

**Smithson Planning**

---

**From:** "Alan Mac" <amac@katel.net.au>  
**To:** "smithson"  
**Sent:** Thursday, 10 June 2004 9:10 PM  
**Attach:** Minutes 21 May 2004.doc  
**Subject:** Zone meeting minutes

Dear Neil

Please find attached the minutes of the Zone meeting you attended.

Regards

Annabel Hinkley

Secretary of Great Southern Zone of WALGA

Tel or fax: 9823 1005

Email: [amac@katel.net.au](mailto:amac@katel.net.au)

**GREAT SOUTHERN ZONE**

of

**THE WESTERN AUSTRALIAN**  
**LOCAL GOVERNMENT**  
**ASSOCIATION**

**MINUTES**

of

**an ordinary meeting**

held on

**Friday 21 May 2004**

at

**The Town Hall, Norrish Street, Tambellup**

## 1. ATTENDANCE

Open: 11.19am

Cr Kevin Forbes (Plantagenet)

Cr Glenyse Garnett (Jerramungup)

Cr Kevin Forbes (Plantagenet)

Annabel Hinkley

Zone President

Zone Deputy President

State Council Representative

Zone Secretary / Treasurer

### **Kojonup**

Cr Malcolm Watson

### **City of Albany**

Cr Tony Demarteau

### **Tambellup**

Cr Kerry Sprigg

Cr Jeanett Hams

### **Woodanilling**

Cr Liz Crosby

CEO Belinda Knight

### **Gnowangerup**

Cr Jan Savage

Cr Ken Pech

### **Katanning**

Cr Ainslie Evans

### **Cranbrook**

Cr Peter Drage

### **Jerramungup**

Cr Trevor Barrett

Cr Glenyse Garnett

### **Broomehill**

Cr Greg Holly

Cr Harold Altus

### **Ravensthorpe**

Nil

### **Plantagenet**

Cr David Williss

CEO Rob Stewart

### **Denmark**

Cr Kim Barrow

Cr Barbara Marshall

### **Kent**

Cr Garth Addis

Laurelie Peskett

### Guests

Peter Hoare

Wayne Scheggia

Jon Bettink

Jon Peacock

Doug Vickery

Neil Smithson

Alison Court

Jean Webb

Neil Blake

Bruce Manning & Stevie Cole

Stuart Cole

Di Hull

Director Corporate Services

Director of Policy

Project Manager, Albany Waterfront (GSDC)

Albany Port User Group

Main Roads WA

Smithson Planning, Albany

Great Southern Herald & Albany Advertiser

SCRIPT

Regional NRM Facilitator, SCRIPT

Great Southern Development Commission

Self Insurance Scheme Board Member

Regional Risk Co-ordinator

## 2. APOLOGIES

Christine O'Farrell

Ross Ainsworth MLA

Monty House MLA

Tom Stephens

Terry Waldron MLA

Vanessa Harvey

Bruce Donaldson MLC

Cr Phil Rae

Brian Jones

CEO & both delegates

Don Hooper

Wendy Bessell-Browne

Frank Ludovico

Graham Stanley

David Burt

Milton Evans

Bill Parker

Darren Long

Kerry Dickinson

Joanne Trezona

CEO, Country Health WA

Member for Roe

Member for Stirling

Minister for Local Government

Member for Wagin

Office of Youth & Children

Member for the Agricultural Region

Shire of Katanning

CEO, Shire of Katanning

Shire of Ravensthorpe

Ministry of Housing, Albany

Shire of Woodanilling

CEO, Shire of Gnowangerup

CEO, Shire of Cranbrook

CEO, Shire of Kent

City of Albany

City of Albany

CEO, Shire of Jerramungup

Shire of Jerramungup

CEO, Shire of Tambellup



## 8. CORRESPONDENCE

INWARD and OUTWARD correspondence lists distributed with the agenda.

- 8.1.1 Acknowledgements received but no detailed responses yet received from Minister Alannah MacTiernan regarding the Albany Foreshore Development and the proposed amendments to the Town Planning Appeal Tribunal Rules.
- 8.1.2 Letter from WALGA giving deadline of 11 June 2004 for submission of motions to the WALGA AGM in August.  
Nothing verbally raised by delegates.
- 8.1.3 Secretary asked if delegates wished to write to Education Minister Alan Carpenter regarding the school leaving age. Minister Carpenter held a community consultation session in Albany on 29 April 2004.  
Cr Kim Barrow stated that he had attended the community consultation on 29 April. Cr Barrow stated that Minister Carpenter was aware of the costs involved in raising the school leaving age to 17. It is a huge issue.  
Cr Barbara Marshall stated that submissions could be put in.

**MOVED Cr Glenyse Garnett                      SECONDED Cr Ainslie Evans**  
**That the Inward correspondence be received and the Outward correspondence be endorsed.**

**CARRIED**

## 9. GUEST SPEAKERS

- 9.1 **Jon Bettink, Project Manager, Albany Foreshore Development**  
Short stay accommodation & retail shops are proposed for Albany Foreshore Development, similar to Hillarys in Perth, but a lot of people are opposed to short stay accommodation.  
Random survey of only Albany ratepayers to be carried out which will focus on short stay accommodation – does it go in or not, and if so, where?  
Public consultation currently open for submissions or letters stating viewpoints.  
Submissions can be sent to Great Southern Development Commission in Albany and the deadline is 20 July 2004.  
Precinct plans have to be developed. Short stay accommodation will mean a quicker pick up of the land. Unique that tourists would be able to stay on the foreshore. State Government is after a return on their investment – harbour will make a loss.  
24-hour per day access by trains and trucks at the moment – conditions can be set on permit. If Main Roads get enough complaints, they may strive to get restrictions put on permits. Aim to put short stay accommodation away from dust and noise as much as possible. City of Albany is very strong on unrestricted access to the port.

### Discussion

Cr Ken Pech stated that the possibility of restricting road train permits was a good enough reason not to have short stay accommodation.

Mr Bettink said the risk was small but the consequences were great.

Doug Vickery of Main Roads WA, Albany office, stated that they will operate on permits and will consult with local authorities. There will be increased traffic flows, pedestrians, etc. Main Roads is liaising with GSDC.



Cr Tony Demarteau asked how many Albany councillors were aware of permit limits because he was not aware. Cr Demarteau urged Mr Bettink to advise other City of Albany councillors who will be voting on this development.

Cr Demarteau raised the following issues:-

- Height of buildings – Mr Bettink stated that part of the random survey asks for opinion on 1, 2 or 3 storey buildings.
- Vista – Mr Bettink stated that this was protected under the Albany City Town Planning Scheme.
- Town Square – Mr Bettink stated that this will be part of Anzac Square.

#### Ian Peacock, Chairman of Albany Port Users Liaison Group

Mr Peacock said he was aware of permit restrictions. Very narrow area between road and foreshore itself. The plan shows 3 lots of potential accommodation, one of which is very close to the industrial area, 200 metres from fish factory and close to the narrow section of road. Mr Peacock said that the State Government does not need to make money from short stay accommodation because it collects \$8 million in truck licences in Albany alone. The Port Authority agreed to drop its opposition to buildings if short stay accommodation was dropped. He said there was no opposition to retail shops because there were 9am – 5pm and employees went home at night. He stated that caveats and memorials would not fully protect port operations because individuals such as farmers and transport companies could still be sued. He said a legislative guarantee was required to protect the port. He said there were already complaints about 3 trains per night and road trains at night. Do not need more complaints from short stay accommodation as already have enough pressure from residents above the port at the moment. Geraldton is taking traffic away from residential areas.

#### Discussion

Cr Greg Holly asked where fishing boats would be serviced? Plan to put muley industry from Emu Point to Albany Foreshore but no servicing available.

Mr Bettink said the slipway would remain and Emu Point would get a boat lifter.

Cr Glenyse Garnett stated that Hillarys in Perth was not similar to Albany because Hillarys did not have heavy haulage and CBH facility.

Cr David Williss said there were plenty of other places in Albany to put short stay accommodation so why put it where farmers get their product into the harbour?

Mr Peacock said that if the port closed, there would not be a port in Albany.

### **9.2 Neil Smithson, Smithson Planning, Albany**

Mr Smithson put forward his plan, Rainbow 2000, for the Albany area including a ring road to service the port. He believed that a rail line and a 2-lane road would not adequately service the port. Part of his plan featured an international airport.

Rainbow 2000 proposes a referendum of regional councils asking if they supported relocating Albany Port.

The meeting adjourned for lunch at 1.08pm.

Advertisements for WALGA's campaigns on roads and public libraries were shown on a computer during lunch.

The meeting resumed at 2.04pm with the following attendees:-

Cr David Williss	Cr Barbara Marshall	Cr Kim Barrow
Cr Ainslie Evans	Cr Garth Addiss	Cr Harold Altus
Cr Greg Holly	Cr Glenyse Garnett	Cr Trevor Barrett
Cr Kerry Sprigg	Cr Jeanett Hams	Cr Malcolm Watson
Cr Peter Drage	Cr Nick Burges	Cr Jan Savage
Cr Ken Pech	Cr Tony Demarteau	