 Rainbows End 65 Adelaide Crescent	ALBANY WA 6330 MIDDLETON BEACH WA 6330	3 August 2007 26 July 2007	ICR7035263 and ICR7035635 EF703449E
Broomhall	Nina	Design	Design and location	Sensational building design				
Brothers	Greg	Design		Project is over over-due although we have a heritage background this is a unique building that will also become iconic, please move project along	16 Burt Street C/- Albany Senior High School 1 Campbell Road	ALBANY WA 6330 ALBANY WA 6330	6 August 2007 10 August 2007	EF7035224 ICR7035780
Brown	Tracy and Duncan			Provided information on sea grass's				
Brown	Lisa		Design	Not Albany, structure is out of context with Albany and does not complement the existing buildings or landscape	1/28 Jupiter Street	CARLSLE WA 6101	4 August 2007	EF7035176
Burnt	Shirley		Design	Design too modern for historic Albany, would have preferred a referendum to decide	6 Cockburn Road	ALBANY WA 6330	10 August 2007	EF7035794
Burt	Carolyn		Design	Concerned about modern design for heritage Albany	Carolyn.Burt@gsstate.wa.edu.au		8 August 2007	EF7035461
Byrne	John	Design		Awesome design, aesthetically sensitive to backdrop topography of Albany landscape, please move project along	56 Allwood Parade	ALBANY WA 6330	7 August 2007	ICR7035356
Calm	J		Design	Would prefer a more heritage look consider the effort made in York Street to make the area look heritage like.	9 Keyser Road	ALBANY WA 6330	10 August 2007	ICR7035746
Calm	D		Design	Design should be more heritage styled and 600 seats is way too small.	9 Keyser Road	ALBANY WA 6330	10 August 2007	ICR7035748
Chavert	Murray			2 Julia Lane	2 Julia Lane	ALBANY WA 6330	31 July 2007	ICR7034771
Carponier	A	Design		Great design, potential to be an iconic design	PO Box 5222	ALBANY WA 6332	7 August 2007	ICR7035538
Carter	L		Location	Feels that the new building will spoil heritage foreshore. The height not consistent with town and prefers a different location.	179 Grey Street	ALBANY WA 6330	10 August 2007	ICR7035744
Castellaro	Nevanne		Design	Does not like design and objects to any building over one story that would block the York Street vista, heritage design using recycled materials more appropriate.	77 Allwood Parade	BAYONET HEAD WA 6330	6 August 2007	EF7035199
Castle	Jo		Design and location	Does not agree with facility being built on location	15 Ardross Crescent	ALBANY WA 6330	10 August 2007	EF703559E
Cocil	Judy	Design		Fantastic design, compliments the landscape	10 Vancouver Street	ALBANY WA 6330	3 August 2007	ICR703511C
Chandler	David	Design and location		Supports location and iconic design for location	David@stockmarketgange.com		3 August 2007	ICR703503E
Chandler	David	Design		Wonderful design	43 May Road	TORBAY WA 6330	7 August 2007	ICR703551E
Clarke	K		Design	Design not sympathetic to the historical nature, prefer a more heritage look.	1 Bank Street	ALBANY WA 6330	10 August 2007	ICR703562E
Clay	Sellina		Location	Likes modern design but feels that it does dominate the landscape instead of complimenting it. Concern for parking given the size of audience.	31 Tania Road	TORBAY WA 6330	10 August 2007	ICR7035803
Cleave	Trish		Design	Design does not compliment Albany historic style, concern for on-going maintenance costs.	vangs@ts@inet.com.au		10 August 2007	EF7035597
Cole	M			Does not like the roof colour, would prefer a colour that blends in with the water. Feels that reflection and glare will become a problem.				
Congdon	Richard	Project		Please move project along, long overdue	33 Stewart Street 68 Brunswick Road	ALBANY WA 6330 ALBANY WA 6330	10 August 2007 1 August 2007	ICR7035779 EF703479E
Cooper	D	Design		Pleased design does not obstruct the views of the beautiful harbour	525 Redmond West Road	REDMOND WA 6330	3 August 2007	ICR7035114
Colton	Daphne	Design		Looks terrific, access appears good, fly tower incorporated into design	PO Box 5248	ALBANY WA 6332	7 August 2007	ICR7035847
Crabtree	Tanya	Project		Please move project along, awesome design	40 Chester Pass Road	ALBANY WA 6330	30 July 2007	EF7034612

Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Cremm	Maureen	Design		Like design, will it be able to accommodate indoor sports	PO Box 987	ALBANY WA 6331	3 August 2007	ICR7034988
Crisp	Jenny	Design and project		Great concept, please get it built	15 Thomas Street	ALBANY WA 6330	3 August 2007	ICR7035034
Crisp	Severin	Design		Great design, please move project along	15 Thomas Street	ALBANY WA 6330	3 August 2007	ICR7035034
Cunningham	Jim and Rosemary	Design		Great design, please move project along	2-38 Golf Links Road	ALBANY WA 6330	4 August 2007	EF7035176
Curne	Diana	Design		Prefer a heritage option	152 Henry Road	ALBANY WA 6330	3 August 2007	ICR7035097
Daniels	NS	Design		Does not like the design for Albany possible problems with traffic, needs more than 600 seats, sufficient parking for 300 cars, prefer a different location	3 Runnymede Street	FRENCHMAN BAY WA 6330	9 August 2007	ICR7035482
Davies	Elizabeth	Design		Does not like design at location, too modern, possible problems with parking and transport access to port, a more historic design would suit Albany	3 Runnymede Street	FRENCHMAN BAY WA 6330	9 August 2007	ICR7035483
Davis	Annette	Design		Exciting design, the north west corner possibility needs some re-thinking, the ramp is a pretty heavy hatched way of dealing with the matter of access to the viewing platform and possibly may block views from sheltered north side across to Mt Melville	8 Walker Rise	ALBANY WA 6330	10 August 2007	ICR7035750
Davis	Maurie	Design		Does not like the design of the building feels that it will impact on the natural beauty of the harbour and is definitely in the wrong location and will become a burden in future years.	159 Grey Street West	ALBANY WA 6330	10 August 2007	ICR7035852
Dawes	Kevin	Location		Concern that the artists impressions are not too scale. Concern for redevelopment of foreshore in the path of a working port. Concern also for on-going running costs.	31 Bluff Street	ALBANY WA 6330	10 August 2007	EF7035603
Dell	Robert	Design		Will enhance waterfront, congratulations	7 Peet Rise	ALBANY WA 6330	2 August 2007	EF7034962
Demanteau	Tony	Project		Feels more time is needed to comment, minimal conference facility within building, sails on roof perhaps very costly and do not like them, but please get on with project and build it	24 Lorenzo Way	ALBANY WA 6330	6 August 2007	EF7035359
Dodds	Alan	Design		Spectacular building, but not for Albany or this location suggests it may become a white elephant and burden to residents	99 Puls Road	TORBAY WA 6330	3 August 2007	EF7035183
Donnellan	Avonla	Design		Design avoids the boxiness of similar developments elsewhere, concern however about zinc roofing may be too bright, prefer a different product.	82 Vancouver Street	ALBANY WA 6330	10 August 2007	ICR7035867
Douglas	P	Design		Would prefer a more curved opera house style, but this is unique and attractive, far superior to other Albany buildings.	112 Clayton Street	LITTLE GROVE WA 6330	10 August 2007	ICR7035692
Draper	Peter	Project		Please move project along	47 Collingwood Road	ALBANY WA 6330	7 August 2007	ICR7035330
Draper	Shirley	Project		It looks great, please move project along	47 Collingwood Road	ALBANY WA 6330	7 August 2007	ICR7035329
Duffy	Don	Design		Concern for car parking spaces. Prefer to see total area plan before making final decision. Concern for Albany weather making the outdoor areas accessible. Feels that the entertainment centre is out of place at that location.	6 Lunar Rise	ALBANY WA 6330	10 August 2007	ICR7035685
Dunjay	Nicole	Design		Does not like the design for heritage Albany.	45 Haffrad Court	ALBANY WA 6330	10 August 2007	ICR7035770
Dzialosz	Krystyna	Project		Prefer the building not to be copy of the Sydney Opera House etc. Prefer a different location for project.	19 Premier Circle	ALBANY WA 6330	10 August 2007	ICR7035670
Eades	PR	Location		Does not like design or location, harbour is an industrial area and does not need extra traffic from buildings, shops etc.	Lot 12 Redmond Road	ALBANY WA 6330	10 August 2007	ICR7035631
Edwards	David	Design		Needs to blend with heritage buildings, not big enough, too modern - looks cheap and nasty	5 Bindaroo Road	ALBANY WA 6330	10 August 2007	EF7035703
Edwards	Lyn	Design		Would have preferred a couple of designs for the public to choose from, Albany is not Sydney	Stater Street	LOWER KING WA 6330	8 August 2007	EF7035390
Elphick	Wendy	Design		Would prefer a more heritage option	wendy_elphick@hotmail.com		5 August 2007	ICR7035153

Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Ford	Don	Design		Love preliminary designs, please move project along	10pointprint@westnet.com.au		7 August 2007	EF7035592
Ford	Ross	Design	Location	Great design, but not that location	C/- Post Office	NARRIKUP WA 6326	9 August 2007	ICR7035496
Ford	Ruth	Design	Location	Design is too severe, sharp and pointy that does not blend in	C/- Post Office	NARRIKUP WA 6326	9 August 2007	ICR7035496
Forshaw	David			Does not like the acute angles. Prefer the sails to be more rounded.	620 Frenchman Bay Road	LITTLE GROVE WA 6330	10 August 2007	EF703580C
Freebary	Greg	Design		Support design and location, please move project along	836 Frenchman Bay Road	LITTLE GROVE WA 6330	10 August 2007	EF703570C
Freebary	Norma	Design		Likes design, please progress project along	11 Pioneer Road	ALBANY WA 6330	10 August 2007	Iba
Freearc	Dale		Design	Prefers a more traditional style design	42 Gidley Farm Road	KING RIVER WA 6330	9 August 2007	ICR7035653
Frost	K		Design	Design is out of character, feels that height could be too high, currently enjoys the harbour vista.	PO Box 1999	ALBANY WA 6331	10 August 2007	EF7035639 and ICR7035810
Furman	J	Project		Concerned about height and prefers a different location	Marconi Road	ALBANY WA 6330	10 August 2007	ICR7035591
Garbellini	Marni		Design	Does not like the design or position in Albany for this structure.			10 August 2007	ICR7035831
Gardner	J		Design	Does not like design	33 David Street	ALBANY WA 6330	3 August 2007	ICR703514C
Gartland	Trevor		Location	Feels that design does not suit location and also the heritage of Albany. Concerned that there was no public consultation on the location. Concern that there is no way to expand number of seats in the future.	Po Box 5424	ALBANY WA 6332	10 August 2007	ICR7035777
Gartland	F		Design	Does not like the design for historic Albany. Also has concerns for the height of the building at location. Concern for industrial traffic at location. Would prefer the money to be used to refurbish our hospital.	25 Earl Street	ALBANY WA 6330	10 August 2007	ICR7035776
Gartland	Jenna		Design	Does not like the design for Albany, does not represent our heritage	25 Earl Street	ALBANY WA 6330	10 August 2007	ICR7035763
Gatti	Sophia	Design		Fabulous design, will be iconic for Albany	50 Geake Street	ALBANY WA 6330	5 August 2007	EF7035157
Gawned	Gary		Location	Feels that the building is being built in the wrong location given the industrial traffic in the area. Feels roof line is extravagant before being functional.	15 Flemington Street	ALBANY WA 6330	10 August 2007	ICR7035805
Gibb	Kathleen		Location	Feels more time is needed to comment, does not suit the heritage location	10 Ardeana Crescent	ALBANY WA 6330	3 August 2007	ICR7035096
Gibb	JF		Location	The visual display was spectacular and hopefully this will all come to fruition, suggestion to use ironstone and granite around ultra modern building	10 Ardeana Crescent	ALBANY WA 6330	8 August 2007	ICR7035382
Gilpin	Chris	Design		Good design although would have preferred a more heritage look, concerned about the white roof colour and possible reflection problems	246 Serpentine Road	ALBANY WA 6330	8 August 2007	EF7035391
Glazema	Antoinette	Design		Please move project along to prevent residents missing out on touring shows	30 Puls Road	TORBAY WA 6330	10 August 2007	ICR7035847
Graham	Kevin	Project		Love the design, it fits in perfectly.	74 Wiale Road	TORBAY WA 6330	1 August 2007	EF703486C
Greening	Mr and Mrs	Design		Design looks out of place and is ugly, why should our building be a version of Fremantle etc. concerns also for car parking, lots of car parks are an eye-sore at location and wastage of space	626 Lower King Road	ALBANY WA 6330	10 August 2007	ICR7035662
Griffes	Michael		Location	Does not like design, especially on the foreshore, concerned about enough car parking	36 Robinson Street	ALBANY WA 6330	6 August 2007	EF7035227
Hall	Lilford		Design	Love the design, it will complement the area beautifully, please move project along	3 Tassel Street	ALBANY WA 6330	10 August 2007	ICR7035650
Hands	Rebekah	Design		Excellent design, looks forward to project being finished.	42 Townsend Street	ALBANY WA 6330	6 August 2007	EF703522E
Hanley	Pauline	Design		Likes contemporary style of design	68 Francis Street	LOWER KING WA 6330	10 August 2007	ICR7035787
Harbour	Jean	Design		Too modern for Albany.	364 Serpentine Road	ALBANY WA 6330	3 August 2007	ICR703514E
Harroo	C		Design	Design is ok, possibly too small, but environmentally the wrong location	34 Townsend Street	ALBANY WA 6330	10 August 2007	ICR7035658
Harrison	Tony	Design	Location	Not on the waterfront please	no address given		7 August 2007	ICR7035927 and ICR7035984
Harrison	L	Project	Location		1 Garden Street	ALBANY WA 6330	7 August 2007	ICR7035351

Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Hasard Hill	Gail Paul	Design	Design	Prefer a heritage option, not a copy of the opera house Excellent building	4 Lange Street 6 Whidby Street	BAYONET HEAD WA 6330 ALBANY WA 6330	31 July 2007 3 August 2007	EF7034754 ICR7035083
Hill	Ian	Design	Design	Does not like the design, it's too tall, the positioning is wrong for Albany, does not like viewing platforms	43 Limeburners Road 33 Barry Court	BIG GROVE WA 6330 ALBANY WA 6330 LOWER KING WA 6330	7 August 2007 3 August 2007 10 August 2007	ICR7035350 ICR7035067 ICR703569C
Hoeksema Holden	Lucy Chris	Design	Design	Please no high rise on waterfront, consider building it further to the west (wool stores), worried about financial impact if facility is underused. Please progress building along	dutch.aussie@bigpond.com 66 Francis Street	LOWER KING WA 6330	6 August 2007 10 August 2007	ICR7035353 ICR7035664
Horne	Enid	Project	Location	Please not on waterfront, spectacular building but not for this location and don't spoil Albany's heritage by building on the foreshore	86 Wylie Crescent	ALBANY WA 6330	8 August 2007	ICR7035383
Hoxwiltz A	A	Design	Design	Design is too angular and modern and not in keeping with historic Albany.	620 Frenchman Bay Road	LITTLE GROVE WA 6330	10 August 2007	ICR7035624
Howard Ian	Ian	Design	Design	Consider option of connecting function space to stage - depending on level would allow function for up to 1500, design is fantastic. Well planned facility for location and weather patterns, visionary building, catalyst for cultural and social growth.	ian@harchitects.com.au		3 August 2007	ICR7035061
Howells	Lesley	Design	Design	Prefer a heritage option, design too modern for Albany, zinc roof will have reflection problems, possibly too high for waterfront location, concern for car parking space, please soften the edges and reduce height	Po Box 610	DENMARK WA 6333	7 August 2007	ICR7035324
Hweessel	Martin	Design	Location	Love design and concept - only if it were sited elsewhere, out of character at location	1250 Lower Denmark Road	ALBANY WA 6330	3 August 2007	ICR7035084
Hynds	Bebette	Design	Design	Please do not build this in Albany, leave the natural surrounds as natural surrounds.	37 Hardis Road	ALBANY WA 6330	10 August 2007	ICR7035784
Jarratt John	John	Location	Location	Feels more time is needed to comment, doesn't like location, possible problems with wheat dust	105 Angrove Road	ALBANY WA 6330	3 August 2007	ICR7035192
Jarratt Jasper Johnson	Jim Randal Geoff	Project Project	Location Location	No design would suit waterfront location, design better suited to a another location. Please move project along Please move project along	105 Angrove Road 1304 Millbrook Road 6 Slater Street	ALBANY WA 6330 ALBANY WA 6330 LOWER KING WA 6330	8 August 2007 31 July 2007 1 August 2007	ICR703538E EF703471E EF703478E
Johnston	DP	Design	Location	Like design, but building is in the wrong location, do not need multi story building on foreshore, concerned about increase in traffic at working port	75 Home Road	ALBANY WA 6330	8 August 2007	ICR7035387
Jones Jongedyk	Andrea Rucolf	Project Design	Design Design	Too modern for Albany, support development at location but not this design	PO Box 957 Bundara Close	DENMARK WA 6333 LITTLE GROVE WA 6330	3 August 2007 31 July 2007	ICR7035102 EF7034731
Jongen	Peter	Design	Design	Generally the concept and form are great, suggestion of sustainable technology being used in design to limit on going costs	75 Seymour Street	ALBANY WA 6330	7 August 2007	EF7035464
Karruish	Ron	Design	Design	Love the design, will form vibrant living waterfront	35 Garden Street	ALBANY WA 6330	10 August 2007	ICR703575E
Karruish	Patricia	Design	Design	Exciting design with clean lines and beautiful use of glass and its interaction with the harbour scape. At last a building for the public to use that celebrates our superb harbour.	35 Garden Street	ALBANY WA 6330	10 August 2007	ICR7035764
Knewsteb	Heleen			Prefer energy efficient design, questions if sea levels rise?	patel@westnet.com.au		3 August 2007	ICR7035131
Kuret	Damian	Project	Location	Entertainment centre should not be part of the waterfront development, keep waterfront as public open space, iconic designs do not need to be futuristic and should be based about a heritage theme.	24 Shirling Terrace	ALBANY WA 6330	6 August 2007	EF703530E

Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Kuyer	Judith	Project		No measurements given, please ensure it can be used by ballet. Need lots of car parks. Is it possible to soften the sails to more wave shapes	742 Frenchman Bay	ALBANY WA 6330	10 August 2007	ICR7035654
Laine	Helen	Design		Looks great, will it fit on the site, make sure there are enough car parks	153 Serpentine Road Shop 10 a	ALBANY WA 6330	3 August 2007	ICR7035124
Lambert	Mark	Design		Congratulations, a bold initiative	North Road Shopping Centre	ALBANY WA 6331	3 August 2007	ICR7034972
Le Cocq Ledger	Kavin Barbara	Project	Location Location	Not the correct location, design inappropriate for Albany Prefers better design for location	4 Woodcott Stret 28 Burville Street	ALBANY WA 6330 ALBANY WA 6330	3 August 2007 10 August 2007	ICR7035293 ICR7035682
LeFort Leighton	Andrew Mrs	Design	Location	Visually striking structure that will impress the ever increasing tourist population. It's great to see a contemporary and innovative design which will stand apart from the existing heritage buildings and not compete with them by trying to be similar in design Does not like the foreshore location	310 Stanley Road 6 Lambert Street	TORBAY WA 6330 ALBANY WA 6330	10 August 2007 3 August 2007	tba ICR7035104
Levison	Andrea	Project	Location	Does not like the idea of high rise development at location, prefer a more heritage design	34 Flemington Street	ALBANY WA 6330	1 August 2007	EF7034861
Lindse	CP	Project	Design	Location not good, possible problems with wind, wheat dust and parking near ships not taken into account Would have preferred a couple of design for the community to choose from. Concern for climate change at location, would have liked more than 10 days to comment on project. Does not support the land swap at Emu Point. Supports the need for a entertainment centre. Feels that the process has not been democratic.	9 Carrfield Street	ALBANY WA 6330	10 August 2007	ICR7035791
Loan	Sir/Madam	Design	Location	Concerned for easterly winds, hope there will be adequate parking Does not like location for this design	8 Whidby Street	ALBANY WA 6330	3 August 2007	ICR7035081
Loxton	Cyni Jennifer	Design	Design	Loves the dramatic design, however would like to see the sails softened. Feels that computer imagery if different to display photos. Concern for parking and possible disruption to shows from vibration and noise from industrial traffic.	201 Grey Street, West 49 Allison Parade	ALBANY WA 6330 LOWER KING WA 6330	3 August 2007 9 August 2007	ICR7035129 ICR7035485
Lund	Ian	Design		Likes design but does not like location as it will interrupt harbour views, prefer these views not to be built out. Wrong location, not big enough	iclund@tedaust.org.au		10 August 2007	ICR7035820
Luscombe Lynch	Kerry K	Design	Location Location	Does not like design, feels that it is totally unsuitable for location. It is much too high and an imposition on the environment	203 Middleton Road 14 Leslie Street	ALBANY WA 63300 ALBANY WA 6330	10 August 2007 3 August 2007	ICR7035778 ICR7035152
Macneall	Ray	Design	Design	Feels that the screaming wood chips trains will impact upon sound proofing. Wonders if peoples will be compensated for the loss of views from their properties. Feels that the project is environmental pollution.	61 Festing Street	ALBANY WA 6330	10 August 2007	ICR7035815
Macneall	Judy	Design	Design	Design does not compliment location, request referendum	61 Festing Street	ALBANY WA 6330	10 August 2007	ICR7035814
Maguire	Sue and Phil	Design	Design	Does not like design or location, it will take away views and Albany natural beauty. Facility should have more than 620 seats. The design is just not Albany and would have prefer more time to prepare submission. Prefer a different name for facility	9 Hall Rise PO Box 5857	ALBANY WA 6330 ALBANY WA 6331	2 August 2007 9 August 2007 9 August 2007	EF7034874 ICR7035516 ICR7035496

Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Malone	Sally	Design		Supports a contemporary design. Prefer materials to be 'softened' slick concrete wall and metal finishes look great in photos but can be brutal at pedestrian scale, suggest texture, warm colours, well lit corners. Is there a possibility to do something with renewable power i.e. solar panels	PO Box 6557	ALBANY WA 6332	9 August 2007	ICR7035497
Markovs	Andrew	Design		Excellent design, would prefer a more unobtrusive finish, perhaps a dull finish would minimise the unnecessary reflection	82 Vancouver Street	ALBANY WA 6330	7 August 2007	ICR7035337
Marshall	Wanren		Design	Possible problems with reflective roofing, building subjected to wind and sea-spray, has any solar passive design principles been applied to the design, have we received maintenance coatings for other building by this designer	36 Cliff Street	ALBANY WA 6330	7 August 2007	EF7035960
Matthews	Linda	Design	Project	Imaginative design and good location, will take focus away from silos.	PO Box L38	LITTLE GROVE WA 6330	3 August 2007	ICR7035082
Matthews	D				32 Susan Court	ALBANY WA 6330	10 August 2007	ICR7035686
Mattinson	S		Design	Dislike design would like project sited somewhere else.	119 Yungup Road	ALBANY WA 6330	3 August 2007	ICR7035144
Mattinson	David		Design	Doesn't think design fits in with Albany	119 Yungup Road	ALBANY WA 6330	3 August 2007	ICR7035142
McAllister	Paddy	Project		Well done, love viewing deck	Lower King Road	ALBANY WA 6330	26 July 2007	EF703454E
McAllister	Barbara			Project is too big for location, should be promoting heritage buildings	1 Sussex Street	ALBANY WA 6330	10 August 2007	ICR7035743
McCarthy	Betty		Location	Concerned with the possibility that views will be restricted from York Street, also concerned for climate change impacts on site and requests the retention of green space rather than massive land coverage with buildings	182 Bay View Drive	LITTLE GROVE WA 6330	9 August 2007	ICR7035490
McIntosh	Trevor		Location	Concern for wind at location and feels that it is not the correct location for this building. Concern for industrial traffic. Would prefer that the foreshore is not developed for accommodation but developed for a service and supply marina with lots of public open green space.	215 Morley Road	YOUNGS SIDING WA 6330	10 August 2007	ICR7035761
McKail	Pat			Feels more time is needed to comment, would like to have seen a smaller intimate theatre included. Wonders whether architects have considered the noise from the industrial port alongside. Would like confirmation that no-reflective materials are to be used. Height of building exceeds City of Albany building regulations.	42 East Bank Road	ALBANY WA 6330	2 August 2007	ICR7035683
McKay	Alex		Location	Prefer facility to be placed at another location	41 Yalanna Road	ALBANY WA 6330	10 August 2007	ICR7035632
McKay	R.		Location	Does not agree with location for facility	41 Yalanna Road	ALBANY WA 6330	10 August 2007	ICR7035633
McKenzie	Kate	Project		Great design, would like to promote green spaces	Unit 2, 9 Wiltencoom Street	ALBANY WA 6330	4 August 2007	EF703517C
McQuade	Margaret		Location	Does not like design	15 Yokanup Road	ALBANY WA 6330	31 July 2007	ICR703477E
McQuade	Norm		Design	Design does not compliment natural Albany surrounds. Possibly not enough seating. Concern for keeping the glass clean near sea water and also ongoing maintenance costs for that environment.	15 Yokanup Road	ALBANY WA 6330	10 August 2007	EF7035601
McRae	Mark	Design		Marvellous design, may not be appreciated by everybody straight away but will be appreciated for its beauty over the years	purapine@westnet.com.au		3 August 2007	EF7035181
McSweeney	Pat	Design		Great design but feel that the kitchen is too small and there is no door to the outside of building.	21 Sanford Road	ALBANY WA 6330	3 August 2007	ICR7035080
Mendelwitz	Alan	Design		Beautiful design, but concerned about roof colour	177 Rogers Road	ALBANY WA 6330	3 August 2007	ICR703510E
McCaif	Ruby	Project		Feels roof design is a bit over the top	Unit 91 Amity Village Ulster Road	ALBANY WA 6330	3 August 2007	EF7035161

Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Middleton Mitchell	Loranne Kia	Design	Design	Prefer a heritage option, disappointed with design. Design is out of place for historical Albany.	3/233 North Road 4/9 Gochevan Avenue	ALBANY WA 6331	3 August 2007 10 August 2007	ICR7034971 ICR7035766
Moir	Helen		Location	Does not like the location for the project, could affect harbour view because of heights and also concerns with industrial traffic passing the are 24/7	2 Ash Way	ALBANY WA 6330	8 August 2007	ICR7035407
Monahan	Sue	Design		Building will complement the city and totally enhance the foreshore, please ensure green space around building	22 Wellington Street	ALBANY WA 6330	7 August 2007	ICR7035344
Monahan	Jim	Design		Design is magnificent, please use recycled materials and environmentally friendly materials in the project	22 Wellington Street	ALBANY WA 6330	7 August 2007	ICR7035346
Moore	Dorothy	Design		Design should be more in keeping with the traditional Albany	27 Roberts Road	ALBANY WA 6330	10 August 2007	ICR7035644
Moore	Anthony	Design		Design does not compliment historic Albany	27 Roberts Road	ROBINSON WA 6330	10 August 2007	EF7035645
Morris	PG	Design		Looks ok, pleased it is not a concrete tilt up box	10 Elizabeth Street	ALBANY WA 6330	10 August 2007	ICR7035796
Mortimore	Stove	Design		Likes design and how it hides the fly tower. Concern for computer imaging not depicting the correct landscape behind building, prefer better imaging before final decision is made.	6 Vancouver Street	ALBANY WA 6330	10 August 2007	ICR7035762
Mostert	T		Design	Does not like design	Davey Road	REDMOND WA 6327	10 August 2007	ICR7035655
Mulder	Harmon	Design		Disappointed about lack of time to comment, would prefer a more heritage look.	40 Princess Avenue	ALBANY WA 6330	10 August 2007	ICR7035752
Mullaly	Shawn	Location		Not Albany	Pines Estate	ALBANY WA 6330	3 August 2007	ICR7035132
Murray	Sarah	Project		Looking forward to the commencement of the project but has concerns about global warming	sttsadd@bigpond.net.au		6 August 2007	EF7035138
Murray	Kaye	Design		Fantastic design, will bring vibrancy to the location	kaye.murray@bigpond.com	ALBANY WA 6330	3 August 2007	EF7035186
Murray	K	Design		Outstanding	43 May Road	TORBAY WA 6330	7 August 2007	ICR7035356
Nerva	James	Project		Offer assistance	14 Sporing Way	HILLARYS WA 6025	27 July 2007	EF7034551
Nesbitt	Julie	Design		Does not fit into historic precinct	95 Burgoine Rd	ALBANY WA 6330	10 August 2007	EF7035713
Neumann	Dana	Design		Likes more design, feels that the parking n the north side should be more separated and screened from the nice place in front of the building. See this project as an opportunity for Albany to be the first place in WA to develop some new ideas about public open spaces.	636 Frenchman Bay	ALBANY WA 6330	10 August 2007	EF7035795
Nissen	Valerie		Location	Inappropriate location, way to high, will spoil view, makes a lovely waterfront look commercial even industrial.	37 Plikadon Road	KRONKUP WA 6330	10 August 2007	ICR7035766
Nuttall	W	Design		Exciting design, positioning is wrong	409 Albany Highway	ALBANY WA 6330	3 August 2007	ICR7035151
Oates			Location	Not the correct location.	no address given		10 August 2007	ICR7035661
O'Doherty	Michael	Design		Fantastic design, however there is no allocation for a bathing beach. Concern for rising sea levels. Would like area to be accessible and useable like Hillary marina. Concerned for electrolysis in the salty / zinc environment and on-going maintenance costs.	30 Feasting Street	ALBANY WA 6330	10 August 2007	ICR7035749
Oof's	Alan	Design		Bold design and is inventive, please ensure views are not blocked from York Street.	40 Golf Links Road	ALBANY WA 6330	10 August 2007	ICR7035653
Oxenburgh	Helen	Design		Please move project along, and keep the town hall untouched	no address could read		7 August 2007	ICR7035552
Palandri	Judi and John	Project			18 Golf Links Road	ALBANY WA 6330	31 July 2007	EF7034758
Parre	Mark		Design	Design is out of character for location and possibly does not have solar passive potential, a number of design to choose from would be preferable.	137 Piggot Martin Road	TORBAY WA 6330	7 August 2007	ICR7035315
Parry	Anita		Design	Feels that the design is too angular which does not co-ordinate with the historical background and treasured emphasis of Albany.	14 Lancaster Road	ALBANY WA 6330	10 August 2007	ICR7035783
Pearce	Sir/Madam		Design	Does not like location, ugly building not on the waterfront please	139 Middleton Road	ALBANY WA 6330	3 August 2007	ICR7035076

Surname	Firstname	Major Likos	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Pemberton	Richard		Location	Prefer a heritage option, does not like design at location	60 Boronia Avenue	ALBANY WA 6330	3 August 2007	ICR7035502E
Peterson	Robyn		Location	Albany is an un-spoilt treasure, feels that this project should be discreet. Does not like the sharp lines of the design and feels that the pictures on display are misleading as they do not depict the building in the location of other buildings at location and 4 lane roads.	35 Eclipse Drive	ALBANY WA 6330	10 August 2007	ICR7035782
Phillip	Andrew		Design	No provision for outdoor seating, the VIP lounge has no toilet, bar or sanitary or cool room. Worried about provision of service entrances, concerned about financial burden, does not like design.	101 Burgoyne Road	ALBANY WA 6330	4 August 2007	EF7035162
Pint	Tanet	Design		Likes design but it is a little too Sydney. Concerns for car access across busy port road. Concern for cold windy weather in outdoor areas. Would like survey results published.	PO Box 5712	ALBANY WA 6332	10 August 2007	ICR7035581
Pope	Suze			Concern for reflective roof materials, would have preferred another location for facility, was there other designs to choose from? Why are the screen images so totally unrealistic	Serpentine Road	ALBANY WA 6330	10 August 2007	ICR7035756
Porter	Gabrielle		Design	Does not like design or location, facility is too small. Green space is a premium and should remain	61 Bindaree Road	ALBANY WA 6330	10 August 2007	ICR7035637
Powell	Keith			Roof line is too high, parking could be a problem, cold winds at location most of the time and seat numbers seem a bit high	2 Good Street	BAYONET HEAD WA 6330	10 August 2007	ICR7035809
Powell	Marie		Design	Does not like roof design, feels that there will not be enough parking, the location is too cold and windy and that there is a lot of port traffic in the area. Prefer a different location for project	2 Good Street	ALBANY WA 6330	10 August 2007	ICR7035806
Price	J			Feels that the overall design of the building does nothing for Albany's Maritime heritage. Concern for reflective roof materials. Does the design include extensive sound proofing to protect against industrial traffic noise. Concern for on-going running costs for ratepayers for many years to come. Feels that the project has been mismanaged by Council.	70 Spencer Street	ALBANY WA 6330	10 August 2007	ICR7035818
Probert	Chris	Design		Register approval for the project, delighted facility will have world class acoustics and sound system and that there will be 700 parking bays in the area, please move project along	49 La Perouse Road	ALBANY WA 6330	3 August 2007	EF7035182
Fugh	Caroline		Design	Possible wind tunnel	Chauvel Road	KENDENUP WA 6323	26 July 2007	EF7034497
Pursey	Craig	Project		Would prefer increased sustainability in design.	207 Serpentine Road	ALBANY WA 6330	3 August 2007	ICR7035031
Reeves	F	Design		Questions if there will be enough parking	48/1 Ujster Road	ALBANY WA 6330	3 August 2007	ICR7035066
Reeves	Ray			Would have liked planning staff available to answer questions and councillors available for their thoughts and comments	48/1 Ujster Road	ALBANY WA 6330	3 August 2007	ICR7035066
Richardson	Mike			Concern for prevailing summer winds	47 Hill Street	ALBANY WA 6330	6 August 2007	EF703515E
Richardson	GW		Design	Design not in keeping with natural beauty of Albany and surrounds.	20 Bohemia Road	ALBANY WA 6330	10 August 2007	ICR7035657
Richardson	J		Design	Worried about possible future costs to residents	20 Bohemia Road	ALBANY WA 6330	10 August 2007	ICR7035656
Rickerby	Jenny	Design	Location	Does not like the location for the project	19 Yokanup Road	ALBANY WA 6330	9 August 2007	ICR7035491
Rimmer	Anne	Project		Does not support the location for design, design shows a lack of empathy with the environment, support the concept for a concert and meeting viewing hall but not as it stands	27 Banool Crescent	ALBANY WA 6330	7 August 2007	ICR7035341
Rimmer	Roy	Project	Location	Design is ugly, does not like the roof triangles	27 Banool Crescent	ALBANY WA 6330	7 August 2007	ICR7035341
Riney	Thane		Design	Prefer more heritage, does not fit in with Albany	119 Burgoyne Road	ALBANY WA 6330	3 August 2007	ICR703512E

Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Roberts	AE and LS		Location	Prefer the location to remain as public open space and for the facility to be built elsewhere.	24 Gledhow West Road	ALBANY WA 6330	10 August 2007	ICR7035655
Robertson	Paul			Worried about height at location, would prefer design to have a more maritime theme, no hotel block please	27 Frederick Street	ALBANY WA 6330	3 August 2007	ICR7035062
Rogers	Sophie		Design	Does not suit Albany	24 Gordon Street	ALBANY WA 6330	3 August 2007	ICR7035127
Rowley	CC		Design	Design is not suited to Albany heritage, feels that Albany will never gain a time identity if this type of architecture prevails, please retain heritage style	189 Railway Road	ALBANY WA 6330	10 August 2007	ICR7035829
Sanders	Angela		Design	Worried about height at location, prefer low visual impact	1190 Nananup Road	ALBANY WA 6330	2 August 2007	EF7034872
Sanderson	Richard	Project	Design	Prefer a heritage option, disappointed with design	67 Feasting Street	ALBANY WA 6331	3 August 2007	ICR703497C
Sandison	Sue		Design	Disappointing design and concept, does nothing for natural beauty, we should be promoting our natural heritage	143 Newbold Road	TORBAY WA 6330	9 August 2007	EF7035503
Sargeant	T	Design	Design	Great design, should be bigger	11 Slater Street	ALBANY WA 6330	7 August 2007	ICR7035334
Sasic	S	Design	Design	Likes design but feels it is much too high.	603 Albany Highway	ALBANY WA 6330	10 August 2007	ICR7035801
Saunders	R		Design	Does not like design at location	413 Robinson Road	ALBANY WA 6330	3 August 2007	ICR703509E
Saunders	Mary		Location	Prefer a heritage option, current design is out of place in Albany, prefer a different location, thinks it will become a white elephant	PO Box 5179	ALBANY WA 6330	3 August 2007	ICR7036196
Scanlon	Steve	Design	Design	Iconic design and please move project along	76 Spencer Street	ALBANY WA 6331	3 August 2007	ICR7034966
Scanlon	Susan	Design	Design	Innovative design, intimate auditoriums, concerned about restricted viewing.	76 Spencer Street	ALBANY WA 6330	3 August 2007	ICR7035235
Sharp	B		Design	Concerns for wind, feels that the design could be more historic and facility should be located elsewhere.	Po Box 516	ALBANY WA 6331	10 August 2007	EF7035638
Shouten	Louise	Design	Design	Wonderful design, love the sails, please move project along	188 Bayview Drive	LITTLE GROVE WA 6330	10 August 2007	ICR7035821
Simpson	Anne	Design	Design	Please move project along, wonderful design	22 Brunswick Road	ALBANY WA 6330	1 August 2007	EF7034887
Sims	David	Design	Design	Please ensure shelter is created from inevitable weather conditions in that location	PO Box 1477	ALBANY WA 6331	10 August 2007	EF7035596
Skwisted	Lene	Design	Design	Likes the design but for the solid black section of the roof which is too monolithic and heavy. Would like to see a wide green space around the whole development.	243 Clinton Road	ALBANY WA 6330	10 August 2007	ICR7035757
Smith	Eric			Feels more time is needed to comment, states aerial views are not helpful as we don't fly over the building to look at it	Wakefield Crescent	ALBANY WA 6330	31 July 2007	EF7034733
Smith	LR	Design	Design	Wonderful design	16 Affleck Road	ALBANY WA 6330	8 August 2007	ICR703539E
Smith	Erica			Concerned about modern design, not complimenting Albany	topsmith@vic.australis.com.au		8 August 2007	EF7035462
Solemon	Grant	Project	Project	Please move project along, design fantastic	23 Koonwarra Close	ALBANY WA 6330	27 July 2007	EF7034604
Southall	Beverly		Design	Does not like the design for historical Albany. Does not blend into the scene. If the facility must be built at this location then it should be much lower in profile and have a more natural profile.	189 Railway Road	ALBANY WA 6330	10 August 2007	ICR7035828
Spaanderna	G	Project	Design	Prefer a more heritage design for Albany	50 Allmore Drive	ALBANY WA 6330	3 August 2007	ICR703514E
Spoldewinde	Ruth			Hopes that environmentally efficient design principals have been use. Concerned that it may detract from the beauty of the natural harbour.	197 Serpentine Road	ALBANY WA 6330	10 August 2007	EF7035705
Spurgeon	Nigel and Lorri	Design	Design	Support project and design. Will contribute to a more dynamic direction in design and development.	160 Grey Street, West	ALBANY WA 6330	10 August 2007	EF7035693
Stevens	Joanna	Design and project	Design and project	Project and design looks fantastic	john.joanna@virgin.net		10 August 2007	EF70357074
Stevens				Exciting design that will bring life to an area of Albany that is currently under used. Modern design will compliment heritage buildings. Please that view corridors will not be affected.				
Stevens	JW	Design	Design	Wrong location for building, feels that it is just a piece of the Opera House	38 Cliff Street	ALBANY WA 6330	10 August 2007	EF7035706
Stevens			Location		110 Brunswick Road	ALBANY WA 6330	10 August 2007	ICR7035759

Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Stevens	Jane		Location	Does not support the location for facility, area needs a revamp but certainly not this design at this location or any high rise buildings there either, request referendum on project	4 Banksia Street	ALBANY WA 6330	3 August 2007	EF7035180
Stevenson	Bruce		Design	Prefer a heritage option, would have preferred models rather than pictures to make assessment on.	56 Mackle Street	VICTORIA PARK WA	3 August 2007	ICR7035058
Stevenson	Fiona		Design	Does not like the design for Albany, it is ugly.	PO Box 1747	ALBANY W.A. 6330	7 August 2007	ICR703532C
Stevenson	PR	Project	Design	Design not suited to Albany, prefer something that fits in with the surroundings better, more heritage	17 Evans Road	ALBANY WA 6330	7 August 2007	ICR7035525
Stockdale	J	Design		Love it, please move project along	PO Box 5221	ALBANY WA 6332	3 August 2007	ICR7035135
Stockdale	Graham	Design		Most impressed with symmetry of the proposed structure, been waiting a long time for the ugly foreshore to be improved.	27 Munster Avenue	ALBANY WA 6330	10 August 2007	ICR7035695
Stockely	Wayne and Parr	Design		Likes modern roof line and shape of design for location, please ensure views from York Street are maintained.	28 Stirling Terrace	ALBANY WA 6330	1 August 2007	EF7034864
Stoney	Marilyn		Design	Design does not fit in with historical Albany. Would prefer the facility to be built elsewhere. Concern for the amount of money being spent on only 620 seats	110 Brunswick Road	ALBANY WA 6330	10 August 2007	ICR7035758
Sunderland	John	Design		Outstanding, will see the new foreshore begin its metamorphosis with a striking yet sensitive solution.	63 Barrass Road	LITTLE GROVE WA 6330	10 August 2007	EF7035702
Sutton	Rebecca	Design		Feels that design it a bit too angular, would prefer something more naturally inspired. Would like to see lots more trees in surrounds	3 Tulley Court	ROCKINGHAM WA 6169	10 August 2007	ICR7035786
Swain	S	Project	Design	Prefer our own signature design not a copy of Fremantle etc, the design should not stand out but compliment the landscape	270 Rutherford Road	TORBAY WA 6330	7 August 2007	ICR7035333
Taylor	Hazel	Design		Feels that the design is totally out of place, too big and high for our foreshore	14 Frederick Street	ALBANY WA 6330	10 August 2007	ICR7035767
Terry	Julia	Design		Looks great, please get on with it.	34 Serpentine Road	ALBANY WA 6331	10 August 2007	ICR703578E
Terry	Trevor	Design		Likes the design, please progress project along	34 Serpentine Road	ALBANY WA 6330	10 August 2007	ICR7035789
Thamo	Kati	Design	Location	Concern for visual problems with the great expense of shiny silver roof, could it be more patterned to break up the flat planes or further faceted.	44 Festing Street	ALBANY WA 6330	10 August 2007	ICR7035760
Thart	P	Design		Does not like design of location, it will take away views	37 Radketa Drive	ALBANY WA 6330	3 August 2007	ICR7035234
Thomas	June	Design	Location	Does not like location, stunning design but not for that location	June.Thomas@gatefile.wa.edu.au		6 August 2007	EF7035231
Thomas	JE	Design	Location	Likes design but not for this location, prefer somewhere else. The foreshore area is great and certainly needs a facelift but not with this building.	4 Victoria Street	ALBANY WA 6330	10 August 2007	ICR7035823
Thomson	Robin	Project		Looks fantastic, please move project along	50 Hill Street	ALBANY WA 6330	30 July 2007	EF7034877
Todd	Linda	Design		Too modern for a historical place, looks out of place. Concerned about metal/zinc finishes, it just looks wrong	51 Oxford Street	ALBANY WA 6330	9 August 2007	ICR7035550
Tomlinson	Barbara	Design		Does not like the design at this location.	32 Festing Street	ALBANY WA 6330	10 August 2007	ICR7035798
Tompkins	Mike	Design		Please move project along, great modern design	70 Bayonet Head Road	ALBANY WA 6331	3 August 2007	ICR7034978
Tompkins	Elizabeth	Design		Excellent design, please move project along	BAYONET HEAD WA 6330 andfrans@scandinaviantranslations.org		4 August 2007	EF703516C
Torr	Belinda	Design		Concerns that the design will create large shadows over marina. Feels that the building is too big for location and it should have a style that reflects Albany heritage, we don't want to be a little Sydney.	8 Ashkey Boulevard	ALBANY WA 6330	10 August 2007	ICR7035775
Travers	Trish	Design		Prefer sail design to compliment walk bridge, like compact internal design, dislike zinc colour	no address given		7 August 2007	ICR7035318
Trevenen	Mike	Design		Great imaginative design, please move project along	8 Wakefield Crescent	ALBANY WA 6330	3 August 2007	ICR7035087

Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Trevelen	Beith	Design		Please move project along, terrific design, kitchen needs to be bigger	8 Wakefield Crescent	ALBANY WA 6330	3 August 2007	ICR7035085
Tsipouras	Tony	Design		Design is out of character with the Stirling Terrace precinct. Prefer a different location for facility. Concern for on-going problems with industrial traffic at location. Feels that design is a copy of the Sydney Opera House, prefers something more original and heritage. Suggests a competition for the concept design that enhances Albany's history.	177 Grey Street, West	ALBANY WA 6330	10 August 2007	ICR7035781
Tulloch	John	Location		Does not like design for location and definitely does not want high buildings on the foreshore area	5 Wakefield Crescent	MIRA WA WA 6330	9 August 2007	ICR7035554
Van Brazael	Gerard	Design		Love it, prefer the views from the cafe to be south east rather than south west.	23 Innes Street	ALBANY WA 6330	10 August 2007	ICR7035771
Van der Schuer	F			Possible need for 1000 seats and wind problems	F_schaaf@hotmail.com		3 August 2007	ICR7035037
van Heeran	Dick	Design		Would prefer a heritage option, does not match surrounding location	5 Highcote Close	ALBANY WA 6330	3 August 2007	ICR7035105
Vaux	Kaye	Location		Feels more time is needed to comment, concerned that the beautiful harbour view could be affected by development	37/10 Barnesby Drive	ALBANY WA 6330	8 August 2007	ICR7035405
Vervest	JLD	Design		Concern for windy location	25 Norwood Road	LOWER KING WA 6330	10 August 2007	ICR7035529
Vervest	Simon	Location		Location is unsuitable for the windy conditions	25 Norwood Road	LOWER KING WA 6330	10 August 2007	ICR7035528
Vervest	Rod	Design		Has concerns about the need for the fly tower and would like to see more community dialogue, some concerns with location	rvervest@partfestival.com.au		10 August 2007	EF7035792
Walker	Deb	Design		Possible wind tunnel	6 Taylor Street	ALBANY WA 6330	26 July 2007	EF7034496
Walker	Geoff	Design		Just ensure high quality materials are used for location	14 Bridges Street	ALBANY WA 6330	3 August 2007	ICR7035063
Wan	Su Lin	Design		Plan looks good, any area for outdoor performances	25 Inlet Drive	DENMARK WA 6333	5 August 2007	EF7035196
Watson	John	Design and location		Registers opposition to the centre. Out of context with Stirling Terrace in terms of shape, texture, colour and scale. Greatly exceeds height acceptability, highly reflective roof... (incomplete online submission recorded)	1 Hay Street	ALBANY WA 6331	10 August 2007	EF7035715
Watson	Ruth	Project		Feels more time is needed to comment, innovative design but wrong location	29 Grey Street, East	ALBANY WA 6330	3 August 2007	ICR7035192
Watson	David	Location		Structure is too large, unlikely to achieve 650 seat audience concerns for global warming	29 Grey Street, East	ALBANY WA 6330	3 August 2007	ICR7035191
Webb	Lindsay	Design and location		Does not like design and is concerned about port access	RMB 8521 Chester Pass Road	ALBANY WA 6331	10 August 2007	ICR7035773
Webb	T	Design		Design is out of place for location. It will block out views. Concern for industrial traffic in location. Would have liked real dimensions. Does not support buildings on the foreshore.	RMB 8521 Chester Pass Road	ALBANY WA 6330	10 August 2007	ICR7035774
Webber	Nola	Design		really likes design, hope the roof is not reflective. Roof looks like a giant solar panel - it should be. Congratulations on a innovative design.	PO Box 1942	ALBANY WA 6331	10 August 2007	ICR7035666
Wheeler	G	Project		Would like to ensure that the facility has good acoustics, suitable for ballet and opera. Hopes that consideration has been given to rising sea levels	12 Turnney Way	ALBANY WA 6330	10 August 2007	ICR7035687
Whitehurst	Margaret	Design		Does not like design or location for the proposed facility. Concern for industrial traffic and car parking at facility. Please keep to original plan of parks, gardens and playgrounds.	7 Frederick Street	ALBANY WA 6330	10 August 2007	ICR7035751
Whitington	ID	Design		Not Albany	2 Robinson Road	ALBANY WA 6330	3 August 2007	ICR7035141
Wignall	Clifford	Location		Worried about height at location	6 Todd Road	ALBANY WA 6330	1 August 2007	EF7034663
Wood	Sir/Madam	Location		Prefer building design located elsewhere	PO Box 1515	ALBANY WA 6330	3 August 2007	ICR7035072
Wood	Sir/Madam	Design		(Good design, wrong location out of place alongside port	PO Box 1515	ALBANY WA 6330	3 August 2007	ICR7035077

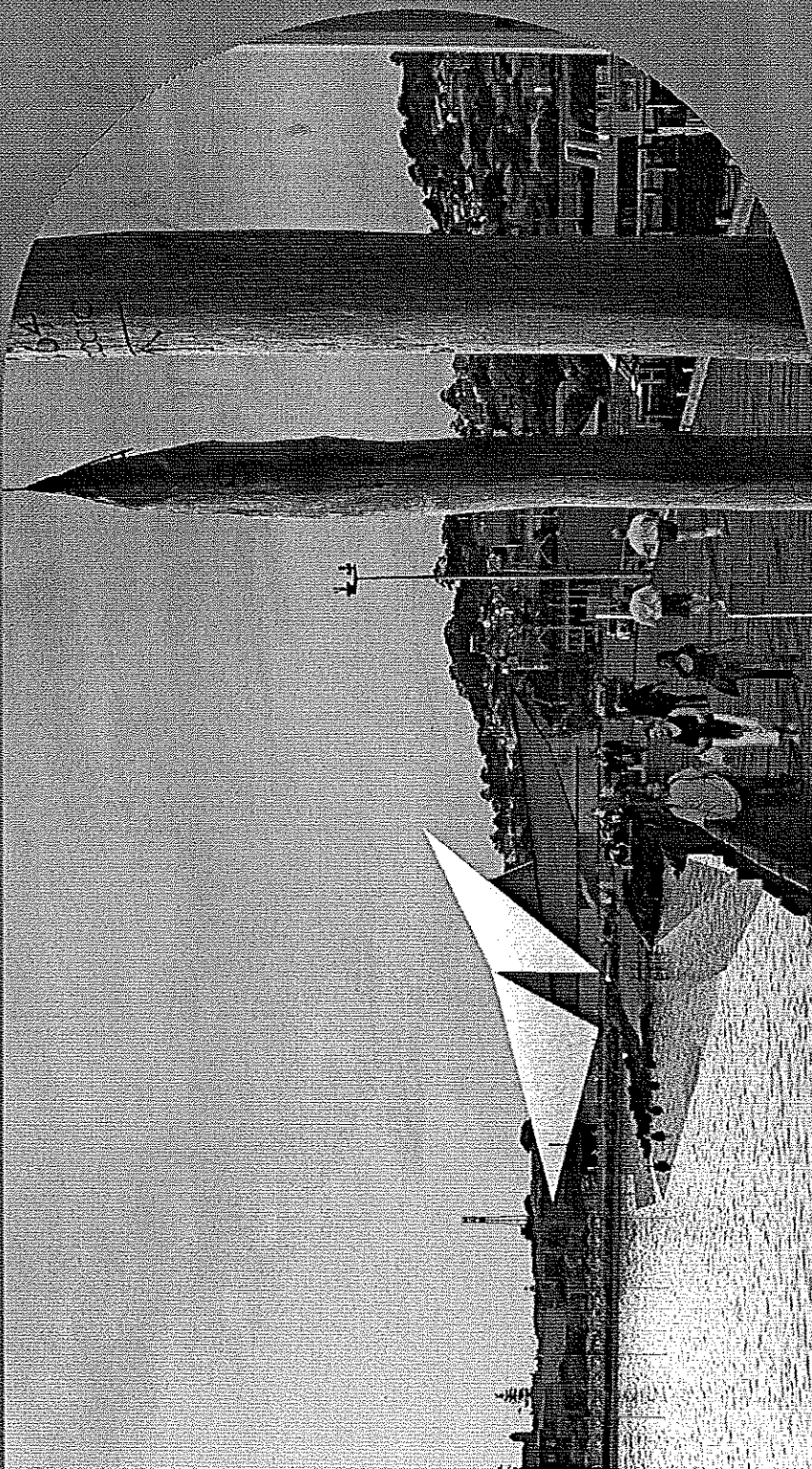
Surname	Firstname	Major Likes	Major Dislikes	Comments	Address1	Address2	Date Received	Records Number
Woodcock	Jackie and Ray	Design		Will enhance waterfront, magical	135 Chaunoy Way	ALBANY WA 6330	3 August 2007	ICR7035065
Woodings	Lina		Location	Does not like design at location, not enough time was given to provide comments, height conflicts with precinct plan for area. Roof is too domineering, was there other designs?	16 Frederick Street	ALBANY WA 6330	10 August 2007	EF7035592
Woods	Alan		Design	Prefer a more heritage design for Albany	39 Gdf Links Road	ALBANY WA 6330	13 August 2007	ICR7035093
Woodward	Sarah	Design		Design nestles in well with the landscape	41 Scotsdale Road	DENMARK WA 6333	10 August 2007	EF7035707
Woodridge	Brian	Project	Location	Does not like location, worries about impact of natural harbour views, conflict with industrial traffic, must be convenient for the elderly to use, nothing against design but not in harmony with the historic aspect of Albany	683 Albany Highway	ALBANY WA 6330	7 August 2007	ICR7035349
Wyatt	Les	Project	Design	Prefer a heritage option	60 Susan Court	ALBANY WA 6330	3 August 2007	ICR7035106
	Steve and Jenni	Project		Please move project along, fantastic design.	37 Barry Court	ALBANY WA 6330	2 August 2007	EF7034872
	Philip		Design	Wrecks the natural beauty of the harbour	no name or address given		3 August 2007	ICR7035103
			Design	Does not agree	no name or address given		3 August 2007	ICR7035112
	Innika		Design	Prefer a heritage option, this design is too modern for Albany	no name or address given		3 August 2007	ICR7035136
	Molly		Design	Unsure	35 Hanson Street	ALBANY WA 6330	3 August 2007	ICR7035125
			Design	Problems with wind	no name or address given		6 August 2007	ICR7035307
			Location	Prefer different location, building is too much like the Fremantle Museum	no name or address given		7 August 2007	ICR7035321
		Design		Hope roof is reflective	no name or address given		7 August 2007	ICR7035326
		Project		Needs more seats, 620 is not enough	no name or address given		7 August 2007	ICR7035335
		Design		Not on the waterfront please	no name or address given		7 August 2007	ICR7035335
			Location	Not on the waterfront please	no name or address given		6 August 2007	ICR7035302
			Design	Not on the waterfront please	no name or address given		6 August 2007	ICR7035301
			Location	Great - would like to see more shops and cafes	no name or address given		8 August 2007	ICR7035388
	Russell	Design		Beautiful.	22 Karakata Road	GOODE BEACH WA 6330	10 August 2007	ICR7035649
		Design			no address or name given		10 August 2007	ICR7035671
	Colleen	Design		Love design, would like to see solar panels on the 'salis', please keep environment clean and protect the commercial area	23 Prideaux Road	LOWER KING WA 6330	10 August 2007	ICR7035754
			Design	Would prefer a more rounded roof	no name or address		10 August 2007	tba
			Design	Does not like facility	no name or address		10 August 2007	tba
				Where is the art gallery?	no name or address		10 August 2007	tba
			Design	Looks too much like Sydney Opera House	no name or address		10 August 2007	tba

Attachment 4

Planning Consultants report (less Appendices)
prepared by TPG Town Planning and Urban Design

604

TRAVEL &
ENTERTAINMENT



Albany Entertainment Centre

July 2007

PERTH
CELEBRATION
SOCIETY
GALLERY

ALBANY ENTERTAINMENT CENTRE



DOCUMENT CONTROL

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Issue	Date	Status	Prepared by		Approved by	
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1	13.08.07	Draft	Claire Murray		David Caddy	

PROJECT TEAM

Department of Housing & Works Developer
Cox Howlett + Bailey Woodland Architects
TPG Town Planning & Urban Design Town Planner

ACKNOWLEDGEMENTS

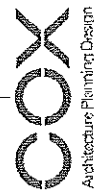
City of Albany
Department of Housing & Works
Western Australian Land Authority (LandCorp)



Department of
Housing and Works



COX HOWLETT + BAILEY WOODLAND



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EXECUTIVE SUMMARY

This report has been prepared by TPG Town Planning and Urban Design on behalf of the Western Australian Land Authority (LandCorp) and Cox Howlett & Bailey Woodland in support of the redevelopment of the Albany Entertainment Centre. The new Entertainment Centre comprises part of a world-class waterfront redevelopment that will create an integrated boat harbour, tourism and entertainment precinct on Albany's Princess Royal Harbour foreshore.

As part of the Albany Waterfront redevelopment, the new Entertainment Centre featuring a 620 seat auditorium, rehearsal space, café, convention and corporate function space, will deliver significant environmental, community and economic benefits and re-connect the town centre to the spectacular Princess Royal Harbour.

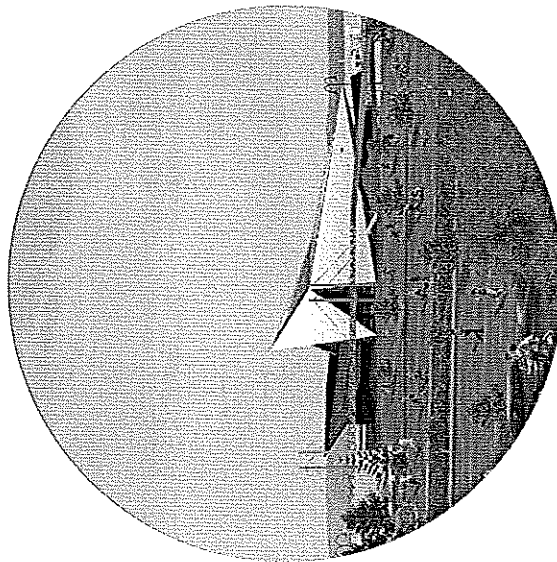
The key benefits of the proposal are identified below:

- The new Albany Entertainment Centre represents one element of the world-class development proposed for Albany's Princess Royal Harbour foreshore;
- The Entertainment Centre will be come a new voice for Albany and an iconic landmark on the foreshore. It will be a flexible space providing for diverse events such as professional concerts, local productions / exhibitions and rehearsal space through an innovative mix of technical solutions and spatial outcomes;
- The elegant design of the Entertainment Centre draws on the natural environment which typifies the beauty of Albany. This design intent includes a contemporary design that respects established view corridors of the harbour and foreshore and relates effectively to the existing landscape values;
- The new Entertainment Centre will contribute to the future shape and development of Albany, re-connecting the retail and commercial areas in the town centre to the spectacular Princess Royal Harbour, the foreshore and the port area, which was such an important centre for the Town in earlier times;
- The development creates a place of enjoyment and recreation for local residents in Albany and the Great Southern Region of Western Australia, as well as interstate and international visitors. The proposal features various public spaces designed for locals and tourists to mingle and relax in, and as a stage-set for a wide variety of activities; and
- It signifies a strong commitment to sustainable practices achieved via the design of the building, selection of the building materials and the integration of natural energies.

Compliance with the relevant planning controls is summarised below:

- The development is consistent with the objectives of the Albany Waterfront Structure Plan, Albany Waterfront Precinct Plan and associated design guidelines;
- Heritage considerations primarily concerning the retention and preservation of significant established view corridors and view sheds have been incorporated into the building form, positioning and height considerations;
- Environmental issues associated with the site have been outlined in a report by Environmental Resources Management Australia Pty Ltd (ERM). Future development will be undertaken in consideration of ERM's investigations, findings and recommendations, the approval of the EPA and as part of the subdivision works;
- Although the Entertainment Centre does not strictly comply with the overall height limit of 24 metres, which under the Precinct Plan is to apply to the height of the fly tower, the overall height of the development reflects a response that is 'sculptural' rather than a traditional wall/roof arrangement and box like form.
- The development is largely compliant with the setbacks prescribed by the Precinct Plan with the exception of the southern setback which partially protrudes into the Foreshore Promenade and creates a range of sheltered and diverse public spaces;

The report concludes that in consideration of the purpose and intent of the City of Albany Town Planning Scheme 1A, and Plans and Policies adopted under the Scheme, the proposed development reflects orderly and proper planning practice and satisfactorily preserves the amenity of the locality. The Albany Entertainment Centre is an appropriate form of development for the Albany Waterfront Redevelopment that will result in positive outcomes for the City of Albany and the Great Southern Region of Western Australia.



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Environmental Report

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INTRODUCTION

PURPOSE

This report has been prepared by TP6 Town Planning and Urban Design on behalf of the Western Australian Land Authority (LandCorp) and Cox Howlett & Bailey Woodland and Department of Housing and Works in support of the development of the Albany Entertainment Centre. The Albany Entertainment Centre represents one element of the integrated boat, harbour, tourism and entertainment precinct planned for Albany's Princess Royal Harbour foreshore. The Albany Entertainment Centre will facilitate significant environmental, community and economic benefits. It will provide a new voice for Albany and the chance for residents of the City and the region to see themselves within an international context.

The Entertainment Centre will provide a theatre experience that harnesses technology of an international standard and allows the Entertainment Centre to function as a facility for events ranging from professional concerts, local productions/exhibitions and rehearsal space through an innovative mix of technical solutions and spatial outcomes.

The external form of the Entertainment Centre draws on the natural environment which typifies the beauty of Albany and the surrounding south west region. The centre has been designed as a jewel at the heart of the harbour, communicated through its crystalline molecular structure and its form, which similar to the structure of a diamond, reflects light as one moves around it. The building's elegant form responds to the surrounding undulating topography of Mt Melville and Mt Clarence, the Stirling Ranges and Porongarup's, drawing in views to the Princess Royal Harbour to the south and using the environmental elements of the wind and sun to create sheltered, warm public spaces. The Entertainment Centre represents a duality of use and purpose; it is itself a sculpture on the foreshore against the backdrop of the Princess Royal Harbour and a stage for artistic expression and human sculpture.

When complete, the Entertainment Centre will make a quality contribution to the value of Albany's foreshore precinct, reconnecting modern day Albany to its historic harbour precinct and creating a public place for locals and visitors to Albany alike to live, work and recreate. The project is expected to create up to 300 new construction and staffing jobs for the region.

This report presents the details of the site, the proposed development and addresses the architectural urban design and planning considerations relevant to the proposal.

PROPOSED DEVELOPMENT

The Albany Entertainment Centre comprises three components, a theatre with auditorium, stage and fly tower and multi-function space, "front of house" facilities incorporating entrance, foyer and bar facilities and "back of house" facilities including the production areas. The Entertainment Centre sits within a macro landscape formed by the Anzac Peace Park, the Town Jetty, retail and commercial spaces along the Foreshore Promenade and a commercial hotel.

The development of the Albany Entertainment Centre, the subject of this report, involves the construction of:

- A 620 seat Main Theatre/Auditorium including main stalls (450 seats) and circle stalls (170 seats), a main stage, orchestra pit and a 24 metre high fly tower over the stage;
- Multi-function studio which operates independently of the main theatre and includes facilities for functions/seminars, civic receptions/welcoming, rehearsals, and performances for approximately 200 people. The multi-function studio can be divided into 2 separate spaces;

- Two theatre entrance foyers; the main entrance foyer (ground floor) accommodating approximately 450 stalls patrons and including a public cloak room, toilets, café facilities and patron bar circulation area, and the secondary entrance foyer accommodating approximately 170 circle patrons on level 1. This space will also provide for small displays and cabaret or fringe productions;
- Stalls and Circle Bar Counter areas, accessible to the public irrespective of whether the main theatre or multi-function studio are in use;
- VIP lounge and meeting room facility;
- Box office including a merchandise counter;
- External observation platform;
- Back of house facilities including venue administration area, equipment and cleaners storage area, light and sound exit lobbies, sub-basement under the stage, control rooms, scene dock, stage doors, backstage crew facilities, dressing rooms and wardrobe; and
- 80 car bays and 2 loading bays at the stage door accepting vehicles to a maximum height of 4.3 metres and providing sufficient area of turning and parking of 2 semi trailers. The Entertainment Centre will have access to a total of 133 car bays in the Waterfront Redevelopment, 80 car bays will be constructed as part of the development of the Albany Entertainment Centre.

PLANNING APPROVALS

The subject site is located on land zoned 'Foreshore Development' under the City of Albany Town Planning Scheme No. 1A (TPS 1A).

Under the provisions of the Public Works Act (1902) the development of the Albany Entertainment Centre is considered a public work. Consequently, under clause 6 of the Planning and Development Act (2005) the City of Albany is not required to approve the development. However, as a key stakeholder of the Entertainment Centre and Albany Waterfront Redevelopment, the City of Albany is to be consulted with respect to the development. Moreover the Entertainment Centre is to comply with the planning requirements applicable to the site.

To this extent, the proposed development is to consider the provisions of TPS 1A and policies and plans adopted there under, in addition to State Government policies especially the Statement of Planning Policy (SPP) 2.6 State Coastal Planning Policy and Development Control (DC) policy 6.1 Country Coastal Planning.

SITE DESCRIPTION AND CONTEXT

LOCATION

The Albany Entertainment Centre is one element of the Albany Waterfront Redevelopment which is located on the foreshore of the Princess Royal Harbour adjacent to Princess Royal Drive, approximately between York Street in the west and Spencer Street in the east. The Entertainment Centre itself is to be found adjacent to Toll Place connected to the Town Jetty and is some 700 metres from the Central Business District. The site is currently cleared vacant land and flat, although the foreshore area generally slopes up toward Stirling Terrace where a ridge line runs parallel to the site allowing for an elevated vantage over the site. The shore line was originally situated back from its current location.

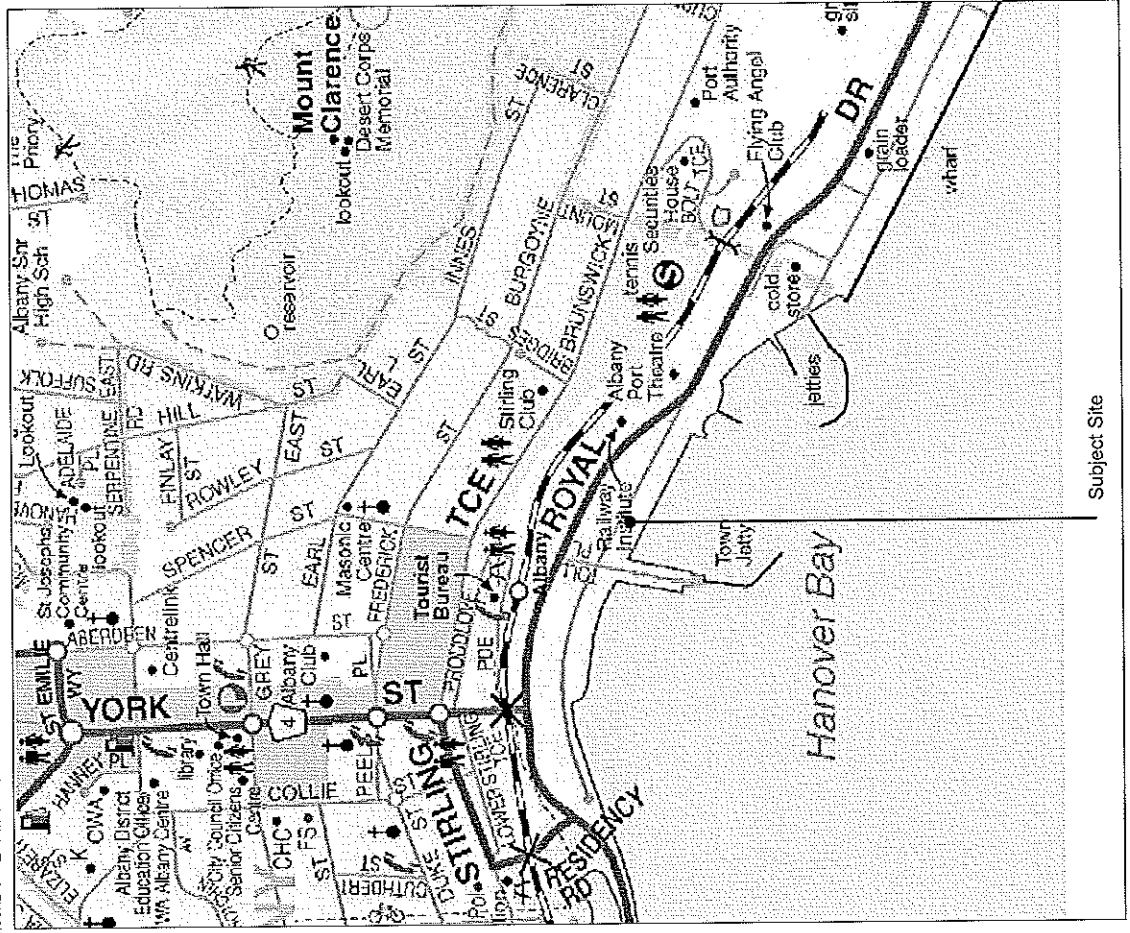
REFER TO FIGURE 1 - LOCATION PLAN

The Entertainment Centre is part of the \$67 million Albany Waterfront development managed by the Western Australian Land Authority (LandCorp) in conjunction with the State Government and City of Albany. The Albany Entertainment Centre will be constructed by the Department of Housing and Works on behalf of the State Government and forms part of the Albany Waterfront Redevelopment that will contain:

- A hotel and multi-function centre;
- Retail and general commercial sites, including a café restaurant site overlooking Princess Royal Harbour, short-stay tourist accommodation, and marine based industrial uses;
- A 74 pen boat harbour for charter, fishing and private vessels with capacity to expand; and
- A pedestrian bridge, to connect Albany's Central Business District and the lower York Street tourist precinct to the waterfront development and the proposed community facilities at Anzac Peace Park.

The redevelopment of the Albany Waterfront was considered a major opportunity for the State Government and the City of Albany to promote Albany as a destination of choice. The Waterfront Redevelopment was driven by the perception that Albany's Waterfront and foreshore lacked comparable facilities to those found in other regional centres such as Bunbury, Geraldton and Mandurah. The Waterfront Redevelopment is to be staged between July 2007 and 2011. The Albany Entertainment Centre is expected to be complete in 2010.

FIGURE 1 - LOCATION PLAN



Subject Site

SITE DEVELOPMENT

Since the 1980s, a large number of studies have been undertaken on the foreshore area which previously comprised the Westrail marshalling yards and workshops. The first concept plan for the site was prepared in 1985 in the Albany Tomorrow Strategy Report that divided the area into five precincts, incorporating a foreshore area, boat harbour, the relocation of Princess Royal Drive, a pedestrian bridge across the railway, a resort hotel and residential area. After the Westrail marshalling yards and workshops were relocated to the Port, the study progressed two options the preferred being a fishing boat harbour, residential and hotel complex together with a connection between York Street and Princess Royal Drive and the realignment of the railway immediately south of Stirling Terrace. In 1990 the concept was adopted by the Great Southern Development Authority and endorsed by the Albany Town Council. In 1994 Council adopted the concept plan and design guidelines for the site which saw the creation of five development precincts. The precincts specified broad land use zones and urban design elements and gave special consideration to pedestrian access, vistas, scale, climate and views. Detailed design guidelines and subdivision designs were later developed for each precinct.

After the concept plan was adopted by Council, LandCorp stepped in as the project manager and assumed responsibility for the development of the land. The Albany Foreshore Structure Plan was prepared and the foreshore was rezoned to Foreshore Development Zone under the local town planning scheme. In addition the Albany Foreshore Structure Plan, a series of studies and plans were created, which impacted on development in the locality. These included the Albany Foreshore Redevelopment plan and manual (1997), Draft Defining Central Albany Study (2004), City of Albany Draft Retail Development Strategy (2005), the Integrated Design Study of Central Albany (2005) and the Albany Waterfront Concept Plan (2005). The Albany Waterfront Concept Plan underwent a peer review in 2005 which provided the impetus for a number of changes to the concept plan. The revised concept plan became the adopted structure plan for the site.

SITE CONTEXT

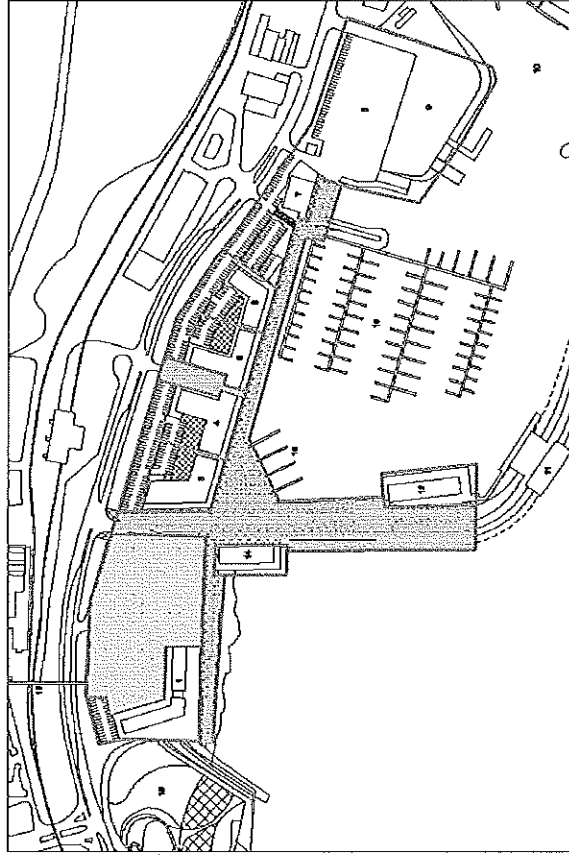
As part of the Waterfront Redevelopment, the Albany Entertainment Centre is to adjoin a mixed use, commercial and retail facility to the west, adjacent to the Foreshore Promenade and Public Open Space, a retail and café facility to the south and Toll Place and hotel and function rooms to the east. The Entertainment Centre has direct access to Princess Royal Drive to the north, which connects to York Street and to the pedestrian bridge via to the Entertainment Forecourt. The site has an area of 9832m² and also fronts a Foreshore Promenade to the south. The Albany Entertainment Centre including the Entertainment Forecourt and frontage to Princess Royal Drive is shown in orange in Figure 2 Site Plan.

REFER TO FIGURE 2 -SITE PLAN

PROPERTY DESCRIPTION

The site forms part of Reserve 40635, a 3.2 hectare reserve that is owned by the Crown and controlled by LandCorp. The western boundary of Reserve 40635 is located adjacent to a portion of reclaimed land, resulting from previous port and other industrial activities. The site is currently the subject of a subdivision application that seeks to create a site for the Albany Entertainment Centre, car parking and terrace areas, being Lot 2.

FIGURE 2 -SITE PLAN

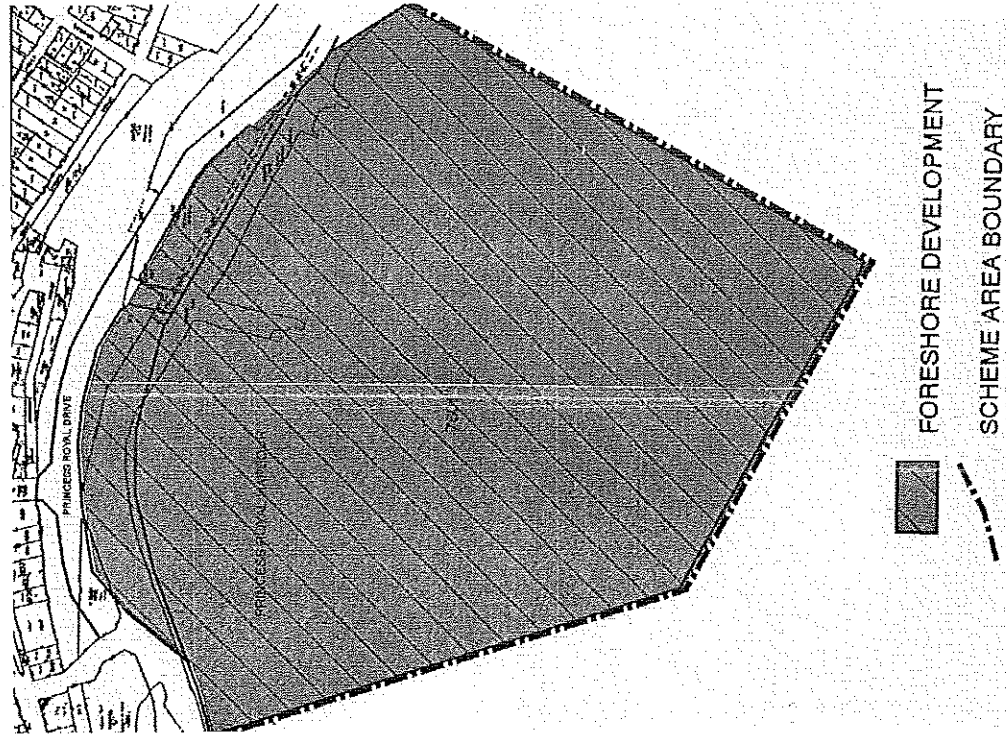


ZONING

The subject site is zoned 'Foreshore Development Zone' under the City of Albany TPS 1A. All development within this zone is to comply with the adopted Albany Waterfront Structure Plan and Albany Waterfront Precinct Plan and associated design guidelines.

REFER TO FIGURE 3 - ZONING PLAN

FIGURE 3 - ZONING PLAN



PLANNING CONSIDERATIONS

The proposed Albany Entertainment Centre on the Princess Royal Harbour foreshore is subject to a range of state and local planning provisions that seek to guide the development of Albany's waterfront.

The planning provisions to be considered are included below.

STATE PLANNING POLICIES

PUBLIC WORKS ACT (1902) AND PLANNING & DEVELOPMENT ACT (2005)

Clause 6(1) of the Planning and Development Act 2005 states that subject to section 5(2) and subsections (2) and (3) of this section, nothing in this Act interferes with the right of the Crown, or the Governor, or the Government of the State, or a local government —

- (a) to undertake, construct or provide any public work; and
- (b) to take land for the purposes of that public work.

Subclause (2) notes that rights referred to in subsection (1) are to be exercised having regard to —

- (a) the purpose and intent of any planning scheme that has effect in the locality where, and at the time when, the right is exercised; and
- (b) the orderly and proper planning, and the preservation of the amenity, of that locality at that time.

Under subclause (3) the responsible authority is to be consulted at the time when a proposal for any public work, or for the taking of land for a public work, is being formulated to ensure that the undertaking, construction, or provision of, or the taking of land for, the public work will comply with subsection (2).

Public Works are defined under the Public Works Act (1902). "Public work" and "work" mean and include —

- (1) every work which the Crown, or the Governor, or the Government of Western Australia, or any Minister of the Crown, or any local authority is authorised to undertake under this or any other Act;
- (2) any railway authorised by special Act or any work whatsoever authorised by any Act;
- (3) tramways;
- (4) any works for or in connection with the supply of water to, or for or in connection with the sewerage of, any city, town, or district, including all reticulations;
- (5) buildings for the occupation of either or both of the Houses of Parliament or for public offices;
- (6) hospitals within the meaning given to that term by section 2 of the Hospitals and Health Services Act 1927, medical clinics, hostels and institutions including residences for staff, court-houses, gaols, watch-houses, lock-ups, police barracks, or quarters;

(7) observatory;

(8) public schools or any other schools authorised to be established wholly or in part at the public cost by any Act in force for the time being, universities, colleges, technical and other educational institutions, including residences or hostels for teachers or students, and play-grounds;

(9) public libraries, mechanics' or miners' institutes, agricultural halls, or schools of art;

(9a) public housing;

(10) wharves, ferries, piers, jetties and bridges;

(11) parks or gardens or grounds for public recreation or places for bathing, and for the reclamation of land for or in connection therewith;

(12) public cemeteries;

(13) public wells or works for the conservation of water;

(14) the protection and preservation of any cave or place of scientific or historical interest;

(14A) the protection and preservation of indigenous flora and fauna;

(15) the establishment of public abattoirs;

(16) harbours and ports, including the provision of storage, handling and wharfage areas and other facilities normally ancillary to the conduct of shipping operations, breakwaters, leading marks, navigational aids, docks, slips, the alteration or improvement of channels, waterways and rivers, the protection of foreshores and banks, the provision of new channels and related works, including the landing and disposal of silt;

(17) quarries or works for procuring stone, gravel, earth, or any other material required for the construction of, or any purpose connected with any public work as aforesaid;

(17A) the procuring from land (other than Crown lands and public reserves) of timber, stone, gravel, earth and any other material required by or for the State for or in connection with the carrying on of any industrial or other undertaking or activity which is being carried on by or for the State under any law authorising the same;

(17B) buildings and structures required for fire brigade purposes;

(17C) the establishment and the extension by the Governor of sites for towns;

(17D) the establishment and the extension by the Governor of agricultural research stations;

(18) drainage works in connection with any city, town, or district, and the improvement of rivers, watercourses, lakes, or inlets, including deepening, widening, straightening or otherwise altering, and disposal of silt;

(19) any building or structure of whatsoever kind which, in the opinion of the Governor, is necessary for any public purpose;

(20) any road, stock route, viaduct, or canal;

(21) any work incidental to any of the aforesaid works;

(22) any land required for or in connection with any work as aforesaid; and

(23) any survey in connection with any proposed public work.

The development of the Albany Entertainment Centre is considered a "public work" under the Public Works Act (1902) as (19) "any building or structure of whatsoever kind which, in the opinion of the Governor, is necessary for any public purpose."

As a consequence of clause 6 of the Planning & Development Act, the City of Albany is not required to approve the development of the Albany Entertainment Centre. The City is however to be consulted over the development and the project is to comply with the purpose and intent of any planning scheme, orderly and proper planning and the preservation of the amenity of that locality.

(III) SPP 2.6 STATE COASTAL PLANNING POLICY

State Planning Policy (SPP) 2.6 State Coastal Planning Policy aims to protect, conserve and enhance coastal values; provide for public foreshore areas and access to the coast; ensure the identification of appropriate areas for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities; and ensure that coastal facilities and development account for coastal processes including erosion, accretion, storm surge, tides, wave conditions, sea level change and biophysical processes.

The policy seeks to achieve these objectives via various policy measures that:

- Ensure the public interest is represented in management and planning of coastal areas such that public enjoyment of and access to coastal areas is maintained and enhanced;
- Ensure the identification and support the vesting of foreshore reserves that account for ecological, landscape, seascape, visual amenity, indigenous and cultural values as well as public access, recreation and safety needs;
- Ensure appropriate rezoning subdivision or development in terms of scale and that a coastal foreshore management plan is prepared and implemented;
- Ensure significant natural, indigenous and cultural features of the coast are protected and avoid any adverse impacts on the environment;
- Ensure that the use of the coast for recreation, conservation, tourism, commerce, industry, housing, ocean access and other activities is sustainable and located in suitable areas around existing settlements and in consideration of surrounding infrastructure capacity; and
- Ensure that new buildings and foreshore infrastructure on the coast are positioned to avoid risk and damage from coastal processes.

In addition to these measures, the policy includes a building height limit applicable to all development within 300 metres of the horizontal setback datum, of five storeys and not exceeding 21 metres. The provisions of this part of this policy apply to all urban development, including residential, hotel, short-stay accommodation, car-parking, retail and office development, or any combination of those uses, but does not apply to industrial or resource development, transport, telecommunications and engineering infrastructure, and Port Works and Facilities (as defined by the Port Authorities Act 1999) within 300 metres of the horizontal setback datum. A varied distance from the horizontal setback datum may be approved as part of controls set out in a local planning scheme, on the basis of appropriate analysis with reference to built form, amenity, landscape and topography and having regard to cadastral boundaries.

Higher structures may be supported up to maximum of eight storeys and 32 metres where there is broad community support following consultation; the development is suitable for the location accounting for built form, topography and landscape character; the location is part of a major tourist or activity node; the amenity of the coastal foreshore is not detrimentally affected by any significant overshadowing of the foreshore; and there is visual permeability of the foreshore and ocean from nearby residential roads and public spaces.

The Albany Entertainment Centre represents a significant public works project that will provide a range of facilities to benefit the broader public and contribute to the waterfront development node as envisaged in the Albany Waterfront Structure Plan and subsequent Precinct Plan.



(III) DC 6.1 COUNTRY COASTAL PLANNING POLICY

The Development Control (DC) policy 6.1 Country Coastal Planning is also relevant to the development of the Albany Entertainment Centre.

Policy DC 6.1 was created to aid coastal planning and management, encourage orderly and balanced development adjacent to the coast, and protect, conserve and enhance coastal resources. The policy contains a number of requirements, the most relevant however concerns section 3.5 Visual Amenity.

Section 3.5 Visual Amenity requires that coastal views be either protected or enhanced where views from major coastal viewpoints, scenic routes and pathways, public recreation areas and the water should be given particular consideration.

To avoid intrusive development, the following should be considered:

- No building within 500 metres of the coast shall exceed 12 metres in height unless it is approved by the Western Australian Planning Commission (WAPC). For the purpose of this policy, 'height' means the vertical measurement taken to the mean point of the natural ground level within the area occupied by a structure and the highest point of the roof vertically above that point on the ground, excluding minor vertical projections such as chimneys and vent pipes;
- Services along the beach front should be underground where appropriate;
- Signs should be limited in number and not dominate or block coastal views;
- Major industrial or commercial facilities should only be located on the coast where necessary, and their location and design should be compatible with natural land forms, vegetation and surrounding land uses. Such uses should be generally located within existing commercial or industrial landscapes rather than in rural or natural settings;
- Alterations to natural land forms e.g. cutting, filling, grading, excavating or other vegetation removal should be minimized and the landscape restored to its former appearance;
- Service facilities such as water tanks and drainage outfalls, whose position is dictated by physical constraints should be designed and constructed in such a manner as to minimize any undesirable impact on the land form;
- Settlements and other groups of structures should be sited and designed in a unified and cohesive appearance and where similar development already exists; and
- Roads and car parks should blend with their setting. Cut and fill should be minimised, natural contours followed and vegetation removal minimized. Views from roads should be considered and scenic roads designed to offer a variety of viewing experiences.

The height limits applicable to the site under the State Planning Policies range from a maximum of 12 metres under DC 6.1 to a maximum of 32 metres under SPP 2.6. However, as the Entertainment Centre is considered a "public work" the height of the building can be considered on a case by case basis under Part 5 of the policy. The height limit under DC 6.1 is one of several measures proposed to avoid intrusive development. The height limit is however recommended only for consideration by the policy and given the provisions of clause 6 of the Planning & Development Act, approval by WAPC is not permitted to interfere with the right of the Crown, or the Governor, or the Government of the State, or a local government to undertake, construct or provide any public work.

Moreover, specific reference to height limitations is made in local planning policies and plans, particularly in the Albany Waterfront Structure Plan and Precinct Plan which limit the height of the fly tower of the Entertainment Centre to 24 metres. These planning provisions must be considered by the development under clause 6 of the Planning & Development Act (2005) and are discussed in greater detail below.

LOCAL PLANNING INSTRUMENTS AND POLICIES

(I) CITY OF ALBANY DISTRICT PLANNING SCHEME NO.1A

Under the TPS 1A the subject site is zoned for Foreshore Development and development within this zone is to comply with the adopted Albany Waterfront Structure Plan, Precinct Plan and associated design guidelines adopted for the area.

In addition clause 7.8A of TPS 1A, the Council in considering an application for planning consent is to have due regard to such of the following matters as are in the opinion of the Council relevant to the use or development the subject of the application:

- (a) the aims and provisions of the Scheme and any other relevant town planning schemes operating within the Scheme Area;
- (b) the requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought;
- (c) any approved Statement of Planning Policy of the Commission;
- (d) any approved Environmental Protection Policy under the Environmental Protection Act 1986;
- (e) any relevant policy or strategy of the Commission or any relevant planning policy adopted by the Government of the State;
- (f) any Town Planning Scheme Policy adopted by the Council under clause 7.21, and any other plan or guideline adopted by the Council under the Scheme;
- (g) in the case of land reserved under the Scheme, the ultimate purpose intended for the reserve;
- (h) the conservation of any place that has been entered in the Register of Places under the Heritage of Western Australia Act 1990 or is included in Schedule 8 – Places of Heritage Value, and the effect of the proposal on the character or appearance of a heritage area;
- (i) the compatibility of a use or development with its setting;
- (j) any social issues that have an effect on the amenity of the locality;
- (j) any social issues that have an effect on the amenity of the locality;
- (k) the cultural significance of any place or area affected by the development;
- (l) the likely effect of the proposal on the natural environment and any means that are proposed to protect or to mitigate impacts on the natural environment;
- (m) whether the land to which that application relates is unsuitable for the proposal by reason of it being, or likely to be, subject to flooding, tidal inundation, subsidence, landslip, bush fire, or any other risk;
- (n) the preservation of the amenity of the locality;

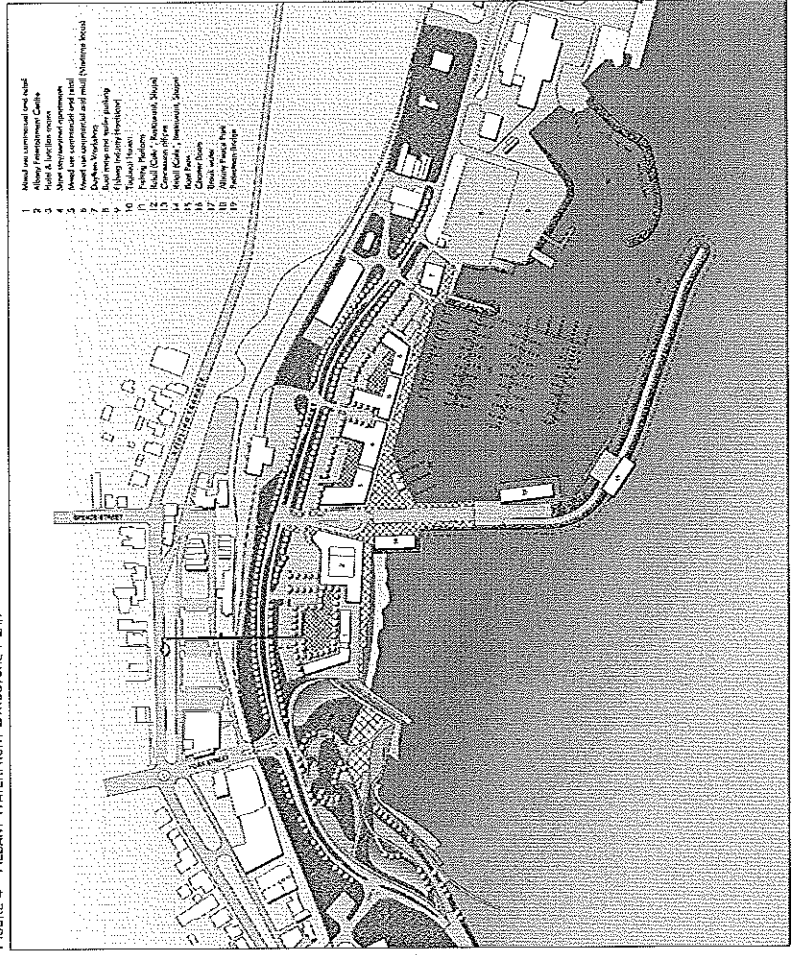
(II) THE ALBANY WATERFRONT STRUCTURE PLAN

The Albany Waterfront Structure Plan adopted by Council on 16 May 2006 is the refined version of the Albany Waterfront Concept Plan endorsed by Council and promoted by the State Government in mid 2005. The Albany Waterfront Structure Plan (2006) now replaces the Concept Plan of the same name. The structure plan contains several changes to what was proposed under the concept plan including an enlarged marina, changes to building layout to reduce impacts on harbour views from the Albany Central Business District, and a detailed traffic management plan for the project.

REFER TO FIGURE 4 - ALBANY WATERFRONT STRUCTURE PLAN

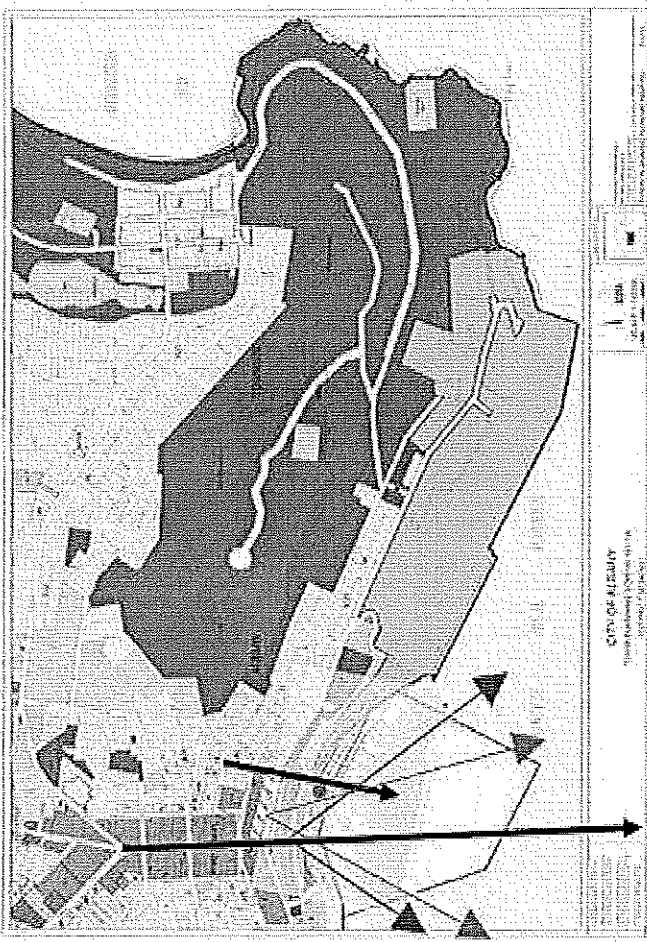
The structure plan covers an area of 6.7 hectares with a total building area of 23,000m², approximately half of which is devoted to public spaces in the form of a promenade, park or protected courtyards.

FIGURE 4 - ALBANY WATERFRONT STRUCTURE PLAN



- (o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;
- (p) whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles;
- (q) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety;
- (r) whether public transport services are necessary and, if so, whether they are available and adequate for the proposal;
- (s) whether public utility services are available and adequate for the proposal;
- (t) whether adequate provision has been made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities);
- (u) whether adequate provision has been made for access by disabled persons;
- (v) whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved;
- (w) whether the proposal is likely to cause soil erosion or land degradation;
- (x) the potential loss of any community service or benefit resulting from the planning approval;
- (y) any relevant submission received on the application;
- (z) the comments or submissions received from any authority consulted under clause 7.8;
- (za) potential impacts of noise, dust, light, risk and other pollutants on surrounding land uses; and
- (zb) any other planning consideration the Council considers relevant.

FIGURE 5 - THE VIEW CORRIDORS



Proposed buildings are to line the existing sea wall edge to Princess Royal Harbour overlooking a new 150 pen marina, but are to be set back from the sea wall edge to create a promenade link at one end and development at the other. Toll Place and the Town Jetty, which act as a central spine, are found at the centre of the development. The spine will be supported by the Albany Entertainment Centre on the western side and a hotel with a serviced apartment complex on the east.

The structure plan is based on 2 axes, one being the York Street and the other being the Spencer Street (shown in black in Figure 5). These axes define view corridors integral to the foreshore and which must not be impeded. These corridors guide the positioning and height of buildings on the foreshore. The York Street axis creates two view sheds which overlap slightly, one at lower York Street to the Princess Royal Harbour and the other from the Rotunda on Stirling Terrace (shown in red and purple arrows in Figure 5). The height difference between the foreshore and Stirling Terrace is 6.5 metres, therefore building height is limited to two storeys in front of the Rotunda. The fly tower is to be located in between the York Street and Spencer Street view corridors, but outside of the view sheds to preserve views of the harbour from the Town Centre (identified as the orange circle in Figure 5).

Aside from the important view corridors, the structure plan is guided by topographical, contextual and environmental drivers, including:

- Pedestrian flows from the Central Business District facilitated via York Street and the new pedestrian footbridge;
- Vehicle access to the Port is maintained along Princess Royal Drive, and therefore, this road does not present an ideal frontage for buildings and open space. A buffer is required between the roadway and the foreshore development;
- The existing sea wall has a strong linear character which should be reinforced with a linear built edge;
- The foreshore is exposed to cold sea winds blowing across Princess Royal Harbour. Buildings are to act as a wind break and to protect public spaces. Open spaces on the protected side of buildings will enjoy warm northern sun.

The structure plan is comprised of five precincts, one of these being the Entertainment Precinct, in which the Albany Entertainment Centre is found.

The Entertainment Precinct serves as the main draw card into the waterfront area. It includes the Albany Entertainment Centre, mixed use retail and commercial and Public Open Space. The mixed use retail and commercial component is expected to fit within a Gross Floor Area (GFA) of approximately 2200m² whilst the Albany Entertainment Centre will have an approximate GFA of 2300m².

Parking requirements in the structure plan have been established by the following standards:

Office	1 bay per 40m ² GFA
Shop	1 bay per 20m ² GFA
Residential	1 bay per bed
Industry	1 bays per 100m ² GFA
Theatre	1 bay per 5 seats
Marina (boat pens)	1 bay per 5 pens

The Albany Entertainment Centre is a theatre and was intended under the structure plan to accommodate 650 seats and provide 130 parking bays.

Built form requirements are noted in the relevant precinct plan and associated design guidelines, although height limits are imposed under the structure plan. The Albany Entertainment Centre has a variable height limit with the maximum height of the fly tower being limited to 7 storeys (24 metres).

The Entertainment Precinct contains one of the three major areas of public open space, known as the Entertainment Forecourt. The Entertainment Forecourt is a large area of open space protected from prevailing weather and facing north. It is protected by a built form edge to the south and acts as a termination point for the new pedestrian bridge. It provides a generous movement space in which people can enter and leave the development. The forecourt has several functions being an open space for family and social gatherings, a large pre-performance gathering space associated with the theatre and a market style area which could be used for community based markets.

Toll Place also represents a major public open space on the foreshore. It is located between the Entertainment Centre and the proposed hotels/serviced apartments and is one of the principle entrance points to the development from Princess Royal Drive. It provides for pedestrian and vehicular movements associated with the main entries to the Entertainment Centre and hotel.

Pedestrian access will occur directly from York Street to the Entertainment Centre and from the pedestrian bridge link between Stirling Terrace and the waterfront, located over the railway and Princess Royal Drive. Within the development itself, pedestrian links will be created between the buildings and allow pedestrians to move from the car park fronting Princess Royal Drive to the waterfront promenade which extends to the existing Duyfken workshop and maritime uses beyond.

Vehicle access to the development is provided from a limited number of entry points on Princess Royal Drive. Car parking for the Entertainment Centre is located immediately north of the development and elsewhere in the Entertainment Precinct.

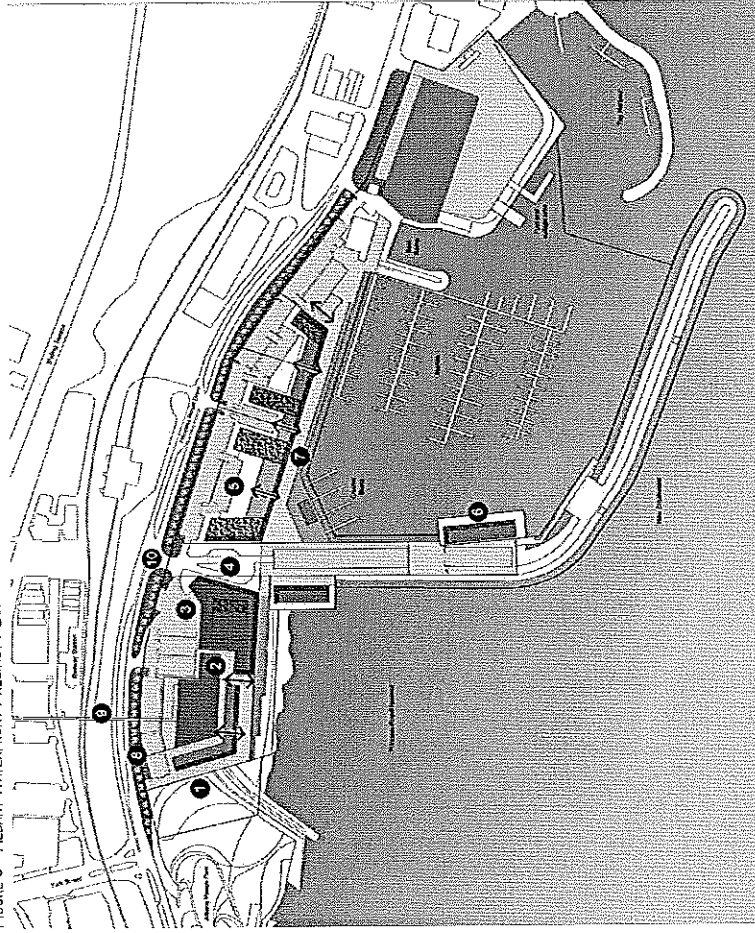
(IIII) ALBANY WATERFRONT PRECINCT PLAN AND DESIGN GUIDELINES

The Albany Waterfront Precinct Plan and associated design guidelines were endorsed by the City of Albany in September 2006. The Precinct Plan identifies five distinct areas within the Albany Waterfront Redevelopment – the entertainment, accommodation, commercial, town jetty and harbour precincts. The design guidelines outline specific design elements applicable to the waterfront precinct and covering style of buildings, lighting, landscaping, colours, layout and materials to be used.

REFER TO FIGURE 6 – ALBANY WATERFRONT PRECINCT PLAN

The Albany Waterfront Precinct Plan contains specific development and design requirements for the Entertainment Precinct in which the Albany Entertainment Centre is found. The Entertainment Precinct is comprised of two lots. The Entertainment Centre is located on Lot 2. The requirements relevant to the Entertainment Centre are noted below.

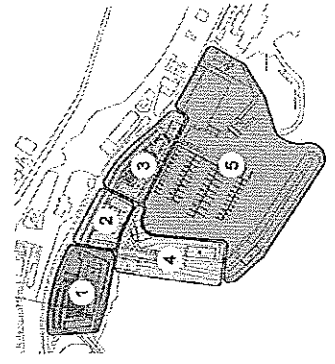
FIGURE 6 – ALBANY WATERFRONT PRECINCT PLAN



- PUBLIC PARKING
- BOAT TRAILER WARD STAY AREA
- FISHING INDUSTRY HARBOUR
- PROMENADE
- LOWER PROMENADE
- POB
- HAND LIFT
- ACCOMMODATION
- AVC
- RTMHA
- LANDSCAPE
- PUBLIC ACCESS
- ENVIRONMENTAL NORTH SOUTH PUBLIC ACCESS
- ENVIRONMENTAL NORTH SOUTH PUBLIC ACCESS WITH PROTECTIVE ARRANGEMENTS
- TALLER BUILDING ELEMENTS

PRECINCT KEY

- 1 - Entertainment Precinct
- 2 - Accommodation Precinct
- 3 - Commercial Precinct
- 4 - Town Jetty Precinct
- 5 - Harbour Precinct



A1 SPECIFIC DESIGN REQUIREMENTS

Land Use
Theatre/Entertainment Centre (on Lot 2 only) is to be used by the public to view a theatrical or similar productions or for the display, or display and sale, of materials of an artistic, cultural or historic nature. This is considered a permitted use on Lot 2.

Plot Ratio
Plot ratio shall be a maximum of 0.5 for all lots in the precinct.

Parking
130 car bays shall be provided on Lot 2.

Setbacks (Lot 2)
25 metres minimum from Princess Royal Drive.

4 metres minimum from Public Open Space.

4 metres minimum from the eastern boundary.

Nil setbacks from all other boundaries.

Footprint

The Structure Plan and Precinct Plan provide notional footprints for buildings and these are the general dimensions desired in the development. Lot 2, containing the Entertainment Centre, has the potential to vary its footprint considerably depending on the final design of this facility however, the siting and design principles outlined elsewhere are to be adhered to.

Building Height

The Albany Entertainment Centre will have variable heights determined according to the function of particular zones within the centre. The fly tower will be the tallest component and will not exceed 24 metres.

B1 GENERAL DESIGN REQUIREMENTS

Materials

Materials are to be generally complementary to the quality of building materials in the Central Business District, and buildings fronting Stirling Terrace.

External wall finishes and materials are to reflect the important public nature of the development e.g. faced limestone or painted render. Rendered and painted concrete panel is acceptable provided its detailing, particularly at pedestrian level, is appropriately refined. Face brickwork, corrugated steel and timber are suitable for feature panels to external walls however these materials should not represent more than 10% to 15% of the total elevation. Corrugated steel sheeting is not a suitable wall material but is acceptable in gables and spandrels.

Paving materials will be of a quality usually associated with high traffic civic precincts.

Materials and detailing will ensure longevity in a harsh marine environment.

Roof tiles and unpainted or 'brilliant' white metal sheet roofing materials are not acceptable. Use of highly reflective glazing will not be permitted. Samples of any reflective or tinted coatings to glazed areas will need to accompany any development application and will be to the satisfaction of the City of Albany.

Colours

The Albany Waterfront is to be a harmonious grouping of buildings each with a different role and potentially a different character. A limited pallet of external colours and building materials is to be used to ensure building harmony. The colour pallet is guided by:

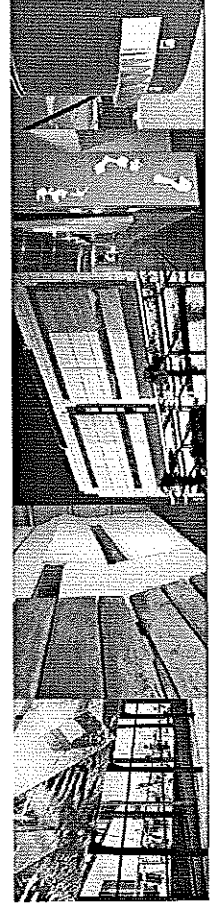
- Colours of external walls and building structure are not to be dominant.
- Roof colours will closely relate to wall colours. Strong coloured roofs (red, green, blue) will not be acceptable unless the proponent can satisfy Council that it makes a positive contribution to the whole development.
- Highlighting colours are strongly encouraged to add vibrancy and contrast. These colours should be strong warm colours (red, red-orange, orange, yellow-orange) or strong cool colours (yellow-green, green, blue-green, blue, blueviolet).
- Highlighting colours could be applied to screens, attached panels, spandrels, gables, selected integrated panels, coloured glass, and vertical support elements.

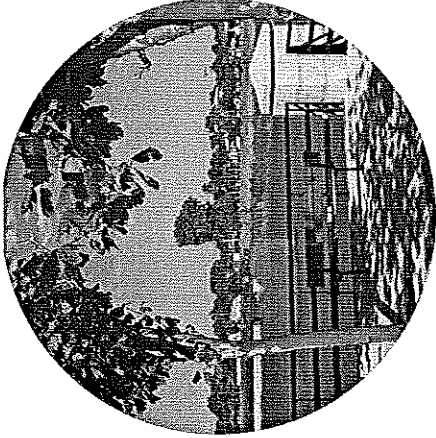
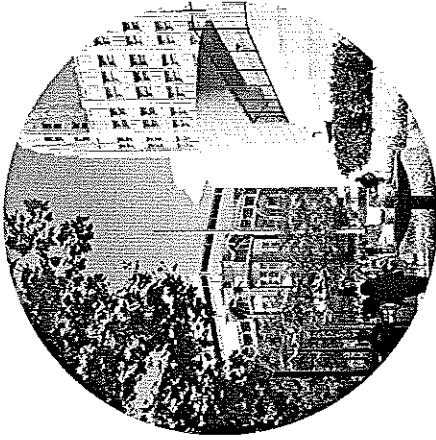
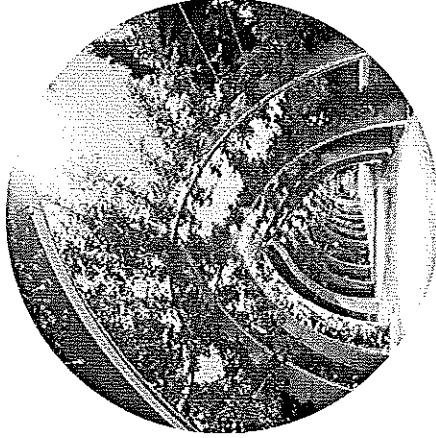
Setbacks

All buildings will be set back a minimum of 25 metres from the Princess Royal Drive road reserve boundary.

Buildings fronting the Promenade may have a zero setback from the Promenade.

The Entertainment Centre and adjacent hotel building shall generally be built up to Toll Place. The actual location of these buildings in relation to Toll Place shall be determined by the spatial requirements associated with vehicle set down areas, road widths and pedestrian paths.





Elevations

Elevations facing Princess Royal Drive are to be regarded as main street elevations.

Elevations facing the Foreshore Promenade and Toll Place are to be treated as building frontages displaying the quality of detailing appropriate for the public nature of the location.

Service access to the Entertainment Centre shall be designed to prevent it appearing as the 'rear' facade.

Air conditioners must not feature on any walls facing Princess Royal Drive, the Foreshore Promenade or Toll Place and should be screened from the public realm to the satisfaction of the City of Albany.

Elevations of all buildings to be contemporary and complementary to the general characteristics of buildings in the Central Business District without copying the historical architectural style.

The fly tower will be a very visible component and will provide a central focus for the development. The fly tower shape and form is derived from functional needs, and should be treated in an inspirational way. This could be achieved in a number of ways including the use of transparent cladding materials, creative illumination, sloping of the roof, attachment of creative and inspiring three dimensional art works, and colour.

Roofscape

Most of the city centre will look down upon the Albany Waterfront. Simple roof forms complementing the linearity of the buildings are desirable.

Roofs will generally have substantial overhangs creating strong shadow lines. Minimum 800mm to verges and 1200mm eaves is suggested. The visual depth of roofs at all overhangs will be minimised.

Strutting of overhangs is not encouraged and low pitch roofs ($\leq 50^\circ$) concealed by parapet walls are generally not acceptable. The quality of the 'fifth elevation' or roofscape is not to be compromised.

Roof pitches should not be steeper than the roof pitch on the adjacent railway station building.

No plant and equipment associated with air conditioning will be mounted on the roof of any buildings in the development. Aerials, antennas and masts may be roof mounted provided it is satisfactorily demonstrated that they are an integral part of the design and contribute to the character and interest of the development. Mounting of large dishes on roofs is not permitted.

If a lift overrun is required it is preferable to contain any overrun within the roof space. It may not compromise the quality of the 'fifth elevation'.

Awnings, Canopies and Balconies

Pedestrian pathways along building edges facing the Foreshore Promenade, Toll Place and Princess Royal Drive will be protected by continuous cantilevered canopies. Provision and maintenance of canopies and awnings is the responsibility of the building owner.

The minimum height for a canopy (or balcony) overhanging a public pedestrian access way will be 2.75 metres above the access way or footpath.

Where zero setbacks occur, in particular along the Foreshore Promenade, cantilevered awnings and balconies may project up to 2.5 metres beyond the building face.

Balcony/balustrades comprising solid materials such as brick or concrete or other obscure materials are generally not permissible and all balustrade material is to be capable of withstanding the harsh marine environment. Balustrade detailing reinforcing the maritime context is encouraged.

Large scale canopies associated with the vehicle drop off areas adjacent to the Albany Entertainment Centre and hotel are to be generally transparent to prevent undue shadowing of this area and the use of support columns is to be minimised. Canopies are to read as thin, lightweight elements.

Levels and Height Management

The fly tower is the highest element permitted in the development and will be positioned to minimise interruption of views from Stirling Terrace. Its preferred position is shown on the Precinct Plan.



Maximum permissible building heights progressively reduce both in an east and west direction away from the Entertainment Centre's fly tower.

The Entertainment Centre will have a ground level ceiling height commensurate with its public function.

Finished ground floor levels for all buildings fronting the Foreshore Promenade and Toll Place will be no more than 200mm above the finished level of external paving.

All buildings will be constructed with a minimum ground floor level of 2.5 metres AHD.

Active Frontages

Blank walls are not permitted along the Foreshore Promenade. Elevations facing the Foreshore Promenade will have a minimum of 80% windows at pedestrian level and all designated active frontages will be well illuminated.

Window sill heights along all active frontages will generally not be more than 200mm above floor level. Some small sections of higher sills may be permitted provided the overall interior/exterior sight lines are not compromised.

Where cafes, restaurants, coffee shops and the like front the Foreshore Promenade and Toll Place the capacity to open up these facilities to provide an alfresco area will be strongly encouraged.

Unscreened air conditioning plants are not permitted at ground level along any designated active frontages.

Windows facing Princess Royal Drive, the Foreshore Promenade, and Toll Place shall not obscure more than 25% of their area with painted or installed signage.

Pedestrian Movement

Consideration generally must be given to designing access around the waterfront suitable for people with impaired mobility. In particular, changes in level must include provision of ramps as well as steps. Building Code of Australia disable access requirements should be accounted for.

Parking

The Waterfront Redevelopment will generate a need for 700 car bays. The Precinct Plan indicates how these car bays are to be distributed across the development. The Entertainment Centre is designed to accommodate 1 bay per 4 seats.

Reciprocal rights of access will be required for parking areas fronting Princess Royal Drive. Joint use of parking areas will be encouraged.

Dimensions and layout of parking areas are to be consistent with AS 2890 "Parking Facilities-Off-Street. Car Parking". One parking space in every ten shall be planted with trees or shrubs and these bays will be included as parking and not landscaping.

No basement or part basement parking is permitted.

Vehicle Management

Parking is to be located in the positions indicated on the Precinct Plan.

Provision must be made for large articulated vehicles to service the delivery dock area associated with the Entertainment Centre from Princess Royal Drive, and return to Princess Royal Drive in a forward direction.

Public Art

Public art is to be provided as part of the development of each site in the Albany Waterfront Redevelopment. Permanent art should be durable, complement the maritime theme and be appropriate for use in an urban public space and should not compromise public safety.

Public art may comprise freestanding objects located on the ground, on a support structure, on a wall or suspended in the air. It may include murals, tiles, mosaics or bas-relief to walkways and walls. The artwork should be unique, artistically devised and have a functional role e.g. bollards, gates, light poles, bench seating, drinking fountains.

Landscape

Design of landscape in the Albany Waterfront Redevelopment is to complement the function of the streets, reinforce desired traffic speed behaviour, and be scaled relative to both street reserve widths and the building bulk and scale. It should also account for the image and role of the development, meet solar access requirements, feature appropriate soils, selection of species and services, and assist where possible in micro climate management and provide 'water wise' strategies.

A continuous two metre wide landscape strip is to be provided between the Princess Royal Drive road reserve boundary and car parking areas fronting Princess Royal Drive.

Trees planted in the car park is to be installed as mature specimens no less than three metres in height. Large trees are preferred in order to allow canopies to be managed in such a way they are elevated and allow visibility to building facades and signage.

Materials and detailing associated with paving in important public areas such as the Foreshore Promenade, the Entertainment Forecourt and Toll Place will make strong reference to the materials used in York Street. This may be achieved through the use of stone kerbs and gutters, stone walls, and carefully detailed bollards and rails.

Safety & Security

The development is to provide appropriate lighting to all pedestrian paths, parking areas and building entries. Entrances are to be clearly visible from public spaces and buildings are to be designed to overlook public spaces.

Materials vulnerable to graffiti and vandalism are to be avoided and robust materials which are aesthetically pleasing are to be used in all public places.

Landscaping, walls and fencing will be designed to maintain clear visibility to and from doors, windows, and pedestrian ways.

Exterior lighting will minimise skyward light spill and will be robust and themed to complement the development as a whole.

Resource Efficiency

All buildings are to conform to the energy efficiency requirements of the Building Code of Australia.

Building envelopes and internal layouts will be designed to minimise energy consumed for heating, cooling and artificial light where:

- window design facilitates good thermal and daylight performance;
- building materials and insulation assist in providing comfortable thermal conditions;
- air movement within buildings is designed to provide comfortable thermal conditions and appropriate air quality; and
- building materials, appliances and fuel sources are selected to minimise energy requirements and greenhouse gas emissions.

Building services are designed to minimise energy and resource use in the following way:

- Maximise use of natural light;
- Utilise energy efficient lighting control systems, fittings and appliances;
- Utilise energy efficient motors and equipment;
- Maximise use of natural ventilation;
- Utilise energy efficient air conditioning and mechanical ventilation systems and controls where appropriate;
- Minimise water use and waste;
- Utilise energy efficient hot water systems; and
- Utilise water efficient taps and fittings.

All building services are to be designed and maintained to minimise energy use over the life of the development. Building design should maximise use of renewable energy sources and utilise fuels that minimize greenhouse gas emissions.

Services

All plant and equipment associated with mechanical services will be housed either within the building or its roof space or be well screened at ground level.

All waste storage and delivered goods will be contained within the associated buildings. Doors providing access to internal waste/storage or loading dock areas will be the minimum width and height possible to serve the required loading/unloading function and be constructed of aesthetically pleasing materials.

Awnings or canopies associated with loading doors will be designed to complement the scale, material and style of other awnings used elsewhere in the building.

Stormwater

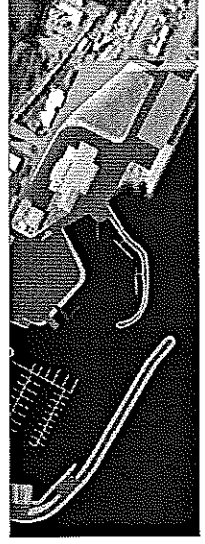
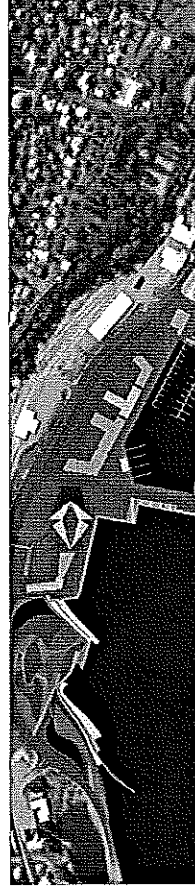
All stormwater is to be contained on site or connected to drainage points where supplied.

IV. COUNCIL POLICY CENTRAL ALBANY URBAN DESIGN TOWN PLANNING SCHEME POLICY (APRIL 2006.)

The Council Policy Central Albany Urban Design Town Planning Scheme Policy dated April 2006 provided a clear direction for the future development of Central Albany. It sought a balance between the character of the historic townscape viewed against the spectacular natural backdrop of Princess Royal Harbour, and the promotion of economic revitalization of central Albany.

Part 8 of the policy relates specifically to the development of the foreshore. With regard to the development on the foreshore, the policy sought to create a sustainable, attractive and exciting world-class waterfront precinct, provide a protected boat harbour for the regional fishing and tourism industries and a range of tourist accommodation, marine servicing, entertainment, recreational and community based facilities.

The Central Albany Urban Design Town Planning Scheme Policy was revoked by Council upon the adoption of the Albany Waterfront Structure Plan and Precinct Plan.



IV) ALBANY LOCAL PLANNING STRATEGY

The Albany Local Planning Strategy (ALPS) is the most comprehensive strategic planning document prepared by the City of Albany which outlines the future use and development of land.

The proposed Albany Entertainment Centre relates to a number of key strategy areas contained in ALPS. These include:

- Land Use Impacts: Visual Amenity;

Objective: "Maintain the outstanding visual amenity of the City and public views and iconic elements"

Albany is renowned for its spectacular natural features and built form which is a reflection of the City's history, culture and natural setting and is important to the community's sense of place. Views of the Princess Royal Harbour from the Town Centre have been identified as being particularly iconic and are to be preserved by development on the foreshore area.

- Tourism:

Objective: "Albany will remain the premier tourism destination on the south coast and will provide the complete tourism experience."

Albany is renowned for its spectacular coastline, sealife, breathtaking views from Mt Clarence and Mt Melville and unique history and character developed from its settlement in 1826. Albany will continue to be the major tourist destination on the South Coast of Western Australia and a base for tourists visiting the surrounding Stirling Ranges and Porongarup National Park, nearby wineries and the Fitzgerald and Walpole Wilderness Areas. The Council's 'Tourism Development' Policy objective is "to encourage and facilitate tourism development which is sympathetic to community and environmental considerations".

Objective: "To retain existing and facilitate new tourism developments that are sympathetic to community and environmental considerations."

Albany's attractions are diverse and range from iconic sites, magnificent beaches, wineries and restaurants, art galleries and craft shops, festivals, exhibitions and fairs. Tourism WA has identified in the Australia's South West Destination Development Strategy 2004-2014 (August 2004), the need for the development and promotion of iconic attractions situated near tourist destinations. This is seen as an integral component in creating a sustainable tourism industry and includes the development of high quality accommodation and infrastructure to ensure tourists have an enhanced visitor experience.

Objective: "To protect and enhance Albany's iconic sites."

Tourism WA believes that awe inspiring 'iconic' experiences or attractions unique to the region also have the potential to draw significant numbers of domestic and international tourists. Albany has long been seen as a tourism destination with most tourist experiences based around 'iconic' sites. These icons include the Albany Wind Farm, Tomdirrup National Park, Whale World, and scenic and heritage fixtures, such as those on Mt Clarence and Mt Adelaide.

Council views the protection of Albany's significant cultural and natural heritage places as vital part of the tourism experience. Tourism icons such as the Stirling Terrace Precinct, Residency Museum and Town Hall/Theatre sub-preincts need to be sustainably managed and controlled for future generations of tourists and locals to enjoy. The safety issue is especially critical in reducing conflict between heavy road freight and tourist vehicles.

Council will ensure that planning strategies and the town planning scheme and its policies and procedures complement the development of sustainable and attractive tourism related projects which add value to the City's overall tourism infrastructure. Maintenance and development of high quality tourist related facilities, including the airport, public toilets, boardwalks, boat ramps, foreshores, parks and reserves and civic streetscapes is one priority for the City as is the development of the Albany Waterfront, the Entertainment and Convention Centre, and ANZAC Park. Such developments and/or land uses should not threaten the natural and cultural heritage values that make the City so unique and desirable as a tourist destination.

- Community, Heritage and Cultural:

Objective: "Ensure that community and culture facilities are located within centres as well-integrated land uses and developments."

As the major regional centre in the lower Great Southern, Albany is an important supplier of cultural services and facilities, particularly for smaller communities that cannot afford to provide independent cultural services.

- Community Services:

Objective: "To provide for a range of easily accessible community services and facilities."

Albany needs to be able to provide adequate and appropriate community services for the surrounding district including entertainment venues which along with other educational, recreational, meeting places and civic functions are particularly important to the sense of well-being in the City.

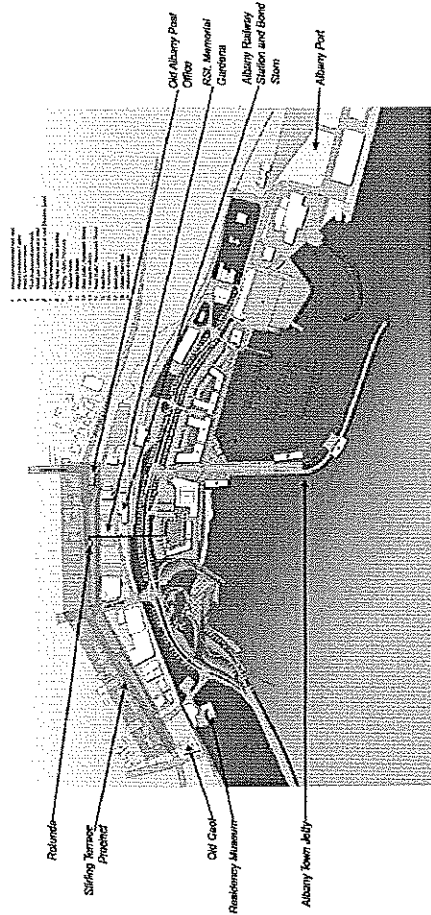
HERITAGE CONSIDERATIONS

As noted in the Albany Waterfront Structure Plan Heritage Report prepared by Tom Stevens (January 2007) attached as Appendix B, there are a number of significant cultural heritage places located within or adjacent to the Albany Waterfront Redevelopment locality. Many of these places are state heritage registered sites and are described in detail in the table below and identified in Figure 7 – Heritage Places in Relation to the Albany Waterfront Redevelopment

PLACE	HCVA NUMBER	HOWA STATE REGISTER LISTING DETAILS	NATIONAL TRUST CLASSIFICATION	CITY OF ALBANY MANAGEMENT CATEGORY	OTHER LISTING
Stirling Terrace Precinct	14922	Interim Registration	Individual Buildings Classified by National Trust	B - A+	Individual buildings listed on the Register in the National Estate
Rounds	53	Permanent Registration	Classified 04/04/1977	A+	Register of the National Estate permanent listing 21/10/1980
Albany Post Office (fmr)	30	Permanent Registration	Classified 04/04/1977	A+	Register of the National Estate permanent listing 21/03/1978
Albany Town Jetty	3607	Permanent Registration	Not Listed	A+	None
RSL Memorial Gardens	Not Listed	Currently being assessed	Not Listed	B	None
Albany Railway Station and Bond Store	3242	Currently being assessed	Classified 14/10/2002	B	None
Residency Museum	39	Permanent Registration	Classified 18/01/1977	A+	Register of the National Estate permanent listing 26/10/1998
Old Gaol	37	Permanent Registration	Classified 04/04/1977	A+	Register of the National Estate permanent listing 21/03/1978
Albany Pier	Not Listed	Not Listed	Not Listed	Not Listed	Not Listed

FIGURE 7 - HERITAGE PLACES IN RELATION TO THE ALBANY WATERFRONT REDEVELOPMENT

Albany Waterfront Structure Plan with heritage places identified



The key state registered heritage sites located in proximity to the Albany Entertainment Centre or those that relate to the Entertainment Centre are the Stirling Terrace Precinct, Albany Post Office, Rotunda and the Albany Town Jetty.

The Stirling Terrace Precinct is an elongated area following Stirling Terrace that is found north and north east of the Entertainment Centre. It covers the area between Spencer Street and York Street, as well as York Street and Parade Street. The Albany Post Office is found York Street and Spencer Street, north of the Entertainment Centre, and approximately adjacent to the proposed pedestrian bridge. The Rotunda, located on Stirling Terrace between the important view corridor of York Street and Spencer Street, creates a view shed that limits building height to the west of the Entertainment Centre and together with the view corridors, determines the location of the Entertainment Centre fly tower, which has the greatest height of all development on the waterfront. The Town Jetty by contrast, is located at the eastern boundary of the Entertainment Centre. It adjoins Toll Place, one of the main Public Open Spaces adjoining the Entertainment Centre.

Under the Heritage Act of Western Australia (1970), development proposals for Places on the State Register of Heritage Places must be referred to the Heritage Council of Western Australia for advice.

The Stirling Terrace Precinct, which dates back to 1835, is a predominantly late Victorian and Federation period townscape set along a segmented crescent plan overlooking Princess Royal Harbour. Stirling Terrace is a wide street with parking on both sides of the street and some small street trees. There is a painted timber balustrade on the southern side of the street separating the pavement from the steeply sloping landscaped area between Stirling Terrace and Proudlove Parade, approximately 6.5m below the level of Stirling Terrace. Apart from the Albany Post Office (fmr), Rotunda and Taxi Rank and Women's Restroom, all the buildings within the precinct are situated on the northern side of the street facing south and the Princess Royal Harbour Foreshore. The buildings within the precinct are predominantly two storey.

The Stirling Terrace Precinct is considered culturally heritage significant because it is a historic precinct and a fine and relatively intact example of a late nineteenth century and early twentieth century townscape. It demonstrates a range of activities and support infrastructure associated with the foundation of Albany and the development of the region and state in varying degrees from 1830 until World War 1. The precinct also contains a set of finely designed Victorian and Federation period buildings that comprised the original commercial heart of the town. The Precinct is strengthened by the strong vertical accents of the Royal George Hotel and the former Post Office and is one of the elements that contributes to the local community's sense of place and to the identity of Albany.

The Albany Post Office (fmr) built in 1869 is located on the southern side of Stirling Terrace, and has an irregular plan form with an east west orientation along Stirling Terrace. It is constructed from red bricks, typical of the Albany area, with a steeply pitched hipped roof broken into several different sections. The north elevation of the building is single storey with a wide timber framed verandah whilst the southern elevation, facing Princess Royal Harbour, is three storeys high. The building is extremely prominent in the streetscape of Stirling Terrace and Spencer Street and when viewed from the Town Jetty and the foreshore of Princess Royal Harbour.

The Albany Old Post Office is culturally significant because it was the base station of the intercolonial telegraph of 1875, linking Western Australia with Adelaide and the rest of the world. It is an architecturally interesting building historically used as a customs house, post office, telegraph office, sometimes for local government meetings, theatrical performances, debates, lectures, concerts, socials and even church services.

In addition to these places, the Albany Railway Station and Bond Store and Memorial Gardens are also buildings of notable cultural heritage significance. The Railway Station and Bond Store, of the late nineteenth century, are situated to the south of Stirling Terrace on Proudlove Parade, directly inland from the Albany Town Jetty.

The Railway Station is a single storey building, constructed from timber framed walls, clad in painted weatherboards and flat panels. The building has a steeply pitched roof clad in corrugated zinc/alume metal sheeting, with the ridge running in an east west direction parallel to the railway lines. There are three gables on each side of the roof infilled with decorative timber framing and painted panels.

The Memorial Gardens are noted on the City of Albany Municipal Heritage Inventory and are considered to have cultural heritage significance as they have a high aesthetic value, and are highly valued by the local community as a garden and RSL Memorial.

The Memorial Gardens are a small, formal, geometrically planned garden containing an RSL memorial. The gardens were originally established to mark Queen Victoria's jubilee in 1897. The Memorial Gardens were established in 1935 in remembrance of World War I and the Boer War. There is a row of Coral Trees on the western side of the garden and a row of poplars on the eastern side. A large timber flagpole is found in the north east corner of the gardens.

The Heritage Report drew on the findings and recommendations of a number of reports including:

- ICOMOS Burra Charter;
- Albany House Conservation Plan, David Heaver and Associates, 2004 – 2005;
- Albany Courthouse Precinct Conservation Plan, David Heaver and Associates, 2002;
- Albany Post Office (fmr) Conservation Plan, Naomi Lawrence Architecture, 2001;
- Stirling Terrace, Albany, Conservation Plan, Considine and Griffiths, 2001; and
- Old Bond Store, Albany, Conservation Plan, Ron Bodycoat, 1999.

The report found that the Albany Entertainment Centre will not directly impact on any recognised heritage fabric but will impact on the existing setting of the Stirling Terrace Precinct and consequently heritage consultant advice should be considered in the detailed design phase to minimise any adverse impacts.

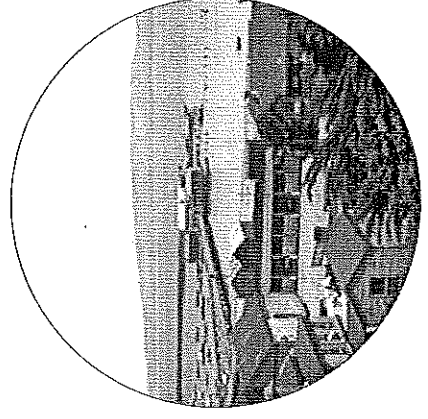
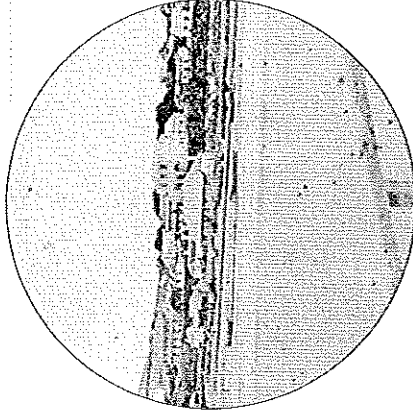
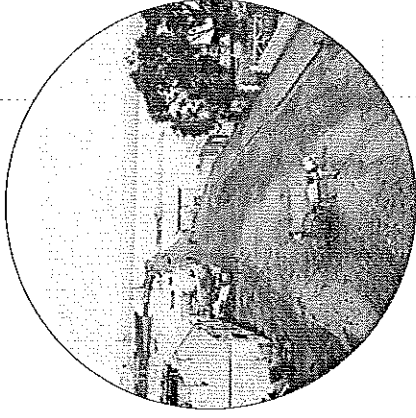
It is considered that the development will impact on views identified in Statement of Significance for Stirling Terrace and Rotunda. These views, as discussed under the previous section of this report relating to the Albany Waterfront Structure Plan, are those that are guided by the York Street and Spencer Street view corridors and encapsulate the Princess Royal Harbour, railway station, harbour facilities and escarpment of the Tomdirrup National Park. The report recommends that detailed design should include such view corridors to recognize principle views and minimize impact.

With respect to Conservation Plans created for the state registered sites to be considered by the Albany Entertainment Centre, the Heritage Report found that the central view corridor proposed by the Waterfront Redevelopment is generally in accordance with Albany Post Office (fmr) Conservation Plan [section 9.2.1], which requires the conservation of the landmark value of Post Office. The Stirling Terrace Conservation Plan [Section 7.1.1 & 2.2 (Policy 6, 8, 10 & 33)] noted that views and vistas to and from Princess Royal Harbour generally should be retained and interpreted in accordance with the provisions of this plan.

With respect to the provisions of the Design Parameters for Stirling Terrace Heritage Area [section 4.3] which notes that the view towards Stirling Terrace and the vistas from it contribute to part of the significance of Stirling Terrace, the development of the Entertainment Centre must take care not to compromise this significance. It is recommended that where practical, selected views to Princess Royal Harbour from Stirling Terrace and views from the foreshore to the 'urban edge' established by Stirling Terrace are to be retained. Unrestricted public access to the foreshore is also to be maintained.

Finally, in relation to the Burra Charter Articles [Article 8] the Albany Entertainment Centre is required to retain an appropriate visual setting and new construction is not to adversely affect the setting or relationships. Article 25 of the Burra Charter was referred to in respect of interpretation. The report noted that as the cultural significance of many places is not readily apparent, interpretation material is necessary. Article 27 that concerns the management of change was also considered important in that the impact of proposed changes on the cultural significance of a place should be analysed with reference to the statement of significance and the policy for managing the place.

The Report's most relevant recommendation in relation to the Entertainment Centre concerns the view corridors of the Harbour from the Stirling Terrace Precinct especially from the Rotunda. The report recommends that these views are included in the detailed design development for the site.





ENVIRONMENTAL CONSIDERATIONS

Environmental Resources Management Australia Pty Ltd (ERM) prepared an environmental report examining soil management and groundwater contamination issues in relation to the proposed Albany Waterfront Redevelopment. This report is attached as Appendix C.

ERM's commission examined contamination and associated environmental issues associated with the land-based, or onshore, portion of the development area through a Detailed Site Investigation (DSI).

The DSI resulted in a collection of a considerable amount of environmental information, addressed the key issues identified in the Preliminary Site Investigation (PSI) and provided an up to date characterisation of the site.

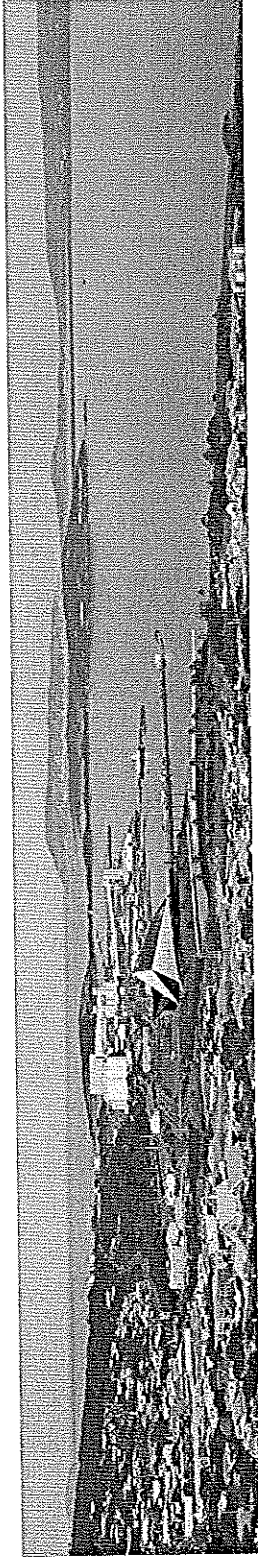
Whilst past and recent investigations at the site have not identified gross or extensive contamination, nor conditions likely to represent either an immediate threat to human health or the environment or a serious impediment to future site redevelopment, several issues have been identified that will require addressing being:

- Human health risks identified associated with the proposed development were limited to those related to contamination conditions at the former underground storage tank (UST) area (including the fuel loading area and the maintenance area). Although other examples of substances being identified that exceeded a human health based screening criteria or otherwise potentially represented a human health risk were noted (e.g. arsenic and polycyclic aromatic hydrocarbons (PAHs) in groundwater), the absence of a probable viable pollutant linkage has meant these potential risks are considered unlikely to be realised based on the proposed development. On this basis, the risk has been assessed as sufficiently low as to not warrant further consideration.
- Environmental risks appear limited to three discrete areas (organochlorine (OC) pesticide impacted area, former turntable and the former UST area) where soil conditions affected by OC pesticides, zinc, copper and total recoverable hydrocarbons (TRH), respectively, have the potential to impact groundwater. It is noted that within these areas other limited examples of substances exceeding ecological screening criteria were also identified (e.g. lead within the turntable area and chromium within the OC impacted area). Further, isolated concentrations of metals (chromium and mercury) were identified within the broader area of the site and these are considered to potentially represent a phytotoxic risk.
- The other environmental risk (and potential risk to built structures) identified is the presence of acid sulphate soils (in the form of PASS) in a number of locations on Site.

In order to make the Site suitable for the proposed redevelopment, ERM recommended the following:

- The human health risk issues identified must be managed through a refined assessment of risk to establish with more confidence whether the risk is unacceptable, through the removal of the source of risk or through removal of a viable exposure pathway. The approach agreed with LandCorp and the Auditor was to remediate the TPH impacted area to an extent where conditions no longer represent a potential risk to human health.
- Those issues identified as potentially impacting the environment (i.e. those associated with the OC impacted area, turntable area and the three isolated concentrations of chromium and mercury within the balance of the Site) need to be addressed.
- The approach agreed with LandCorp and the Auditor for the OC impacted area and the turntable area was to remediate soils at these locations to an extent where conditions no longer represented a potential risk to the environment.
- The redevelopment of the Site will result in the disturbance of soil that has either been characterised as potentially contaminated (i.e. containing concentrations of some substances above normally expected background ranges) or that has not been specifically characterised (i.e. only inferences have been made regarding the nature of soils/groundwater between investigation locations). As such, irrespective of the specific remedial works that will be undertaken to address identified contamination, as detailed in the RAP works associated with Site redevelopment should be undertaken in accordance with an Environmental Management Plan (EMP). The EMP will provide details as to how works should be undertaken in order that potential risk to human health and/or the environment that may result from exposures realised associated with these works are managed such that the risk is acceptable. Considerations in the EMP will include protection of the broader community and associated community engagement.
- Acid sulphate soils in the form of soil with the potential to generate acid have been identified in areas beneath the Site (generally below 2 metres below ground level but as shallow as 1.5 metres in places). It will be necessary for this issue (characterised in a preliminary way at this stage only) is to be better understood with respect to the specific nature of the redevelopment. Once this understanding is established, an appropriate plan to manage acid sulphate soil issues that may be relevant will need to be devised.
- It is recommended that an additional round of groundwater monitoring is undertaken prior to the commencement of redevelopment works at the Site and the suite of substances to be tested for should be extended to include bacteria species and alkanes, sulphides and ammonia from MW33. At this time, further land fill gas monitoring should also be undertaken.

The environmental issues noted above and explored in greater detail in ERM's report are being resolved by LandCorp with the EPA under the works approval process which is being undertaken as part of the subdivision of the foreshore area, as noted earlier in this report.



THE PROPOSED DEVELOPMENT

The Albany Entertainment Centre, one of the key features of the Albany Waterfront Redevelopment, represents three components being a theatre with auditorium, stage and fly tower, and multi-function space, "front of house" facilities such as entrance foyers and bar facilities, and "back of house" facilities including dressing rooms and production areas. The centre sits within a macro landscape comprised of the Anzac Peace Park, the Entertainment Forecourt, the Jetty and Toll Place, retail and commercial spaces along the Foreshore Promenade and a commercial hotel.

The development of the Albany Entertainment Centre, the subject of this application, involves construction of:

- A 620 seat Main Theatre/Auditorium including main stalls (450 seats) and circle stalls (170 seats), a main stage, orchestra pit and a 24 metre high fly tower over the stage;
- Multi-function studio which operates independently of the main theatre and includes facilities for functions/seminars, civic receptions/welcoming, rehearsals, and performances for approximately 200 people. The multi-function studio can be divided into 2 separate spaces;
- Two theatre entrance foyers; the main entrance foyer (ground floor) accommodating approximately 450 stalls patrons and including a public cloak room, toilets, café facilities and patron bar circulation area, and the secondary entrance foyer accommodating approximately 170 circle patrons on level 1. This space will also provide for small displays and cabaret or fringe productions;
- Stalls and Circle Bar Counter areas, accessible to the public irrespective of whether the main theatre or multi-function studio are in use;
- VIP lounge and meeting room facility;
- Box office including a merchandise counter;
- External observation platform;
- Back of house facilities including venue administration area, equipment and cleaners storage area, light and sound exit lobbies, sub-basement under the stage, control rooms, scene dock, stage doors, backstage crew facilities, dressing rooms and wardrobe; and
- 80 car bays and 2 loading bays at the stage door accepting vehicles to a maximum height of 4.3 metres and providing sufficient area of turning and parking of 2 semi trailers. The Entertainment Centre will have access to a total of 133 car bays in the Waterfront Redevelopment, 80 car bays will be constructed as part of the development of the Albany Entertainment Centre.

ARCHITECTURAL STATEMENT

VIEWS + VISTAS

View sheds – three dimensional view sheds from a variety of vantage points. Mostly from above **CRITICALLY** of roof and wall form – **THREE DIMENSIONAL** consideration

ALBANY – A PLACE OF OUTLOOK

JOURNEY the pedestrian journey through the setting to the harbour needs to be activated and clear. Sense of **BECKONING AND WELCOME**

Visual reading/ massing and tracing environs / topography / placement

Highly visible site from all directions

HARBOUR COMPOSITION

Interrelationship with land / contribution to Albany

A dominant topography – contributing and following the topographical form

TOPOGRAPHY CREATED THE HARBOUR

THE HARBOUR CREATED ALBANY

REINFORCE RE SYMBOLISE the harbour

HARBOUR ARRIVAL Bridge integration – LANDING sequence integrated with the development rather than a nondescript ramp landing in open space

Harbour promenade sheltered boardwalk experience

SCULPTURAL RESPONSE

- Two dimensional intent with harbour / Form of the land and landing the form
- Wind – maximise shelter minimise turbulence
- Wind rose – winds from the southern quarters
- Sun from the north
- Views to the southern quarters.

GEOMETRIC FRAMEWORK

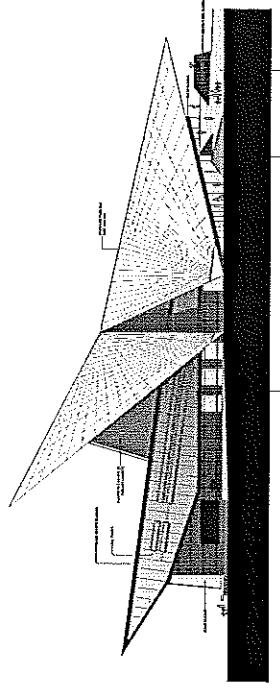
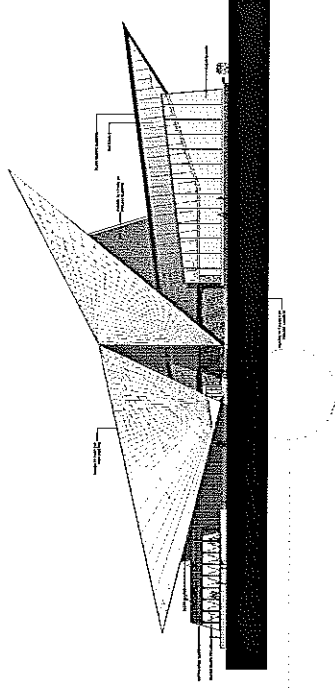
- Shell structure
- Triangulations / diamonds / crystal structures / facets articulated / waterside sculpture
- Tectonic form – structural integrity through crystalline form

SILHOUETTE + FORM

- Undulating sculptural silhouette /
- Composite wall/roof form
- Responds to topography
- Creates sculptural form for multi-dimensional reading
- Represents internal volumetric programme

DESIGN RESPONSE

- Window to the harbour – visual extension cross permeability
- Echo of topography
- Connection to other elements
- Connections township – harbour
- Range of sheltered locations allowing views out and through



PLANNING ASSESSMENT

The Albany Waterfront Structure Plan and Precinct Plan and their respective design guidelines are the policies deemed most relevant to the development of the Albany Entertainment Centre and predominantly inform the planning assessment. Nevertheless, each of the policies discussed above have been considered in terms of the planning requirements for the site.

DESIGN RESPONSE

The most relevant development objectives relating to the Albany Entertainment Centre are derived from the Albany Waterfront Structure Plan and Albany Waterfront Precinct Plan and respective design guidelines which set out the standards applicable to the Entertainment Centre.

The majority of the guidelines included in these documents relate heavily to the quality of the design of the Entertainment Centre.

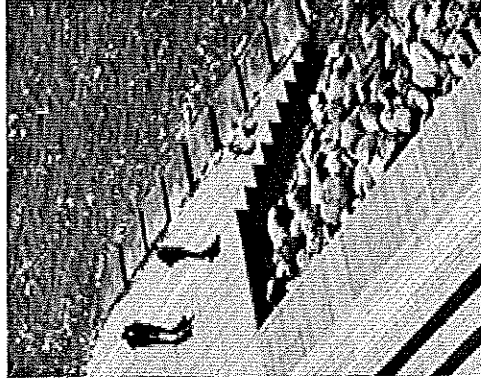
Whilst the location of the Entertainment Centre is within the designated view corridors of York Street and Spencer Street but outside of the two view sheds created by the Rotunda and lower York Street, the building does not impede the significant views of the waterfront from the Town Centre. In fact the design of the Entertainment Centre understands Albany as a place of "outlook" and preserves the three dimensional nature of waterfront through the elegant building form, the positioning of the building on Lot 2 and the use of height, particularly in respect of the fly tower outside of the critical view sheds.

The proposed development also retains and emphasizes the "outlook" theme, creating views of Princess Royal Harbour via the extensive use of clear glazing along the promenade and the integration of multiple height levels. A viewing platform is also introduced into the Entertainment Forecourt which acts as a meeting point for the harbour to the south and the Town Centre to the north. The facades of the Entertainment Centre have been designed according to "main street" principles, encouraging high levels of transparency, permeability, and pedestrian activity surrounding each of the buildings. The permeable interface of the building in the north and south elevations has been designed as if the building does not have a "rear" facade. These design features achieve the visual amenity and viewscape objectives of the draft ALPS document.

The new Entertainment Centre is regarded as a waterfront icon that as part of the redevelopment scheme, will be visible from the Town Centre, other important landmarks including Mt Melville and across the Harbour. The design of the Entertainment Centre is also intended to become identifiable as part of the City's Waterfront Redevelopment within the Region and beyond that, will contribute to Albany's popularity as a tourism destination of choice. These aspirations to create an identifiable icon on the Albany Waterfront relates strongly to the tourism objectives of the ALPS document.

The Entertainment Centre, located adjacent to Princess Royal Drive and recognizable in the distance, uses its mass and unique crystalline structure to create clear visual cues that activates the pedestrian journey and beckons residents and tourists towards the harbour setting. In particular the fly tower is a very visible component of the development being the highest point. It provides a central focus for the development and has been uniquely crafted as a projection within the crystalline structure, balanced by a lower projection below.

The Entertainment Centre has been designed with a keen awareness that the building must be integrated into the established built form but also, integrate the town centre and the waterfront. The design achieves this partly through the accentuation of the view corridors at varying height levels which allows the building to simultaneously look both forwards and backwards and draw in the other significant landmarks of the City.



Further integration has been attained through the interrelations of the geometric, linear building form against the undulating topography. The ancient topography is respected as having created the harbour which subsequently created the township. In response, the building has been designed to emulate the form of the surrounding landscape, but also "land" the surrounding form. Integration has also been achieved by reinforcing the harbour side arrival and incorporating the pedestrian bridge into the Entertainment forecourt.

The building form was intended on the one hand, as an iconic, beckoning sculpture, and on the other as a host to performing and other art forms, community activities and events. The design harnesses the opportunities offered by the natural environment by maximizing warm sheltered spaces and minimizes turbulence through extensive roof overhangs.

Although overall, small variations have been made to some of development standards such as height and setbacks, the design remains true to the overall objectives for the Entertainment Centre as part of the Albany Waterfront Redevelopment.

LAND USE

The Albany Entertainment Centre is found within the Entertainment Precinct, on Lot 2, as illustrated in the Albany Waterfront Structure and Precinct Plans. This location is the designated area on the foreshore to be used by the public to view a theatrical or similar productions or for the display and sale of materials of an artistic, cultural or historic nature. This use is considered a 'permitted' use on Lot 2.

The Entertainment Centre has been designed to incorporate the key features (the stage, auditorium and conference/corporate function facilities) that enable the public viewing of theatrical or similar productions as envisaged. As a result the development therefore achieves the intended use of this area under these plans.

PLOT RATIO

Under the Precinct Plan, Lot 2 has an area of 9832m². The proposed Entertainment Centre covers a total area of 4700m² or a plot ratio figure of 0.5 which complies with the maximum plot ratio of 0.5 permitted for the Entertainment Precinct under the Precinct Plan.

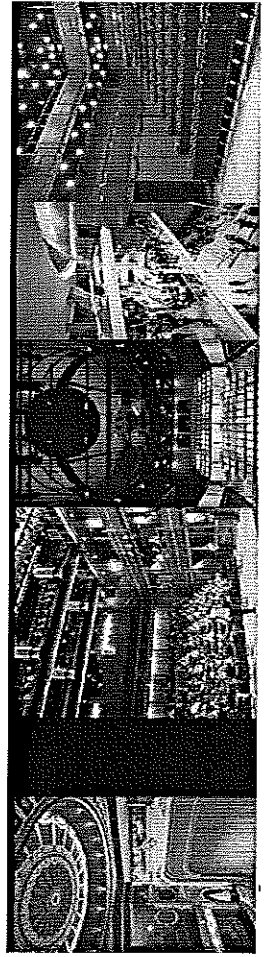
FOOTPRINT & SETBACKS

The Structure and Precinct Plans provide notional footprints for buildings which comprise the desired location for development on the foreshore. Lot 2, which contains the Entertainment Centre, has the potential to vary its footprint considerably depending on the final design although, the siting and design principles outlined in the Structure Plan and Precinct Plan for the Waterfront Redevelopment must be adhered to.

The setbacks applicable to Lot 2 under the adopted Precinct Plan and design guidelines include a 25 metre minimum setback from Princess Royal Drive, a 4 metre minimum setback from the Public Open Space, and a 4 metre minimum setback from Toll Place on the eastern boundary, and a nil boundary to the Foreshore Promenade.

Although the Entertainment Centre is to have a 4 metre setback to the east, the actual location of the Entertainment Centre and adjacent hotel building in relation to Toll Place shall be determined by the spatial requirements associated with vehicle set down areas, road widths and pedestrian paths.

The Entertainment Centre is located within the designated site of Lot 2 and meets the required setback of 25 metres to Princess Royal Drive and 4 metres to the public open space to the west. The setback to the east, towards Toll Place varies between 0 and 6 metres. There is provision under the Precinct Plan to vary the stated setback of 4 metres, especially since the varying setback helps to channel pedestrians through Toll Place to the Jetty and provides for a more intimate pedestrian environment. The setback to the south varies from 15 metres at the eastern extreme to nil, and in fact there are portions of the Entertainment Centre that actually protrude into the Foreshore Promenade space itself. Although the southern setback is not strictly compliant, the extensive roof overhangs give the impression of a nil setback and provide a diverse range of pedestrian experiences and protected pedestrian spaces along the foreshore interface which achieves the intent of the nil setback.



HERITAGE CONSIDERATIONS

The main heritage implications for the Albany Entertainment Centre relate to the preservation of significant view corridors to the Harbour and the minimisation of any adverse impacts. Specific reference is made to the Stirling Terrace Conservation Plan and the former Central Albany Urban Design Policy which requires that where practical, selected views to Princess Royal Harbour from Stirling Terrace and views from the foreshore to the 'urban edge' established by Stirling Terrace are to be retained. Article 8 of the Burra Charter also requires the retention of an appropriate visual setting.

The retention of the existing and significant view corridors represents a major design objective for the Albany Entertainment Centre. The development and particularly the building height has been carefully positioned on Lot 2 to limit any adverse impacts on the view corridors and view sheds from the Rotunda and the Stirling Terrace Precinct. Moreover the scale and massing of the development avoids the creation of large conspicuous bulky structures, instead replicating a form from the natural world that carries the rhythm of the surrounding, undulating topography, and melts into the foreshore landscape.

An additional discussion of how the built form relates to the established view corridors and the built form is provided in the section entitled 'Design Response.'

HEIGHT

Under the adopted Structure and Precinct plans, the Albany Entertainment Centre is envisaged to have variable heights determined according to the function of particular zones within the Entertainment Centre, however the fly tower is to comprise the tallest component, at a maximum height of 24 metres. It is to be positioned to minimise the interruption of views from Stirling Terrace and the building height is to progressively reduce both in an east and west direction away from the fly tower.

The Entertainment Centre is triangulated in form and represents a conscious design aim to manage height on the site. The building height rises from a minimum of 17 metres in the west and 9.2 metres in the east to an overall height of 35 metres, however, the internal height of the fly tower itself meets the 24 metre height limit assigned in the Structure and Precinct Plans.

As the building is viewed from above, the response to the height of the building is 'sculptural' rather than a traditional wall/roof arrangement. The fly tower is concealed within the tapered roof form that peaks at 35 metres. It is dramatic in appearance rather than 'box like' in form. The visual impact is sympathetic to the setting and topography of the landscape in which it sits.

Although the site has a maximum height limit of eight storeys or 32 metres under SPP 2.6 and additionally requires WAPC approval under DC policy 6.1 because it is in excess of 12 metres, the Albany Entertainment Centre is regarded as a significant public infrastructure project that will provide a range of facilities to benefit the broader public. It will contribute to the waterfront as a development node envisaged in the Albany Waterfront Structure Plan and associated Precinct Plan. With respect to DC policy 6.1 the 12 metre height limitation imposed is one of several measures proposed to avoid intrusive development and is recommended only for consideration by the policy. Furthermore, in consideration of the design features specifically the bulk, scale and massing of the building, compliance with the fly tower height limit and measures taken to ensure significant established view corridors are not adversely impacted on it is suggested that the proposed maximum height can be supported.

LANDSCAPING

The landscaping of the Albany Entertainment Centre respects the need to complement the function of the streets, reinforce desired traffic speed behaviour, be of an appropriate scale relative to street widths, building bulk and scale. It will also provide for solar access requirements, feature appropriate selection of species, assist in micro climate management, enhance pedestrian comfort and reduce long-term water consumption.

The car park located north of the Entertainment Centre will feature a two metre wide landscape strip provided between the Princess Royal Drive road reserve boundary and car parking areas facing Princess Royal Drive. The provision of public art will also feature in the landscape offer.

Trees planted in the car park will be mature specimens no less than three metres in height. Materials and detailing associated with paving in important public areas such as the Promenade, the Entertainment Forecourt adjacent to the Entertainment Centre and Toll Place will refer strongly to the materials used in York Street. More details relating to the proposed landscape treatments will be provided upon building licence application.

CAR PARKING / ACCESS

It is expected that the Albany Waterfront Redevelopment will generate a need for 700 car bays. The Precinct Plan indicates how these car bays are to be distributed across the development. The Entertainment Centre is to accommodate 1 bay per 4 seats.

As part of the adopted Precinct Plan for the Waterfront Redevelopment, the Albany Entertainment Centre, located on Lot 2 is to provide some 124 car bays. Of the 124 bays required, the Entertainment Centre will contribute 80 bays to be located between Princess Royal Drive and the Entertainment Centre. The remaining 53 bays are to be located north of the Public Open Space on the western boundary of the Entertainment Centre. These bays are to be constructed by the City of Albany as part of the mixed use commercial and retail development to be found on Lot 1 in the Entertainment Precinct.

The dimensions and layout of parking areas are consistent with AS 2890 "Parking Facilities - Off-street Car Parking" and one parking space in every ten shall be planted with trees or shrubs. All parking provided is at grade and accessed from Princess Royal Drive.

VEHICLE MANAGEMENT AND SERVICING

All parking allocated for the Albany Entertainment Centre is located in the positions indicated on the Precinct Plan. In addition, provision has been made for large articulated vehicles to enter from Princess Royal Drive to service the delivery dock area located at the eastern end of the building adjacent to the car park. The loading dock can accommodate two vehicles side by side to a maximum height of 4.3 metres and is of sufficient area to allow for the parking of two semi trailers for long periods without restricting access elsewhere. The area immediately external to the loading bays is sufficient to allow the vehicles to turn and return in a forward gear to Princess Royal Drive. The loading bays and surrounding area is to be landscaped to minimize the visibility of vehicles being unloaded from the immediate side road, the car park and higher vantage points immediately adjacent.

A second delivery point is to be provided adjacent to both the kitchen, bar and management suite that will serve as a backup point for small deliveries of food, beverage and promotional material when the loading bays are in use for production work.

A separate pick up and set down location for the elderly, disabled and for coach parties shall be provided adjacent to the main entrance. A drop off and pick up point is proposed at Toll Place accessed from Princess Royal Drive which will give theatre patrons easy access to the theatre entry point on Toll Place. Additional parking during the show will be provided via the boat ramp car park which has been designed with larger bays and facilitates a 'drive through' option. Buses and other vehicles dropping off patrons via Toll Place can be accommodated in this parking area during the theatre show and return to collect patrons at the completion of the show.

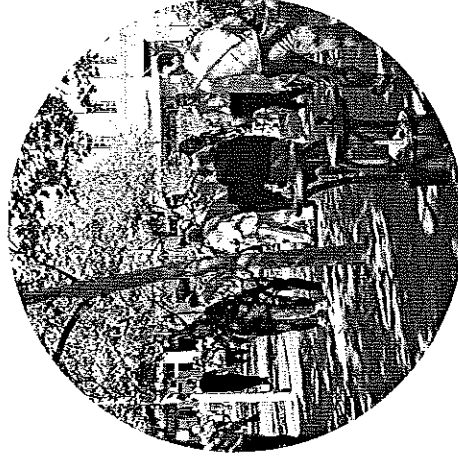
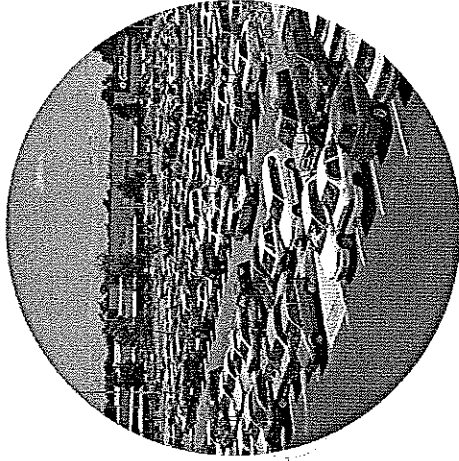
The non public side of the building will accommodate the storage of rubbish bins and provide easy access for refuse collection.

PEDESTRIAN ACCESS

The development of the Entertainment Centre provides for easy pedestrian access around the Waterfront including for those with impaired mobility. The Entertainment Centre features both stairs and ramp alternatives and will comply with the requirements of the Building Code of Australia relating to disabled access.

The Entertainment Centre has been designed to provide an arrival experience to residents and visitors to the Albany Waterfront, whether arriving by foot from York Street or on the pedestrian bridge, or dropping off by car from Princess Royal Drive. The Entertainment Centre will comprise a natural point of attraction, being an icon on the foreshore and visible from various vantage points in and around the City. It features a number of different entry points and provides clear physical and visual connections to other elements of the Waterfront Redevelopment such as the hotel, jetty and retail and commercial spaces, and back to the town centre.

Comfortable pedestrian movement around the Entertainment Centre is facilitated under the broad overhangs located along the Foreshore Promenade to the south, the Entertainment Forecourt, Princess Royal Drive and at the interface with Toll Place.



MATERIALS, COLOURS AND FINISHES

Materials have been selected to complement the quality of building materials in central Albany and buildings fronting Stirling Terrace. External wall finishes and materials reflect the public nature of the development e.g. faced limestone or painted render. Paving materials will be of a quality usually associated with high traffic civic precincts. All materials and detailing have a long lasting nature and are designed for a harsh marine environment.

The external finishes are comprised of a mixture of corten steel cladding, glazed facades, zinc metallic cladding, black granite stone steel cladding and painted precast concrete. The roof is composed of a zinc roof sheeting, zinc panels zinc cladding and glossed white folded plane. The internal and external finishes proposed for the Albany Entertainment Centre are detailed in the attached table below;

EXTERNAL FINISHES	
FOH, Café - External Walls	Painted tilt concrete panels
Multi-Purpose Studio,	Composite aluminium soffit
	Painted tilt concrete panels
	Glazed walling
Dressing Rooms, BOH	Painted tilt concrete panels
	Stainless steel decking
Main roof (sloping sides)	Stainless steel decking
Main roof (flat section)	Stainless steel decking
Main foyer walls (external)	Glazed walling
Fly tower walls (external)	Painted tilt concrete panels
Podium walls:	Painted concrete panels
External Doors	Aluminium doors and frames
	Roller shutters to loading bays
	Café's folding doors to bar/café's

INTERNAL FINISHES	
Internal Walls	Reinforced concrete walls to fly tower Plasterboard lined metal stud framed walls to general areas
Internal Screens	Reinforced concrete walls to staircases
	Masonry walls to wet areas
	Proprietary type toilet partitions and doors
Internal Doors	Solid core doors with metal frames
	Sound seals to doors to auditorium
	Fire doors to staircases etc
Wall Finishes	Generally paint to plasterboard walls
	Ceramic wall tiles to toilets
Floor Finishes	Allowance for embellishments to Proscenium
	Carpet to foyer, cafe etc
	Carpet to auditorium
Ceiling Finishes	Sprung timber flooring to multi-purpose room
	Perforated plasterboard ceilings to foyer
Fittings	Acoustic ceiling to auditorium
	Vanity benches, dressing room bench tops, etc
	Robe hanging space to dressing rooms
Special Equipment	Bar counter, back bench etc
	Reception counter
Special Equipment	Fit-out to kitchen to multi-purpose area
	Cold kitchen fitted out to level to provide bar and food service during performances only
	Appliances to café kitchen
	Stage and house lighting control and dimmers
	Audio systems
	Special outlet panels
	Initial stock of consumables comprising spare light bulbs, colour filters, electrical tape and general spares
	Portable access equipment
	Orchestra pit/forestage hydraulic floor
	Stage drapes and fire curtains
Counterweights, pulleys etc - manual operation	

PUBLIC ART

The Albany Entertainment Centre will provide public art as part of the development. The art provided will be permanent, durable and complementary to the maritime theme. It will acknowledge public safety needs and be appropriate for use in an urban public space. More details of the public art selected for the site will be provided following the application for building licence.

SUSTAINABLE DESIGN CONSIDERATIONS

The Albany Entertainment Centre will conform to the energy efficiency requirements of the Building Code of Australia. Building envelopes and internal layouts have been designed to minimise energy consumed for heating, cooling and artificial light. The design of the building incorporates as much as possible:

- Window design that facilitates good thermal and daylight performance;
- Building materials and insulation that assist in providing comfortable thermal conditions;
- Air movement within buildings that provides comfortable thermal conditions and appropriate air quality; and
- Building materials, appliances and fuel sources that are selected to minimise energy requirements and greenhouse gas emissions.

Building services are also designed to minimise energy and resource use by:

- Maximising use of natural light;
- Utilising energy efficient lighting control systems, fittings and appliances;
- Utilising energy efficient motors and equipment;
- Maximising use of natural ventilation;
- Utilising energy efficient air conditioning and mechanical ventilation systems and controls where appropriate;
- Minimising water use and waste;
- Utilising energy efficient hot water systems; and
- Utilising water efficient taps and fittings.

All building services are designed and maintained to minimise energy use over the life of the development and maximise the use of renewable energy sources.



CONCLUSION

This report has been prepared by TPG Town Planning and Urban Design on behalf of the Western Australian Land Authority (LandCorp) and Cox Howlett & Bailey Woodland in support of the development of the Albany Entertainment Centre. The new Entertainment Centre comprises part of a world-class waterfront development that will create an integrated boat harbour, tourism and entertainment precinct on Albany's Princess Royal Harbour foreshore.

As part of the Albany Waterfront Redevelopment, the new Entertainment Centre featuring a 620 seat auditorium, rehearsal space, café, convention and corporate function space, will deliver significant environmental, community and economic benefits and re-connect the town centre to the spectacular Princess Royal Harbour.

The key benefits of the proposal are identified below:

- The new Albany Entertainment Centre represents one element of the world-class development proposed for Albany's Princess Royal Harbour foreshore;
- The Entertainment Centre will be come a new voice for Albany and an iconic landmark on the foreshore. It will be a flexible space providing for diverse events such as professional concerts, local productions / exhibitions and rehearsal space through an innovative mix of technical solutions and spatial outcomes;
- The elegant design of the Entertainment Centre draws on the natural environment which typifies the beauty of Albany. This design intent includes a contemporary design that respects established view corridors of the harbour and foreshore and relates effectively to the existing landscape values;
- The new Entertainment Centre will contribute to the future shape and development of Albany, re-connecting the retail and commercial areas in the town centre to the spectacular Princess Royal Harbour, the foreshore and the port area, which was such an important centre in the town in earlier times;
- The development creates a place of enjoyment and recreation for local residents in Albany and the Great Southern Region of Western Australia, as well as interstate and international visitors. The proposal features various public spaces designed for locals and tourists to mingle and relax in, and as a stage-set for a wide variety of activities; and
- It signifies a strong commitment to sustainable practices achieved via the design of the building, selection of the building materials and the integration of natural energies.

Compliance with the relevant planning controls is summarised below:

- The development is consistent with the objectives of the Albany Waterfront Structure Plan, Albany Waterfront Precinct Plan and associated design guidelines;
- Heritage considerations primarily concerning the retention and preservation of significant established view corridors and view sheds have been incorporated into the building form, positioning and height considerations;
- Environmental issues associated with the site have been outlined in a report by Environmental Resources Management Australia Pty Ltd (ERM). Future development will be undertaken in consideration of ERM's investigations, findings and recommendations, the approval of the EPA and as part of the subdivision works;
- Although the Entertainment Centre does not strictly comply with the overall height limit of 24 metres, which under the Precinct Plan is to apply to the height of the fly tower, the overall height of the development reflects a response that is 'sculptural' rather than a traditional wall/roof arrangement and box like form; and

- The development is largely compliant with the setbacks prescribed by the Precinct Plan with the exception of the southern setback which partially protrudes into the Foreshore Promenade and creates a diverse range of sheltered public spaces.

The report concludes that in consideration of the purpose and intent of the City of Albany Town Planning Scheme 1A, and Plans and Policies adopted under the Scheme, the proposed development reflects orderly and proper planning practice and satisfactorily preserves the amenity of the locality. The Albany Entertainment Centre is an appropriate form of development for the Albany Waterfront Redevelopment that will result in positive outcomes for the City of Albany and the Great Southern Region of Western Australia.

