



AGENDA

Special Council Meeting

Monday 28 April 2014

6.00pm

City of Albany Council Chambers

CITY OF ALBANY COMMUNITY STRATEGIC PLAN (ALBANY 2023)

VISION

Western Australia's most sought after and unique regional city to live, work and visit.

VALUES

All Councillors, Staff and Volunteers at the City of Albany will be...

Focused: on community outcomes

This means we will listen and pay attention to our community. We will consult widely and set clear direction for action. We will do what we say we will do to ensure that if it's good for Albany, we get it done.

United: by working and learning together

This means we will work as a team, sharing knowledge and skills. We will build strong relationships internally and externally through effective communication. We will support people to help them reach their full potential by encouraging loyalty, trust, innovation and high performance.

Accountable: for our actions

This means we will act professionally using resources responsibly; (people, skills and physical assets as well as money). We will be fair and consistent when allocating these resources and look for opportunities to work jointly with other directorates and with our partners. We will commit to a culture of continuous improvement.

Proud: of our people and our community

This means we will earn respect and build trust between ourselves, and the residents of Albany through the honesty of what we say and do and in what we achieve together. We will be transparent in our decision making and committed to serving the diverse needs of the community while recognising we can't be all things to all people.

SPECIAL COUNCIL MEETING
AGENDA –28/04/2014
** REFER DISCLAIMER **

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SPECIAL COUNCIL MEETING
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1. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS:

2. OPENING PRAYER:

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

3. PUBLIC QUESTION AND STATEMENT TIME:

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

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

Mayor

Mayor D Wellington

Councillors:

Breaksea Ward	R Hammond
Breaksea Ward	V Calleja JP
Frederickstown Ward	C Dowling
Frederickstown Ward	G Stocks
Kalgan Ward	B Hollingworth
Kalgan Ward	J Price
Vancouver Ward	S Bowles
Vancouver Ward	N Williams
West Ward	G Gregson
West Ward	A Goode JP
Yakamia Ward	A Hortin JP
Yakamia Ward	R Sutton

Staff:

Chief Executive Officer	G Foster
Executive Director Corporate Services	G Adams
Executive Director Community Services	C Woods
Executive Director Planning and Development Services	D Putland
Executive Director Works and Services	M Thomson
Minutes	J Williamson

Apologies:

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5. DECLARATIONS OF INTEREST:


Name	Committee/Report Item Number	Nature of Interest

**6. IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND
CLOSED DOORS:**

SCM009: STIRLING TERRACE COMMUNITY SPACE AND TOWN SQUARE COMMUNITY SPACE

Proponent : City of Albany
Attachments : Concept Plan for Stirling Terrace
Concept Plan for Town Square
Community Engagement Report
Responsible Officers: : Chief Executive Officer (G. Foster)

Responsible Officers Signature:



STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the [City of Albany Strategic Community Plan 2023](#) and [Corporate Business Plan 2013-2017](#):
 - a. **Key Theme:** 3. A Connected Built Environment
 - b. **Strategic Objective:** 3.1 To advocate, plan and build friendly and connected communities.
 - c. **Strategic Initiative:** 3.3.3_Streetscape Enhancement

In Brief:

- In December 2013 the City received notice from Lotterywest that it will assist in funding two infrastructure projects being the upgrade of Stirling Terrace (Stage 1) and the establishment of a Town Square (Stage 1).
- Funding contributions required by City have been allocated in the approved budget.
- The officer recommendations deal with the endorsement of the concept design plans for stage 1 works.

RECOMMENDATION

SCM009: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY

THAT Council:

- **ENDORSE** the Concept Designs for Stirling Terrace and proceed with Stage 1 of the works; and
- **APPROVE** the completion of Stage 1 of the works.
- **ENDORSE** the Concept Designs for Town Square and proceed with Stage 1 of the works; and
- **APPROVE** the completion of Stage 1 of the works.

BACKGROUND

2. The City is currently building and planning various infrastructure projects and events in preparation for the Centenary of Anzac commemorations and to ensure the long term benefits of this major event are realised.
3. Early works commenced on both projects in March 2014 and tender packages for works components are currently being prepared.

DISCUSSION

4. The City is preparing for significant events activity focused around Anzac Centenary.
5. In December 2013 Lotterywest announced funding for two significant projects within the CBD, both of which will be used in support events for the Anzac Centenary.
6. The first project is the Town Square Community space. This is the grassed area between the Town Hall and Library. Lotterywest has committed \$500,000 to this project. Total estimated project cost is \$1 million.
7. Fundamental to the contemporary use of this precinct is the space between the two most significant civic assets in the CBD - The Albany Town Hall and the Albany Public Library. This area currently acts as the default town square for the Albany CBD and wider region. Its limitations include:
 - a. Poor visual and pedestrian amenity to York Street;
 - b. Inadequate access, services and flexibility for public events; and
 - c. Adhoc landscaping and lighting, and an absence of regular event programming.
8. These limitations will negatively impact planned events as well as inhibiting place activation for the precinct more broadly in the long term
9. The Town Square project will provide an activated community meeting place, information hub and a gathering space for learning and cultural engagement, which will enable small subsidiary events to take place during the Anzac commemorations.
10. Town Square design has been informed by strong principles and goals that aim to benefit community by:
 - Creating the civic heart of Albany – a comfortable, safe place that draws people in to engage with the City and each other , instil a sense of pride
 - Enhancing and promoting the economic viability of CBD – promote destinations and attractions and activity
 - Creating an enjoyable functional space – flexible, adaptable and expandable space
 - Activation place – regular community and special events, informal gathering
 - Restoring, revitalising connections – enhances physical connections with York Street, Town Hall, Library, Senior citizens centre and car park
 - Expressing Albany’s sense of place – enhance and respect visual connections, interpretation, signage, acknowledge local stories
 - Embracing cultural heritage – Anzac, local indigenous, architecture and people

11. The Town Square project will provide for a hub for a range of events and activities such as:
 - Christmas Festival & Pageant
 - Anzac troop march (podium)
 - Cruise ship events and tourist orientation
 - Summer events program
 - Outdoor art exhibitions / installations
 - Australia Day Citizen ceremony
 - Albany Classic
 - Youth Events
 - Piaf

12. Key features of Town Square (stage1) will include:
 - Provision of core service infrastructure (power, waste)
 - Open and level grassed and planted space
 - Integrated furniture (bins, seats, shade)
 - Accessible paths, steps and ramps and improved accessibility to adjacent park, street and building areas
 - Feature seating and wall elements with integrated lighting, artwork and interpretation elements

13. The second project is Stirling Terrace enhancement, between York St and the Old Post Office/UWA Building. Lotterywest has committed \$300,000 to this project. Total estimated project cost is \$700,000. The exact scope and timing of construction works will require further discussion and consultation with local business owners.

14. Stirling Terrace represents one of the most significant heritage sites in Western Australia. The street has been identified as being the longest stretch of Georgian Architecture in Western Australia and has been a hub for industry, commercial enterprise and civic engagement since the mid-nineteenth century. Significantly, soldiers leaving for the Boer War as well as soldiers leaving on the First Convoy for Egypt, Sinai and Palestine marched on Stirling Terrace.

15. The current state of basic community amenity in this precinct renders it unsuitable for large-scale community events. This represents a particular challenge (and barrier) for proposed Anzac events (Stirling Terrace 'Pop-Ups' and street festivals).

16. The project will however focus on improving the streetscape and amenity of the area, a pivotal space connecting to CBD to the Waterfront precinct and Anzac Peace Park precincts.

17. Key features of Stirling Terrace (stage 1) will include:
 - Consistent pavement cross falls and footpath extension, refurbished road pavement and drainage provision
 - Power and sewer connections to accommodate events
 - High quality treatments complementing heritage character, including paving, furniture and lighting elements
 - New established street trees and landscape treatments.

18. Stirling Terrace design has been informed by strong principles and goals that aim to benefit community by:
- Improved road and drainage infrastructure
 - Improved street and public space area, providing greater flexibility and opportunities to host events
 - Creation of a safe vehicle, pedestrian and cycle friendly environment (shared space)
 - Provision of safe and effective parking and traffic flows
 - Conservation of heritage character
 - Improved and increased provision of services (power and sewer connections)
 - Potential for new commercial and retail opportunities (al fresco dining)
 - Promote restoration of buildings and adaptive re-use
 - Improved accessibility for pedestrians for activities both day and night.

GOVERNMENT & PUBLIC CONSULTATION

19. Relevant Government departments including State Heritage Council, Department of Environment Regulation, Department of Indigenous Affairs and SWALSC have been consulted on the subject projects.
20. The initial vision for these projects was developed by a CBD working group led by the City and comprised of community representatives.
21. Community Engagement activities were initiated as a result of a Special Council Meeting held on 23 January 2014. The City of Albany successfully received funds from Lotterywest towards a \$1.7 million enhancement to York Street and Stirling Terrace in preparation for the Anzac Commemorations in Albany in November this year.
22. Community consultations have been undertaken in respect to these projects. The level of engagement varied according to the identification of stakeholders and within the constraints of the project, mostly timing. The key stakeholders identified were invited to two key stakeholder briefings and later also invited to the broader community engagement.
23. On 24 January 2014, all landowners in Stirling Terrace and York Street were called to advise of Council support for enhancement and to communicate the City's intent to CONSULT and INFORM them about the plans and designs once all information is prepared. Prior to early works City staff hand delivered notices of early works (19 February 2014). City staff sent invitation letters (80) to all key stakeholders (24 March 2014) and hand delivered invitation and information sheets to retailers.

STATUTORY IMPLICATIONS

24. Nil

POLICY IMPLICATIONS

25. Nil

RISK IDENTIFICATION & MITIGATION

26. The risk identification and categorisation relies on the City's [Enterprise Risk Management Framework](#).

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Designs are not endorsed</i>	<i>Possible</i>	<i>Moderate</i>	<i>Medium</i>	<i>Council endorse designs</i>
<i>Changes are made to current designs resulting in cost and time delays</i>	<i>Possible</i>	<i>High</i>	<i>High</i>	<i>Council endorse designs</i>
<i>Delay in awarding tenders, which may impact on delivery.</i>	<i>Possible</i>	<i>Medium</i>	<i>Medium</i>	<i>Council endorse designs</i>
<i>Changes result in non compliance with external funding contract</i>	<i>Possible</i>	<i>Medium</i>	<i>Medium</i>	<i>As above</i>

FINANCIAL IMPLICATIONS

27. Funding required has been allocated via borrowed funds in the approved budget.

LEGAL IMPLICATIONS

28. Nil

ENVIRONMENTAL CONSIDERATIONS

29. For the Town Square site, an application was made to Department of Environment (DER), Contaminated Sites Branch (CSB) and reviewed and as a result all works are being carried out in accordance with a comprehensive Site Management Plan.
30. An Environmental Impact Assessment has been undertaken by a City of Albany Reserves Officer. No declared rare fauna were identified within the area of the proposed works.

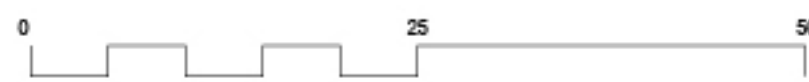
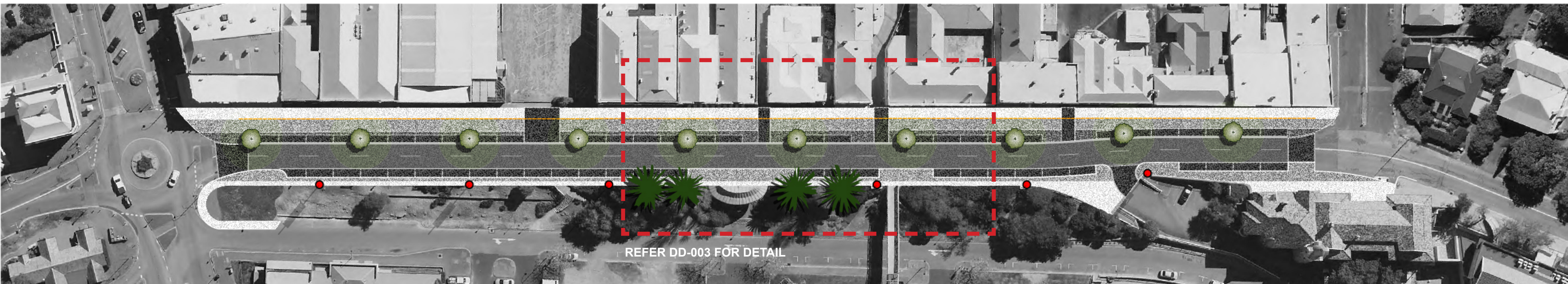
ALTERNATE OPTIONS

31. Council may elect not to approve the concept designs
32. This may impact on the ability to meet cost and time constraints and funding obligations.

SUMMARY CONCLUSION

33. The concept plans are at a stage for the City to implement. To ensure that the projects are completed for November 2014, it is recommended that council endorse the concept designs for the Stirling Terrace (stage 1) and Town Square (stage1) projects.

Consulted References	:	<ul style="list-style-type: none"> • Council Policy: <u>Long Term Borrowing Policy</u> • <u>Local Government Act 1995, Subdivision 3 – Borrowings, s6.20 (Power to borrow)</u> • <u>Local Government (Financial Management) Regulations 1996</u>
File Number (Name of Ward)	:	Frederickstown Ward GS.APC.79
Previous Reference	:	SCM 23 January 2014 Item SCM008 OCM 16 July 2013 Item 4.7: 2013-14 (Budget Adoption)




OVERALL MASTER PLAN - ULTIMATE SCHEME

 Exposed Aggregate Concrete Segmental Paving 330x165x80 (70:20:10 Silver:Grey:Charcoal Mix)

 Exposed Aggregate Concrete Segmental Paving 330x165x80 (50:30:20 Silver:Grey:Charcoal Mix)

 Exposed Aggregate Concrete Segmental Paving 330x165x80 (20:30:50 Silver:Grey:Charcoal Mix)

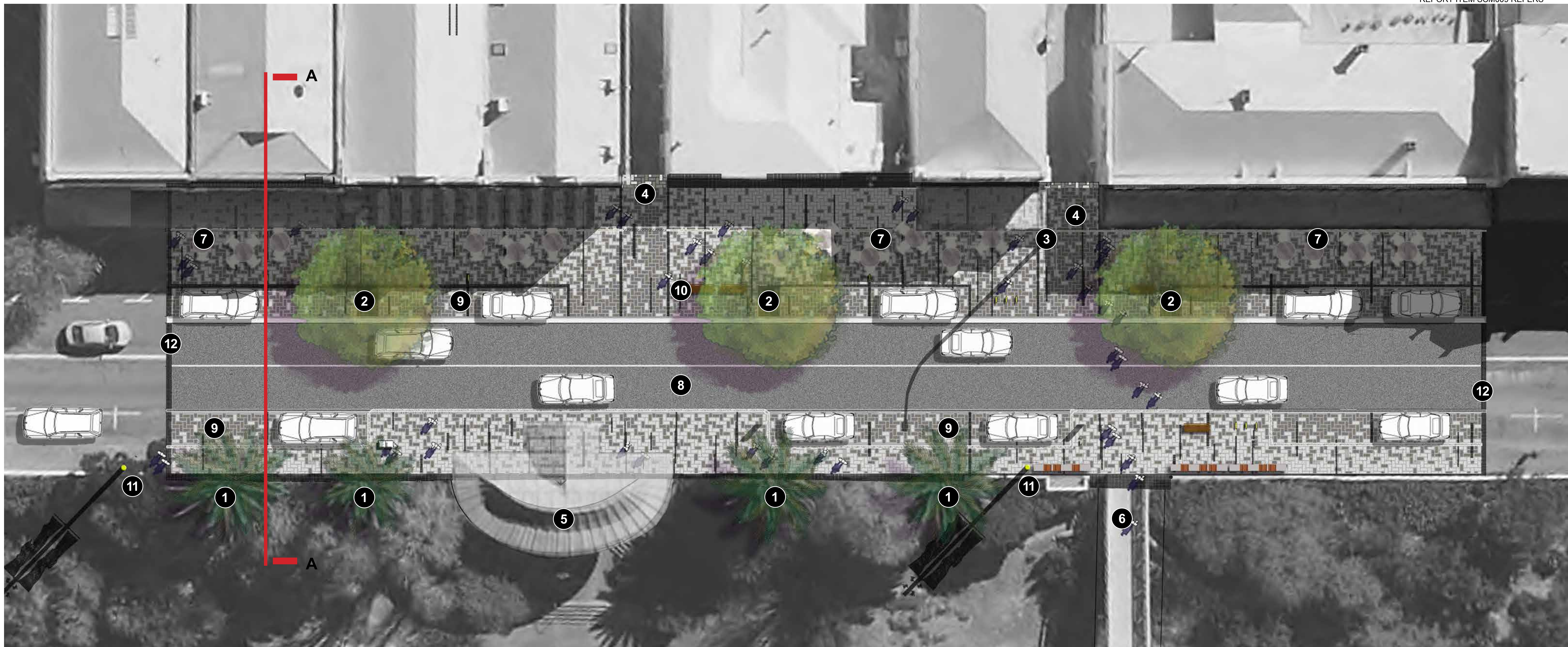
 Exposed Aggregate Concrete Segmental Paving 330x165x80 (10:20:70 Silver:Grey:Charcoal Mix)

 Smart Banner Pole 8.75m tall with outreach lighting and capacity to integrate power

 Proposed Street Tree 500L *Ulmus parvifolia* (Chinese Elm - Semi Deciduous) or *Erythrina indica* (Coral Tree - Deciduous)



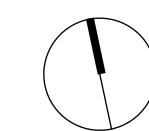
OVERALL MASTER PLAN - STAGE ONE

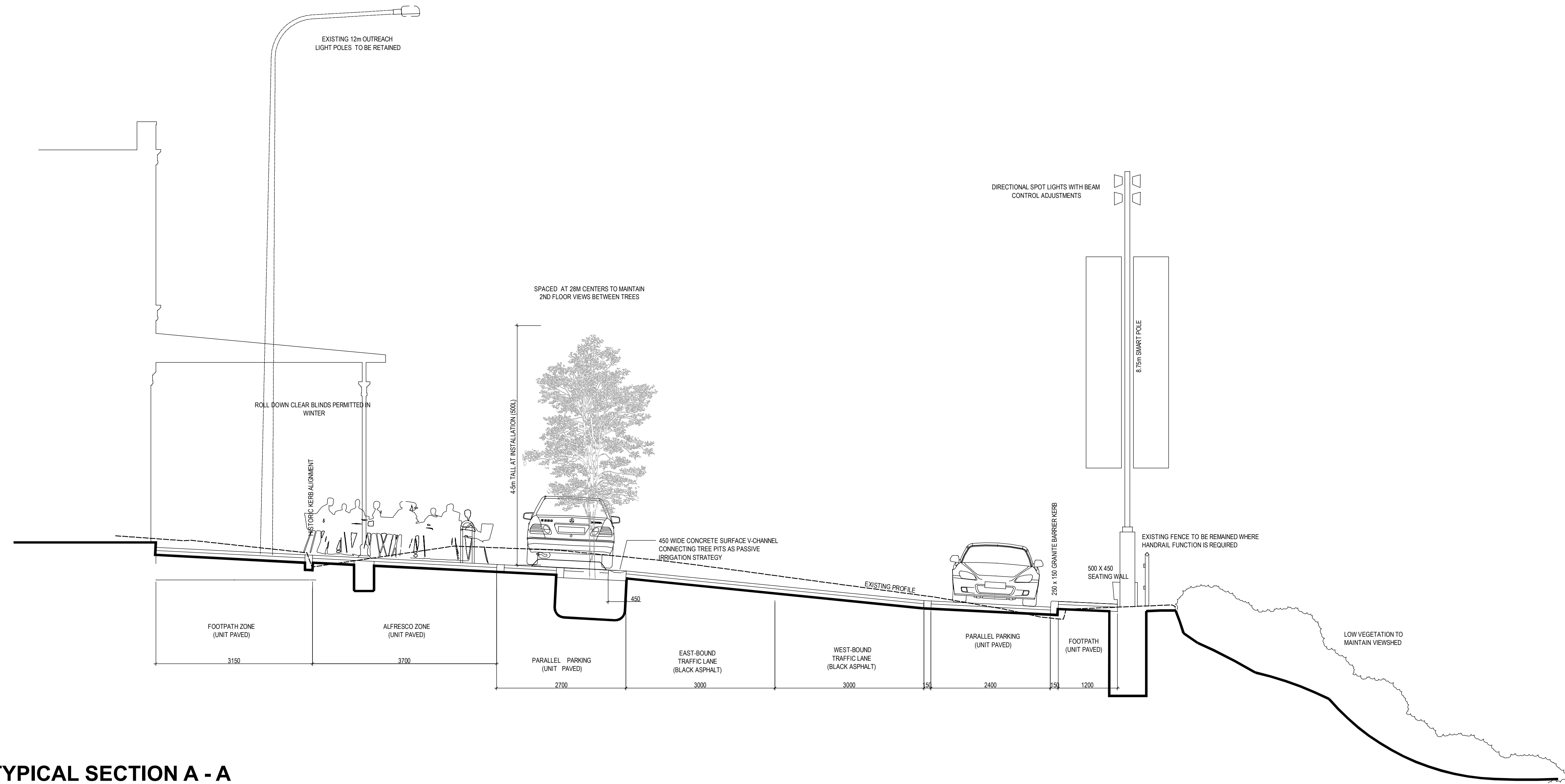


LEGEND

- 1 Existing Palm trees to be retained
- 2 Proposed *Ulmus parvifolia* or *Erythina indica*
- 3 Existing light poles to be retained
- 4 Driveway
- 5 Rotunda
- 6 Pedestrian foot bridge
- 7 Alfresco area
- 8 Carriageway
- 9 Car parking bay
- 10 32A 3 phase outlet incorporated with seat
- 11 Multi-functional pole
- 12 Stage 1 transition header paving

ILLUSTRATIVE STAGE ONE MASTER PLAN





TYPICAL SECTION A - A



EXISTING CONDITION - LOOKING SOUTH EAST



ARTIST IMPRESSION

Stirling Terrace and Town Square (York St) Enhancements

Community Engagement Summary

Community Engagement activities were initiated as a result of a special Council meeting item on 23 January 2014. The City of Albany successfully received funds from Lotterywest towards a \$1.7 million enhancement to York St and Stirling Terrace in preparation for the Anzac Commemorations in Albany in November this year.

Community consultations have been undertaken in respect to these projects. The level of engagement varied according to the identification of stakeholders and within the constraints of the project, mostly timing. The key stakeholders identified were invited for early to two key stakeholder briefings and later also invited to the broader community engagement.

On 24 January (day after SCM) all landowners in Stirling Terrace and York St were called to advise of Council support for enhancement and to communicate the City's intent to CONSULT and INFORM them about the plans and designs once all information is prepared. Prior to early works City staff hand delivered notices of early works (19 February 2014). City staff sent invitation letters (80) to all key stakeholders (24 March 2014) and hand delivered invitation and information sheets to retailers.

Key stakeholders were provided with an opportunity to attend stakeholder briefings:

- 25 February 2014 - Landowners
- 26 February 2014 – Business owners
- 18 March 2014 – General community

Key stakeholders identified:

- Land owners and business owners on Stirling Terrace and York St.
- Albany Ratepayers Association
- Fredericktown Progress Association
- Albany Historical Society
- Heritage Council
- Albany Public Library
- Albany Farmers Markets
- Albany Classic
- Internal City of Albany staff (including customer service)
- City volunteers (Forts)
- Mayor and Councillors
- CBD Revitalization Committee (called together for briefing regarding project status)
- Broader community

Community members were informed of the community engagement in the following ways:

- Public notice advertising on early works in Weekender, Albany Advertiser and

- website – 4 & 14 March 2014.
- Public notice advertising invitation to attend Open House in Weekender, Albany Advertiser and website – 27 Feb. & 7 March 2014.
 - Invitation via email and mail to all key stakeholders – 24 March 2014.
 - Media Release Re: Lotterywest/ funding enhancements – 24 January 2014
 - Media Release Re: Early works – 27 February 2014.
 - Media Release Re: Invite to attend Open house – 11 March 2014.
 - Internal staff updates weekly - twice weekly.
 - Community stakeholder updates – 6 & 13 March 2014.
 - Media Release – Key stakeholder briefing and Open House – 9 March 2014
 - Quarterly Project Updates & FAQ Sheets (Forts & City Enhancements) – hand delivered to business operators in York St and Stirling Terrace – 19 February 2014 and 7 March 2014. Around one hundred were distributed at the briefings and open house.
 - On site signage of the concept were positioned at both ends of Stirling Terrace and York St.
 - Submission forms distributed via briefings and open house and handed outs.
 - One-on-One meetings with stakeholders to review designs.
 - One-on-One discussions regarding early works and disruptions.
 - Acknowledgement letters sent following submissions.
 - Community members were invited to submit comment by any of the following methods:
 - Written submission;
 - Verbal comment at the staffed community engagement sessions and one-on-one-discussions; and
 - Face-to-face Open House and Briefing sessions of concept designs.

Based on the community engagement feedback, the projects have support by the majority of community. Many community members expressed that “It was about time” enhancements were made in the CBD area. Many comments related to later stages of the project and should be considered in future planning. The general acceptance of the projects also attracted some negative comments. These included:

- A few individuals expressed their disappointment on the rushed approach to the works and consultations.
- A few individuals (members of the Fredericktown Progress Association) expressed dissatisfaction to see that the Town Square plans had changed vastly from the 2007 Urbanizma plan.
- Many individuals would have liked more funds to complete the projects, rather than the staged approach (note this is not possible due to financial constraints).
- Many individuals supported works but were concerned about the loss of parking bays in Stirling Terrace.

Based on the feedback from submissions the following recommendations are made:

- Recognition of Albany’s heritage (including indigenous heritage and old photos of the way it was) through the inclusion of interpretative elements. (many people expressed

- interest in keeping the heritage style)
- To retain the heritage street lighting and bollards.
 - To ensure trees are incorporated into landscape designs.
 - To create a clear distinction between the old of new, this may be achieved through interpretative elements.
 - The City of Albany to send a letter of support to the Heritage Council to assist in gaining funds for improvements to buildings, ie. Verandahs to be replaced in Stirling Terrace.
 - To consider repairs and improvements to the Rotunda, particularly to make the shelter water proof.
 - To retain all disabled parking access to Stirling Terrace and York St.
 - To consider shelter and shade for outdoor recreation, events and social well being in the Town Square.
 - To create two pedestrian crossings on Stirling Terrace. One at the entrance of the Rotunda and the other at the entrance of the footbridge to Albany Entertainment Centre.
 - To investigate the slowing down of traffic in Stirling Terrace.
 - To continue with the neutral colours of pavement in Stirling Terrace.
 - To continue to consult with stakeholders. In particular, the Historical Society Fredericktown Progress Association, regarding future works/enhancements/designing.
 - To consider ambient lighting in both areas for improved safety and social activities.
 - Ongoing community engagement for staging of enhancements.

Conclusively, the community engagement activities have been appreciated by community. There is concern that comments may not be considered. It is evident though anecdotal evidence that community have high expectations of the City to deliver a quality outcome with reasonable consideration of their opinions. It is hoped that all future works will include community engagement early in its planning. It is important that community have ample time to provide comment on designs prior to construction of works. It is to be said finally, most members of the community understand the rationale behind the urgency of the project and support the enhancement of the CBD in preparation of the Anzac Commemorations.

SUBMISSIONS & COMMENTS TO FOLLOW (next page):

SUBMISSION COMMENTS

A member of the community came in to the City offices to view the schematic designs. His verbal comments were: I hope the City have considered that they may uncover an archaeological site. Will they be careful with their construction? A letter from the historical society will be submitted. The group's main concern is that the designs may be too modern and not in keeping with the heritage/federation style, they seem too contemporary, the 1915 style should be maintained.

He came in to the City offices to view the schematic designs. His verbal comments were: I hope the City have considered that they may uncover an archaeological site. Will they be careful with their construction? A letter from the historical society will be submitted. The group's main concern is that the designs may be too modern and not in keeping with the heritage/federation style, they seem too contemporary, the 1915 style should be maintained.

A business owner were not able to attend the Key stakeholder meeting, so I offered to take the designs to them. The owner and staff reviewed the designs and made the following verbal comments: He saw that it was an AECOM design and queried the procurement process. He asked if it went out to tender. I asked major project and called him back saying that it went to quote. Other comments were: They suggested a pedestrian link/crossing at the foot of the footbridge and the area in front of the rotunda is needed. They suggested that the Town Square plans need to incorporate the master plan designs which included high density residential behind the Library and Town Hall. The business owner mentioned that broader work on access to the City is important; he said traffic management needs to improve.

A business owner said that he did not have time to attend the briefing, with the permission of the CEO; I brought the plans to him to review. He was very appreciative. He made the following comments: Signage for parking is an issue, he suggested the signs are lowered to eye view, he said they were too high and many people overlooked them. He said that parking was a major issue, he suggested signage directing people to parking behind would help to solve the problem, as many people keep on driving around and around until they find a spot. A sign at access roads to parking bays behind the building would help direct people towards additional parking lots. He suggested that more monitoring is required of parking lots, as many people park all day in the loading zone.

Verbal comments to City staff were as follows: The main concerns were about parking, trees and drainage. Key stakeholders wanted to retain the views to Stirling Terrace and the trees were disturbing their views improve drainage and keep as much parking as possible. The White Star would like to develop the top storey of the building as a restaurant/accommodation and wished for a clear view to the foreshore. Trees framing buildings were ok, but not in front of windows. Many stakeholders said they needed all day parking close to Stirling Terrace. The Rotunda is in need of repair for wet weather, it leaks. Planning regulations need to be relaxed for alfresco dining and licensing for drinking outside. Stakeholders said they would like early notification of loss of services and noise. They would like to see a construction timetable. A stakeholder said they would like to see a standard for shops in York St, for painting and signage, she mentioned that if the City helped to maintain standards, shop fronts would be more in keeping with the heritage of the Town Hall. She didn't like the modern design of the town square; she preferred it to have curved and rounded edges on the steps and incorporated with the Town Hall better. She disagreed with the removal of bollard of old gas lights in Stirling Terrace; she said it was part of the fabric of the history. Town Square - hand rails for elderly and children on the steps, wider steps, rounded edges, irrigation for garden beds, ask businesses to sponsor garden beds, include acknowledgment plaques. Solar power for lighting - apply for sustainability funds.

Would love to see more trees in Stirling Terrace. Trees create a beautiful and light look and give street energy; they keep road and pathways from being too grey and dreary.

Concerned that the gas lights may be removed. A member of the community said a group were instrumental in getting the re-cast from the original posts, while he thought that the removal of trees was necessary, he was concerned that their removal would cause concern for community. He asked if the City would consider keeping the lights, so that they may be incorporated with the newer lights. A member of the community (member of group) called the City to say that she will be opposing some elements and attending the community open house on the 18 March.

Concerned that the disabled parking outside the library would be affected, the bay needs to be larger to accommodate a chair lift at the back of her van, the access to the curb needs to be behind the van, as there is not enough room for both access and the vehicle, as the current access is in the middle of the bay.

"Many thanks for the opportunity to meet and discuss the plans for the above projects. It's great to see things happening after so many years where very little has been done to carry out basic maintenance of streetscape work which was put in place over 20 years ago! I understand the need to pull out the trees on Stirling Terrace and note that if they had been properly managed by a trained arborist it may not have been necessary to pull them out. They may have been the wrong type and planted too close to the buildings, however, I think it is an important lesson that whatever is planted needs to be managed and pruned by an expert, not just by outside staff who may not have the necessary training. With regard to the traditional lamp stands, bollards and original wrought iron seats (not the concrete ones) these were all part of a streetscape initiative overseen by a heritage architect in the 1990s. There were workshops and a great deal of community consultation with considerable support from the community. A former Mayor played a key role in overseeing the works. While things might be done differently today, the restoration and extension of the traditional street furniture are part of the evolving heritage storey and I think it would be a great shame not to retain these elements, particularly where they are clustered around the Rotunda. The chains between the bollards could be removed as they can be an obstacle to pedestrians. The traditional lighting was supplemented by modern lighting to meet required standards and replacement with multipurpose street lights is a good idea. I think the extension of the footpath to facilitate al fresco dining is a good idea, however, I believe as much angle parking as possible needs to be retained as it is critical to the businesses on Stirling Terrace. Country towns without convenient on-street parking usually struggle. Hopefully a more structurally sound paving can be sourced – definitely not brick paving as has been used on York Street. York St Town Square: I strongly support the comments forwarded by Frederickstown Progress Association. Working towards the Option 2 provided by Urbanizma, which I understand was supported by the community, will lay the foundation for an effective square to be developed.

Many thanks for the opportunity to comment and I wish you all the best in your endeavours!

"

We support the notion of upgrading the Stirling Terrace streetscape. However, it has always been our view that a primary marketing point of difference for Albany is our heritage and that this should always be a foremost consideration in any planning. (The hoped for success of the forthcoming ANZAC commemorations, a primary motivating factor in the upgrade, illustrates this point.) From that perspective it does seem that the proposed plans have a very contemporary, early 21st century style, as opposed to the circa 1915 Federation feel of the existing Stirling Terrace streetscape. It should be remembered that Stirling Terrace is perhaps the best example of a Federation street remaining in WA and should be promoted

to visitors as such. This will serve to enhance the ANZAC experience as it was this period when Stirling Terrace was in its heyday. It is our view then that where practical this upgrade should maintain, and even increase, this Federation feel in terms of the street furniture, paving styles & colours etc. It is also important to ensure that sufficient street width is maintained to allow recreations of ANZAC troop assemblies on the street during the commemorations. All this would serve to enhance the feeling for both visitors and locals that a visit to Stirling Terrace is a journey back in time, something we believe is one of the most desirable aspects of visiting or living in Albany. It appears that the existing iron lampposts on the south side of the road will be retained and we strongly support that. It was not clear at the time of our viewing of the plans whether the cast iron kerb bollards would be retained. We would urge that where possible they be retained and where not possible they be reused in other parts of the CBD (eg along the grassed verge opposite the Courthouse). We would also ask that as earthworks are carried out, workmen are reminded to proceed with an archaeological awareness for anything that may be unearthed in the process. While our focus is naturally on our heritage, we believe that this heritage has major economic benefits to Albany and to fail to capitalize on this would be to the detriment of the whole City.

I am hoping the improvements to be made for Stirling Terrace do not include multi coloured paving. Multi-coloured paving is a distraction to pedestrians and confuses the eye when walking. I am particularly concerned with the artist's image. If a different colour paving is to be interspersed then I would hope a dark, medium grey and not a light grey will be used. Paving should not be an outstanding feature in a streetscape but a practical and safe surface that is level and easy to walk on with all kinds of footwear. Colour should not be a feature. I was recently in Geraldton and the light grey paving badly needed steam cleaning. Every grease spot and piece of chewing gum was on parade. Given Stirling Terraces evening economy the darker the paving the better. I would also like to see the Green bollards retained as street "furniture" but the chains removed in front of the Rotunda. The bollards and chains in front of the Footbridge act as a deterrent to children running ahead of parents but the chains in front of the Rotunda are a stumbling block for people who cross the Terrace only to find themselves having to climb over the chains. I certainly do not see the advantage of removing one single parking bay and would like to see angle parking moved to the Southern side of the terrace. I am hoping that once the improvements are made a more rigorous steam cleaning of the footpaths in this location can be introduced. In Lygon Street, Melbourne some establishments have outside hot water taps available to hose the paths after business hours. Stirling Terrace is in need of better hygiene. Good luck with your improvements.

Two delegates attended the Stakeholder's forum on 27th Feb on our behalf and provided feedback today (10th March) regarding the City's proposed works in York Street and the Town Square. The meeting was well attended and a great deal of discussion ensued resulting on agreement on several major points. We trust that our comments below relating to the Town Square Community Space will be heard. FPA is concerned that the proposals for the Square are neither taken from the extensive work undertaken by Urbanizma and the community in 2007, nor are they the result of wide public consultation. Further we are concerned that the proposals are neither one thing nor the other. The space created on the north side of the Town Hal is considered too small; grass is not felt to be sustainable here in the long term, particularly for weekly markets, the illustrated proposed steps are directed outwards away from the Square giving to York Street the primacy that the Square should hold; and importantly will have to be undone in the future to achieve the desired Town Square. We suggest that a better outcome for the City and the Community would be to follow the plan presented as Option 2 by Urbanizma 2007 with regards to the Square. The

infill between the Library and Town Hall could be removed and the terraced steps down from the Library built as the first stage. The Square could be grassed as an interim measure until such a time as there are funds to pave it. In following this approach the basic structure is achieved of a fine Square and a good viewing terrace and the 'trimming' can be achieved at a later date. We feel that given the City's financial situation this proposal is well worth consideration.

I am deeply disappointed with the proposal for a Town Square in central York Street. I would rather the City of Albany not do anything in this regard given the inadequacies of the proposal. A Town Square should be a proud uplifting place for its citizens. The current proposal is an embarrassment. Kindly reconsider the whole design and make the Town Square as beautiful and spacious as possible. If the matter of contaminated soil is the problem then deal with it. Find a way to manage the problem if there is one. Please reconsider.

My comments on proposed works for Stirling Terrace, following a briefing at FPA are as follows. 1. I congratulate Council on keeping/recycling all the existing cast iron street furniture, lights and bollards and any other related items; and 2. For keeping and supplementing the existing paving with the same paver (precast concrete) but in a lighter shade of grey and with similar aggregate to the existing paver. 3. The bollards are particularly important to protect footpath paving from vehicular traffic and should remain as they are - however the chains could well be removed as they are a nuisance to pedestrians. 4. These items should remain in their existing sites and not be replaced by flagpoles etc - new additions to the footpath should be worked in around the existing streetscape. 5. The existing trees on the north side of the terrace should be left if not permanently at least until the replacement trees are mature. Wasting 30 years of growth is poor management. 6. Most of the damage to the paving appears to be caused by poorly laid, inadequately maintained paving and vehicles mounting the footpath. I do not agree that the trees have caused this damage nor 'extensive damage to drains and buildings'. 7. I am anxious to ensure that the heritage nature of the Street is preserved and request that where necessary to expand footpath paving it be set outside the existing kerb. If at all practicable the newer pavers of lighter grey should be used here and the existing gun metal grey used within the existing traditional footpath. 8. Retaining the 'heritage' elements of the streetscape and its street furniture ensures that the buildings are provided with a setting that supports their credibility and ensures the street does not undermine the character of the built form. 9. Alfresco dining areas to be strictly controlled, to pay rent to the city and to be defined by metal markers in the paving. At all times a 1.2m absolute minimum of clear pedestrian space is to be maintained - this may not be sufficient and an ideal clear space could be 2.4m. 10. If the City is to clean the alfresco areas they must charge business accordingly. 11. If there are to be any raised pedestrian crossings perhaps one at the Rotunda site would be the best location. 12. ROW entries and footpath crossings could be paved in masonry concrete provided it is suitably compressed and laid in a herringbone pattern for strength and water resistance. In the long term if these are not to be undertaken now, cobbles could be appropriate in these locations. 13. Retain angle parking as a country town tradition and part of this heritage environment particularly along the front of Rivers and Home Hardware. 14. Instate angle parking on the south side of the Terrace towards the P0 and UWA if and when it is removed from near Solomons and Kates. 15. Remove all parking where there is a recognised need for alfresco dining.

Continues and improved street cleaning. More emphasis on heritage colours or standards. Metal street furniture - as at Emu Point. Bollards and lamp standards, same colour theme. Improvements of behind shops parking on York St. New Plaza Square: Permanent Lighting

to Town Hall and bud lighting for trees etc. obviating any expense for Christmas installations/removals. Water feature/fountain in Town Square and Stirling Terrace - always an attraction for tourists to linger - especially on 'hot' days... lots of seating facility in plaza. Facilitate Pop-up cafes, musical events etc. to take place in Town Square and Stirling Terrace (or Town Hall).

Stirling Terrace - standard metal lamps must remain as part of the history of the terrace. Paving - please retain south side (in front of rotunda) as is NOT multi coloured. Also could brief history of rotunda be inset? North Side: Same sized pavers same colour plus a mix of shades of grey, aggregate in extension - (We need to retain federation look while adding current feel). Parking: Retain angle parking York St - ALFRESCO area. Angle parking on South Side of Stirling Terrace. We need as much parking as possible. Bollards: Please retain WITHOUT chains to protect paving from vehicle encroachment.

Town Square: Proposed Town Square: In 2007 Patrick De Villiers' proposed a town square was put out for public comment. The people of Albany voted for Option 2. Nothing Happened!! Except a hasty fill and "grassy knoll" in 2014 the same issues apply. To integrate Alison Hartman Gardens consider opening library to the gardens (partially fenced area?) The Grassy Knoll is totally unsuitable for traffic for markets; it will remain an expensive white elephant. 2007 plan showed steps down from library terrace providing seating for events on a paved area extending across to the Town Hall. This provides a large area suited to diverse community uses, and could be used for much needed daily parking, closed off with bollards for events. With limited funds now, consider coloured bitumen in the interim. Retain proposed garden, seating, lighting elements, integrated artwork for a superb result.

Town Square is a good interim solution. Will be glad to see the last of the brown brick walls. Pity there is not more money to dig it out level for the Saturday markets. Stirling Terrace - Why double the pedestrian area without never had to step aside for anyone in my 50 years connection with Albany.

Drinking water and shade needs to be provided in the town square area. Fixed shade to facilitate use by performing arts/reading/children's activities area for all weather. Farmers markets and artisans/hand made markets should be nearby. Fixed seating/benches looking both ways to the grass area and to York St. Native Trees rather than trees, that loose leaves in safer/cleaner and more attractive to an Australian Town Square.

All the plans look so far! We are a heritage listed B & B on Spencer St and would like to be included in information about Stirling Terrace, as we missed out on recent information. Concerns about traffic management and calming. Suggest a 40KM slow down sign at the start of Stirling Terrace/Spencer St. Cars come down there too quickly. Concern around the buildings with no verandahs (backpackers) that need to be done up - It is embarrassing for visitors to see the run down look of those buildings. Spencer St parking needs a closer look - due to the demands of limited parking space and accessibility and safety for us to get out of our premises (which is a business and a home). Trees look great and good paving. I would like to see it all done up - as it is a great heritage area.

Along with educating the public I would like the signs which say "pedestrians must give way to vehicles" removed. Especially on York St, vehicles must give way to pedestrians (by law). Thanks for the presentation.

Further to a letter sent by another resident 30th Sept 2013. Regarding the dreadful condition of the CBD and city approaches. We now are aware that improvements are approved. Very exciting from our point of view and not before time!. However, whilst it all sounds very promising, let us hope we do it once and do it right. Regarding the town Hall garden project. We surely do not want a sterile reproduction of Allison Hartman (which also needs a facelift)

and already has a statue and no atmosphere. Throughout the world gathering squares and Piazzas, have been enhanced with water features/fountains. Something about water that draws and invites people to sit round or near it. The elements that Albany lacks are atmosphere and vibrancy. A place where people GATHER and have their lunch or read a book or have a chat or simply people watch. This all could be done round a water feature. Even the size of the one on Sterling Terrace, would be amazing. This could be a wonderful opportunity to create a SPECIAL PLACE. Water attracts and relaxes. My next suggestion (already suggested in our letters,) is to light up the town Hall with coloured windows. This is being done to buildings all over the world to once again to create ATMOSPHERE. Nowadays there are many lighting options many using inexpensive solar. Bud lighting round the trees lifts spirits and is a great enhancement to any town. No one is encouraged to want to rush into town at night. The Bollards and seats in Town need a modern up to date uniform coat of gloss pain. The Blue is cheap, nasty and the green much the same. Modern beige would be more charming. I look at places like Victoria Park. Used to be tawdry. Now with vision, bud lights, up at night it is positively buzzing even heaving with people.

Town Square: I like the retention of the grass and the shade trees. I would prefer high quality timber decking rather than pavement/concrete. Stirling Terrace: Please reduce the speed limit to 30km hr to encourage the shared pedestrian bicycle car culture. Great to allow cafe seating to extend our further.

I would like to propose a revamp of the old Commonwealth Bank on York St Based on the MYRE Project in Fremantle in the old Myer Building. (Now called Many6160) They have created a retail and workshop spaces for artists/craftsmen and small business. It also includes a cafe. I would like to coordinate/or be involved in coordinating this project in time for ANZAC in November. (Please note: Julie-Ann will follow this up as a separate comment to the project)

Town Square - include Noongar cultural aspects. Include heritage signage and old photos of the immediate area (egg. as shown in the slides in the presentation) Are the trees native to the area? Please put some seating under shade and along the library veranda and trees (benches under trees) or. Light up the town hall every night or on weekends. Think about using a different word than "Square" like "Civic Heart". Stirling Terrace - include heritage signage on older buildings. Benches (rather than seats with backs) no backs - so people can sit and face either way.

"Graham many thanks for making the time to talk to another resident and myself last Wednesday. I appreciated it and tho' I know I am not one of your best lobbyists I hope I am not the worst.

I have always cared about the landscape and particularly the urban landscape that is so often so needlessly ugly thro' carelessness, ignorance or greed. Our towns are an extension of our homes and in fact are 'our homes'. We need them to work for everyone as best as possible.

I feel that in my dismay at events and the possible outcomes that could occur I did not put a clear case in a manner that made my reasoning palatable.

I have made some very brief notes that might assist with reviewing the proposed plan and revisiting the case made by another resident, they are indicative only of the many arguments in support of (large) simple town squares when we only have the one.

1. People walking - pedestrians - tend to take the easiest routes, spaces that appear set apart i.e. up steps or set away from the street are less well used unless they offer food or great views or some other attraction or are a obvious visible short cut to well used

destination(s). Hence the general lack of use of the grassed area on the south side of the library.

2. What is the purpose of a Town Square? Is it to have events in, to stage performances, to eat and drink and to sit and watch and meet friends? To stage a market? To have marches and commemorative services?

How large will the crowds be?

3. Simple layouts appeal to people, there should not be hidden spaces or spaces that have no function, the layout must be easily understood - Westralia Square in Perth is one of the worst of modern designs - for the four years I worked there I was accosted daily by people asking me where the 'front door' was!! People could not 'read' the space amongst the jumble of piers/columns and planters, the space like the proposed town square has no logic.

4. Public Squares can be any size depending upon the purpose, where they are to be multifunctional they need to be large enough to accommodate anticipated audiences and or participants. I note that the market is currently v well filled and that any future site would have to be larger than the existing site. We need a space that can accommodate a largish crowd - can we provide the same space alongside the Town Hall? With space for increased stalls? I doubt it in the proposed design the Council showed us.

5. We need a good sized space alongside the Town Hall that might in the future encourage the use of the Town Hall facilities which include kitchens, changing rooms and toilets.

6. Most of all we need a space that flows easily at the same level (or lower level?) and is clearly, visibly there for people to use, and is not some quasi private space as per the plans proposed.

7. Public spaces also need to be surrounded by buildings that provide a sense of containment and security, as well as offering good sound (Reflective) for entertainment purposes. In addition the passive surveillance from the buildings lead to a sense of security, in the future small isolated areas or areas associated with toilets at the back of a building could become a security issue for pedestrians.

8. Grass on the space adjacent to the Town Hall could be a temporary solution only as a well used public square needs paving, but it could be a meaningful Stage One on the way to achieving the Master Plan.

9. To offer the raised grass (existing) area as a town square is just silly it's been there for 10yrs??? and is rarely used, tho' a few sit there for lunch - surely this tells us something?

10. Continuity of purpose lends trust to the Council - to continue with a plan arrived at by joint community/council efforts makes sense and builds trust in the integrity of the Council. Changing this just because one can is unwise when there is no apparent added civic purpose or advantage particularly when the spaces achieved by the new design are less useful for most public purposes other than marching up and down York Street and allowing some viewing from a few steps, while allowing others to sit and gaze at the entry to the public toilets.

PS

I find that in retirement I may have become super sensitive to feeling dismissed and that my viewpoint is just another reactionary ratepayer - in support of my views I would note that my first degree and lifelong interest has been in historical geography, the study of settlement patterns thro'out the world. This interest led me to my second degree

in (Industrial Design) in which the University of Curtin allowed me to write my own course in Urban Design as there was no such course available at the time and family responsibilities kept me in Perth. The City of Perth then employed me as a Planner / Urban Designer as the first person to fill this role with local government in WA. I then managed a rural towns regeneration program 'Townscape' for seven years until the government (mistakenly??)shut

down funds. I have some Planning units and am interested in the impact of policy on the landscape but my focus is and always has been urban design. While now I travel v little when younger and or married I have travelled widely and for some years annually or biannually, and have attended a number of urban design conferences.

I visited the Stirling Terrace and Town Square exhibit at the City Hall. It was well presented. The Stirling Terrace development looks good. My main concern is the Anzac Interpretive Centre and the planned events later in 2014. I was asked to send my comments in writing.

The Interpretive Centre is excessively costly and has a high probability of becoming a 'white elephant'. Its position is somewhat remote from town and its content is of interest to a small and decreasing number of people. Remembering the dead is necessary but glorifying war is undesirable. A line may have been crossed. The funds for the Centre, which I am advised may not be coming out of the Council's but State and Federal funds, could better have been directed towards the living – those injured and traumatised in WW2, Vietnam, Afghanistan. I understand, however, that this was not directly a Council matter.

It would be unwise of the Council to spend too much on Anzac events that may be far less attractive and supported than some believe. A better solution would be (have been, possibly) to use available funds to support the excellent work that is being done on positive and useful facilities such as cycle tracks – named "The Anzac Way" if that would satisfy the aging old soldiers and militarists.

Some months ago the supporters of the Anzac events in November (will the events attract attention and visitors to Albany or be a fizzer) were looking for a building in which to hold gatherings or memorial services. The appropriate building, ideal in fact, is that known as the Entertainment Centre. The problem is that the name is wrong – 'Entertainment' does not sit comfortably with memorial events. A name such as Cultural may be a better fit because entertainment and a myriad other activities, including remembering the dead, falls within our culture. Better still a Nungar word representing culture.

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DRAFT

6. **ITEMS TO BE DEALT WITH WHILE THE MEETING IS CLOSED TO MEMBERS OF THE PUBLIC:**

7. **CLOSURE OF MEETING:**