



AGENDA

COMMUNITY AND CORPORATE SERVICES COMMITTEE

Tuesday 8 September 2026

5.30pm

Council Chambers

Community & Corporate Services Committee
Terms of Reference

Function:

This Committee is responsible for:

- Community Services: Achieving the outcomes outlined in the Strategic Community Plan, focusing on a diverse and inclusive community, happiness, health, and resilience, and community engagement.
- Corporate & Commercial Services: Delivering the outcomes outlined in the Strategic Community Plan, emphasizing safety, resilience, economic strength, tourism, visionary leadership, and workplace culture.
- Monitoring the City's financial health and strategies.
- Conducting internal reviews of service complaints.

It accomplishes this by:

- Developing policies and strategies.
- Creating progress measurement methods.
- Receiving progress reports.
- Considering officer advice.
- Debating current issues.
- Offering advice on effective community engagement and progress reporting.
- Making recommendations to Council.

Chairperson: City of Albany elected member, elected from the Committee.

Membership: Open to all elected members

Meeting Schedule: Monthly Meeting Location: Council Chambers

Directorates: Corporate & Commercial Services and Community Services

Executive Officer(s):

- Executive Director Corporate & Commercial Services
- Executive Director Community Services

Delegated Authority: None

COMMUNITY AND CORPORATE SERVICES COMMITTEE
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1. **DECLARATION OF OPENING**

2. **PRAYER AND ACKNOWLEDGEMENT OF TRADITIONAL LAND OWNERS**

"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."

"We would like to acknowledge the Noongar people who are the Traditional Custodians of the Land.

We would also like to pay respect to Elders past, present and emerging".

3. **RECORD OF APOLOGIES AND LEAVE OF ABSENCE**

Mayor	G Stocks
Councillor	R Stephens (Chair)
Councillor	C McKinley
Councillor	R Sutton
Councillor	L MacLaren
Councillor	M Lionetti
Councillor	I Clarke
Councillor	P Terry (Deputy Chair)

Staff:

Chief Executive Officer	A Sharpe
Executive Director Corporate & Commercial Services	M Giffellon
Executive Director Community Services	N Watson

Meeting Secretary	P Ruggera
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Apologies:

Councillor	T Brough (Parental Leave)
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4. **DISCLOSURES OF INTEREST**

Name	Committee/Report Item Number	Nature of Interest

5. **RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE**

PUBLIC QUESTION TIME

In accordance with *City of Albany Standing Orders Local Law 2014* (as amended) the following points apply to Public Question Time:

- Clause 5) The Presiding Member may decide that a public question shall not be responded to where—*
- (a) the same or similar question was asked at a previous Meeting, a response was provided and the member of the public is directed to the minutes of the Meeting at which the response was provided;*
 - (b) the member of the public asks a question or makes a statement that is offensive, unlawful or defamatory in nature, provided that the Presiding Member has taken reasonable steps to assist the member of the public to rephrase the question or statement in a manner that is not offensive, unlawful or defamatory.*

6. **PETITIONS AND DEPUTATIONS Nil.**

7. **CONFIRMATION OF MINUTES**

DRAFT MOTION

THAT the unconfirmed minutes of the Community and Corporate Services Committee meeting held on 11 August 2026, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

8. **PRESENTATIONS Nil.**

9. **UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS Nil.**

CCS820: MONTHLY FINANCIAL REPORT – JULY 2026

Proponent / Owner	: City of Albany
Attachments	: Monthly Financial Report – July 2026
Report Prepared By	: Manager Finance
Authorising Officer:	: Executive Director Corporate & Commercial Services

COUNCIL PLAN ALIGNMENT

- **Pillar:** Leadership.
- **Outcome:** A well-governed city with visionary leadership and strong trusted partnerships, that uses resources wisely to meet local needs.
- **Strategic Priority:** Deliver optimised asset and financial management with planned capital improvements.

IN BRIEF

- Under the Local Government Financial Management Regulations, a local government is to prepare monthly a statement of financial activity and statement of financial position that is presented to Council.
- The City of Albany's Monthly Financial Report (inclusive of the statement of financial activity and the statement of financial position) for the period ending 31 July 2026 has been prepared and is attached.
- In addition, the City provides Council with a monthly investment summary to ensure the investment portfolio complies with the City's Investment of Surplus Funds Policy.

RECOMMENDATION

CCS820: AUTHORISING OFFICER RECOMMENDATION

THAT the Monthly Financial Report for the period ending 31 July 2026 be RECEIVED.

DISCUSSION

1. To fulfil statutory reporting obligations, the Monthly Financial Report prepared provides a snapshot of the City's year to date financial performance. The report provides the:
 - (a) Statement of Financial Activity by nature classifications (satisfying Regulation 34 of the *Local Government (Financial Management) Regulations 1996*);
 - (b) Statement of Financial Position (satisfying Regulation 35 of the *Local Government (Financial Management) Regulations 1996*);
 - (c) Basis of Preparation;
 - (d) Explanation of material variances to year-to-date budget;
 - (e) Net Current Asset & Funding Position;
 - (f) Investment Portfolio Snapshot;
 - (g) Receivables; and
 - (h) Capital Acquisitions.

2. Additionally, each year a local government is to adopt a percentage or value to be used in the Statement of Financial Activity for reporting material variances. Under Council item CCS812, Council approved that a variance between actual and budget-to-date of greater than \$100,000 is a material variance for reporting purposes in the Statement of Financial Activity for 2026/2027.
3. The Statement of Financial Activity and Statement of Financial Position may be subject to year-end adjustments and have not been audited.
4. It is noted that rounding errors may occur when whole numbers are used, as they are in the reports that follow. The 'errors' may be \$1 or \$2 when adding sets of numbers. This does not mean that the underlying figures are incorrect."

STATUTORY IMPLICATIONS

5. The *Local Government (Financial Management) Regulations 1996* stipulate that each month Local Governments are required to prepare and report a Financial Activity Statement (reg 34) and a Financial Position Statement (reg 35).
6. Each of these statements are to be presented at an ordinary meeting of the council within two months after the end of the relevant month, as well as recorded in the minutes of the meeting at which it is presented.

POLICY IMPLICATIONS

7. The City's 2026/27 Annual Budget provides a set of parameters that guides the City's financial practices.
8. The Investment of Surplus Funds Policy stipulates that the status and performance of the investment portfolio is to be reported monthly to Council.

FINANCIAL IMPLICATIONS

9. Expenditure for the period ending 31 July 2026 has been incurred in accordance with the 2026/27 budget parameters.
10. Details of any budget variation more than \$100,000 (year to date) is outlined in the Statement of Financial Activity. There are no other known events, which may result in a material non-recoverable financial loss or financial loss arising from an uninsured event.

LEGAL IMPLICATIONS

11. Nil.

ENVIRONMENTAL CONSIDERATIONS

12. Nil.

ALTERNATE OPTIONS

13. Nil.

CONCLUSION

14. The Authorising Officer's recommendation be adopted.
15. It is requested that any questions regarding this report are submitted to the Executive Director Corporate & Commercial Services by 4pm of the day prior to the scheduled meeting time. All answers to submitted questions will be provided at the Committee meeting. This allows a detailed response to be given to the Committee in a timely manner.

Consulted References	:	<i>Local Government (Financial Management) Regulations 1996</i>
File Number	:	FM.FIR.7

CCS821: LIST OF ACCOUNTS PAID – JULY 2026

Business Entity Name : City of Albany
Attachments : List of Accounts Paid
Report Prepared By : Manager Finance
Authorising Officer: : Executive Director Corporate and Commercial Services

COUNCIL PLAN ALIGNMENT

- **Pillar:** Leadership
- **Outcome:** A well-governed city with visionary leadership and strong trusted partnerships, that uses resources wisely to meet local needs.
- **Strategic Priority:** Deliver optimised asset and financial management with planned capital improvements.

IN BRIEF

- Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's municipal and trust funds. In accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996, a list of accounts paid by the Chief Executive Officer is to be provided to Council.

RECOMMENDATION

CCS821: AUTHORISING OFFICER RECOMMENDATION

THAT the list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending 31 July 2026 totalling \$10,728,092.60 be RECEIVED.

DISCUSSION

1. The table below summarises the payments drawn from the City's Municipal and Trust funds for the period ending 31 July 2026. Please refer to the Attachment to this report.

Fund	Transaction Type	Amount (\$)	%
Municipal	Electronic Funds Transfer	\$8,145,823.34	76.0
Municipal	Payroll	\$2,437,508.79	22.7
Municipal	Other (BPay, Direct Debit, International)	\$79,704.05	0.7
Municipal	Credit Cards	\$65,056.42	0.6
Trust	N/A	\$0.00	0.0
TOTAL		\$10,728,092.60	100.0%

2. Included within the Electronic Funds Transfers from the City's Municipal account are Purchasing Card transactions, required to be reported under Regulation 13(A), totalling: \$5,061.81.
3. The table below summaries the total outstanding creditors as at 31 July 2026.

Aged Creditors	Amount (\$)
Current	\$1,745,688.41
30 Days	\$97,535.27
60 Days	\$7,488.86
90 Days	\$18,015.12
TOTAL	\$1,868,725.66

STATUTORY IMPLICATIONS

4. Regulation 12(1)(a) of the *Local Government (Financial Management) Regulations 1996* provides that payment can only be made from the municipal fund or a trust fund if the Local Government has delegated this function to the Chief Executive Officer or alternatively authorises payment in advance.
5. The Chief Executive Officer has delegated authority to make payments from the municipal and trust fund.
6. Regulation 13 of the *Local Government (Financial Management) Regulations 1996* provides that if the function of authorising payments is delegated to the Chief Executive Officer, then a list of payments must be presented to Council and recorded in the minutes.
7. As part of the Local Government Regulations Amendment Regulations 2023 (SL2023/106), additional reporting is now required by Local Governments. Regulation 13(A), a new regulation, requires Local Governments to report on payments by employees via purchasing cards.

POLICY IMPLICATIONS

8. Expenditure for the period to 31 July 2026 has been incurred in accordance with the 2026/2027 budget parameters.

FINANCIAL IMPLICATIONS

9. Expenditure for the period to 31 July 2026 has been incurred in accordance with the 2026/2027 budget parameters.

LEGAL IMPLICATIONS

10. Nil

ENVIRONMENTAL CONSIDERATIONS

11. Nil

ALTERNATE OPTIONS

12. Nil

CONCLUSION

13. That the list of accounts have been authorised for payment under delegated authority.
14. It is requested that any questions on specific payments are submitted to the Executive Director Corporate Services by 4pm of the day prior to the scheduled meeting time. All answers to submitted questions will be provided at the Committee meeting. This allows a detailed response to be given to the Committee in a timely manner.

Consulted References	:	<i>Local Government (Financial Management) Regulations 1996</i>
File Number	:	FM.FIR.2

CCS822: DELEGATED AUTHORITY REPORTS – 16 JULY 2026 TO 15 AUGUST 2026

Proponent / Owner	: City of Albany
Attachments	: Executed Document and Common Seal Report
Report Prepared By	: PA to Mayor and Councillors
Authorising Officer:	: Chief Executive Officer

COUNCIL PLAN ALIGNMENT

- **Pillar:** Leadership
- **Outcome:** A well-governed city with visionary leadership and strong trusted partnerships, that uses resources wisely to meet local needs.
- **Strategic Priority:** Lead as a community-focused, values-led council.

RECOMMENDATION

CCS822: AUTHORISING OFFICER RECOMMENDATION

THAT the Delegated Authority Reports 16 July 2026 to 15 August 2026 be RECEIVED.

BACKGROUND

1. In compliance with Section 9.49A of the *Local Government Act 1995* the attached report applies to the use of the Common Seal and the signing of documents under Council's Delegated Authority:
 - **Delegation: LG1.18** – Sign Documents on Behalf of the City of Albany (Authority to Executive Deeds & Agreements and apply the Common Seal)
 - **Delegation: LG4.06**– Provide Donations, Sponsorship, Subsidies & Authority to Apply for Grant Funding (Including the provision of sponsorship through the waiver of fees & charges)
 - **Delegation: LG5.05** – Award Contracts (Supply of Equipment, Goods, Materials & Services)

CCS823: SPORT AND RECREATION STRATEGY 2026 - 2030

Attachments	: Sport and Recreation Strategy 2026 – 2030 Sport and Recreation Strategy 2026 – 2030 Background Report
Report Prepared By	: Manager Recreation Services
Authorising Officer:	: Executive Director Community Services

STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Council Plan:
 - **Pillar:** Community
 - **Outcome:** An inclusive and safe community where people can feel proud of their heritage and can reach their potential.
 - **Strategic Priority:** Support healthy and active lifestyles

In Brief:

- This report seeks Council adoption of the City of Albany Sport and Recreation Strategy 2026 - 2030.
- The Sport and Recreation Strategy provides an overarching framework to guide the City's long-term planning, provision and development of sport and recreation across the municipality.

RECOMMENDATION

CCS823: AUTHORISING OFFICER RECOMMENDATION

THAT Council ADOPT the City of Albany Sport and Recreation Strategy 2026-2030.

BACKGROUND

2. The City of Albany has not previously developed a single, overarching strategy to guide the long-term planning, provision and development of sport and recreation across the municipality.
3. Recognising the need for a coordinated strategic framework, the City engaged Lenore Lyons of Concept 2 Strategy as the lead consultant to facilitate the development of the City of Albany Sport and Recreation Strategy 2026–2030.
4. The Strategy provides a vision and establishes the strategic priorities that align infrastructure planning, participation initiatives, Club development and organisational capability to support the future needs of the Albany community.

DISCUSSION

5. The Sport and Recreation Strategy 2026–2030 has been developed to establish a clear strategic framework for the future planning, provision and development of sport and recreation opportunities across the City.
6. The strategy recognises that sport and recreation plays a critical role in supporting community health and wellbeing, social connection, economic development and the overall liveability of Albany.
7. The Strategy considered current participation patterns, demographic trends, community aspirations, infrastructure capacity, financial sustainability and contemporary industry best practice to ensure the City is well positioned to respond to future demand.
8. Through the development of the Strategy there were several key findings including:
 - Population growth is placing additional demand on sport and recreation infrastructure.

- An ageing population highlights the need for facilities and programs that support healthy ageing, lifelong participation and social connection.
 - There is continued demand for traditional organised sport, while recognising increasing participation in informal recreation and active lifestyles across all age groups.
 - Ongoing community health challenges reinforce the importance of accessible sport and recreation opportunities to support community health and wellbeing.
 - Increased demand for nature-based recreation, including trails, mountain biking and outdoor recreation experiences.
 - A need for adaptable, multi-purpose facilities that can respond to changing participation trends and maximise community benefit.
9. To achieve the vision of "Active Albany: A Healthy and Connected Community," the Strategy identifies four strategic priorities that will guide future planning, investment and service delivery over the next five years.
- Sustainable Facilities and Infrastructure – Provide modern, accessible and fit-for-purpose facilities through strategic asset renewal, multi-purpose design, shared use opportunities, improved accessibility and sustainable infrastructure planning.
 - Participation and Inclusion – Increase participation by reducing barriers and creating opportunities for children and young people, older adults, women and girls, Aboriginal communities and people living with disability.
 - Capacity and Capability – Strengthen the capability of local sporting clubs, volunteers and community organisations through improved governance, volunteer development, organisational support and stronger partnerships.
 - Planning and Partnerships – Integrate sport and recreation into broader City planning while strengthening partnerships with State Government, State Sporting Associations, education providers and community organisations to support coordinated planning, advocacy and future investment.
10. This strategy will provide the foundation for future advocacy, grant funding opportunities and long-term infrastructure planning, including the Albany Leisure and Aquatic Centre redevelopment Project, Centennial Park Sporting Precinct, Sports Lighting Improvement Program and active recreation infrastructure.
11. This plan will also strengthen the City's ability to make informed, transparent and evidence-based investment decisions that align with community need and the City's broader strategic objectives.

GOVERNMENT & PUBLIC CONSULTATION

12. Extensive consultation was undertaken throughout the development of the Strategy to ensure it reflects the needs, aspirations and future priorities of the Albany community. The consultation process incorporated engagement across the organisation, the sporting sector and key external stakeholders, providing a strong evidence base to inform the Strategy's recommendations.
13. Key consultation activities included:
- Internal City consultation with Recreation Services, Infrastructure, Parks, Planning, Community Development, Asset Management and other relevant business units to ensure alignment with broader corporate objectives and future service planning.
 - Community workshop involving Presidents, Executive Committee members and representatives from more than 30 local sporting clubs to identify current challenges, future opportunities and infrastructure priorities.

- Targeted stakeholder engagement with the Department of Creative Industries, Tourism and Sport, State Sporting Associations, education providers and community organisations.
- Participation data collection from local sporting clubs to better understand participation trends, facility demand and future growth.

14. Community Engagement (Examples)

Type of Engagement	Method of Engagement	Engagement Dates	Participation (Number)
Inform	Email	July 2025	31 Sporting Groups
Consult	Community Workshop	November 2025	30 Sporting Groups
Consult	Internal Workshops	September 2025	5 Internal teams

STATUTORY IMPLICATIONS

15. Nil

POLICY IMPLICATIONS

16. This plan is aligned to the Council Plan 2026-2036.

RISK IDENTIFICATION & MITIGATION

17. The risk identification and categorisation relies on the City's Enterprise Risk and Opportunity Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation <i>Risk: Inability to deliver all projects set out in the action plan</i>	Possible	Moderate	Medium	Implementation of projects is subject to budgets, funding, resources, and Council priorities.
Financial Management <i>Risk: Budget constraints or limited external funding impact delivery of projects set out in the action plan.</i>	Possible	Moderate	Medium	Include priority projects in Long Term Financial Plan and seek external funding opportunities.
Opportunity: Significantly enhanced framework to support decision making, allocation of resources and transparency through reporting of progress towards Sport and Recreation strategic priorities.				

FINANCIAL IMPLICATIONS

18. Endorsement of this Plan does not commit council to deliver or fund all projects identified. Many of the projects are already in the Long-Term Financial Plan, while others will require external funding being secured.

LEGAL IMPLICATIONS

19. Nil

ENVIRONMENTAL CONSIDERATIONS

20. Any environmental considerations will be identified and managed as part of individual projects listed within the Plan.

ALTERNATE OPTIONS

21. Council may choose not to support the City of Albany Sport and Recreation Strategy 2026-2030 and the associated actions within the Plan.
22. Council may choose to change the priorities and outcomes based on its own strategic priorities.

CONCLUSION

23. The City of Albany Sport and Recreation Strategy 2026-2030 has been developed with consideration of best practice research, stakeholder engagement, and current trends.
24. Stakeholders and the broader community have been engaged throughout the development process.
25. The City of Albany Sport and Recreation Strategy 2026-2030 is a crucial document to provide a framework to support the future needs of the Albany community and support leveraging external funding.
26. The City of Albany Sport and Recreation Strategy 2026-2030 is presented to Council for adoption.

Consulted References	:	Council Plan 2026 - 2036
File Number	:	CM.STD.1
Previous Reference	:	Nil.

CCS824: MCALPINE RISE MAJOR LAND TRANSACTION BUSINESS PLAN

Land Description	: Lot 9002 Mueller Street, Lockyer, on Deposited Plan 406898, Certificate of Title Volume 2899 Folio 200, owned by the City of Albany. The approved subdivision also includes adjoining Lot 150 Townsend Street, Lockyer, owned by Uniting Church Homes / Juniper.
Proponent / Owner	: City of Albany
Business Entity Name	: McAlpine Rise Subdivision and Sale Proposal
Attachments	: McAlpine Rise Major Land Transaction Business Plan; Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026; and WAPC Application 203222 Decision Advice dated 16 July 2026.
Report Prepared By	: Principal Strategic Projects, Risk & Governance Specialist
Authorising Officers:	: Executive Director Corporate & Commercial Services

STRATEGIC IMPLICATIONS

1. This item relates to the City of Albany Council Plan 2026–2036, which integrates the Strategic Community Plan and Corporate Business Plan and guides decision-making, resource allocation and service delivery.
 - **Pillar:** Infrastructure.
 - **Outcome:** A vibrant city with attractive and connected spaces, supported by forward thinking and responsible planning and development.
 - **Strategic Priority:** Enable sufficient land supply and diversity of housing options.
 - **Initiative:** 3.1.2.a McAlpine Rise Development.

Maps and Diagrams:

Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026, for Lots 9002 Mueller Street and 150 Townsend Street, Lockyer. (Refer to attachments).

In Brief:

- Council is requested to adopt the McAlpine Rise Major Land Transaction Business Plan for public notice under section 3.59 of the *Local Government Act 1995* and authorise the statutory public consultation process.
- Public submissions will be invited for a period of not less than six weeks.
- A further report will be presented to Council following the consultation period to consider submissions received and determine whether to proceed with the proposed major land transaction.

RECOMMENDATION

CCS824: AUTHORISING OFFICER RECOMMENDATION

THAT Council:

1. **ADOPT** the McAlpine Rise Major Land Transaction Business Plan attached to this report for the purposes of public notice under section 3.59 of the *Local Government Act 1995*;
2. **AUTHORISE** the Chief Executive Officer to give state-wide and local public notice of the proposed major land transaction in accordance with section 3.59 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996*, inviting public submissions for a period of not less than six weeks;
3. **NOTE** that the proposed major land transaction will be advertised for public comment in accordance with section 3.59 of the *Local Government Act 1995* and that no final decision on whether to proceed with the proposed major land transaction will be made until the public submission process has been completed and considered by Council; and
4. **REQUIRE** a further report to be presented to Council following the close of the public submission period summarising submissions received and seeking Council's determination on whether to proceed with the proposed major land transaction.

BACKGROUND

2. The McAlpine Rise Subdivision and Sale Proposal relates to City-owned land at Lot 9002 Mueller Street, Lockyer, and adjoining land at Lot 150 Townsend Street, Lockyer, owned by Uniting Church Homes / Juniper.
3. The proposal is based on Western Australian Planning Commission (WAPC) Application 203222, approved on 16 July 2026, with a correction letter dated 22 July 2026. Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026, provides the current subdivision layout basis for 107 residential lots, including a grouped housing site, public open space, public access ways, road reserves and balance Lot 9003.
4. The WAPC decision advice confirms the application was conditionally approved and that, once the conditions of approval are fulfilled, the WAPC is prepared to endorse a deposited plan. The approval is valid for four years, with the deposited plan required to be submitted by close of business on 16 July 2030.
5. The proposal will enable the construction of roads, drainage, public open space, public access ways and associated infrastructure necessary to support residential development, satisfy subdivision conditions, create residential lots and support the future disposal of City lots. Freehold Subdivision Plan No. 24728-03, Revision G, identifies an average lot size of 504m², a minimum lot size of 358m² and a maximum lot size of 7,300m².
6. The purpose of this report is to seek Council adoption of the McAlpine Rise Major Land Transaction Business Plan for the purposes of public notice under section 3.59 of the *Local Government Act 1995* and to authorise the statutory public consultation process. Following completion of the public advertising and submission period, a further report will be presented to Council to consider any submissions received and determine whether to proceed with the proposed major land transaction.

DISCUSSION

7. The McAlpine Rise Major Land Transaction Business Plan has been prepared in accordance with section 3.59 of the *Local Government Act 1995* and informed by WAPC Application 203222 and Freehold Subdivision Plan No. 24728-03, Revision G. Subject to Council adopting the Business Plan, the proposal will proceed to state-wide and local public notice, with public submissions invited for a period of not less than six weeks.
8. Adoption of the Business Plan and commencement of the public consultation process does not commit Council to proceed with the proposed major land transaction. Following completion of the advertising period, a further report will be presented to Council summarising submissions received and seeking Council's determination on whether to proceed with the proposal.
9. The attached McAlpine Rise Major Land Transaction Business Plan assesses the proposal's strategic, financial, operational and governance implications and identifies a project budget of \$14,217,570, supported by Australian Government Housing Support Program funding. The Business Plan also identifies estimated sale proceeds of \$16,600,000 from the future disposal of residential lots and forms the basis for public consultation under section 3.59 of the *Local Government Act 1995*.

GOVERNMENT & PUBLIC CONSULTATION

10. Public consultation will be undertaken in accordance with section 3.59 of the *Local Government Act 1995*. Subject to Council adopting the McAlpine Rise Major Land Transaction Business Plan, the City will give state-wide and local public notice of the proposed major land transaction and invite written submissions for a period of not less than six weeks. Any submissions received will be considered and reported to Council before a decision is made on whether to proceed with the proposed major land transaction.

Type of Engagement	Method of Engagement	Engagement Dates	Participation (Number)	Statutory Consultation
Inform	State-wide and local public notice	Minimum six-week submission period	To be confirmed following close of submissions	Yes
Consult	Written public submissions invited under Section 3.59 of the <i>Local Government Act 1995</i>	Minimum six-week submission period	To be confirmed following close of submissions	Yes

STATUTORY IMPLICATIONS

11. Section 3.59 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* guide the statutory process for the proposed major land transaction. Consistent with those requirements, the City has prepared the attached McAlpine Rise Major Land Transaction Business Plan, which includes an assessment of the proposal, its expected financial effect, its effect on local government facilities and services, the City's ability to manage the transaction, and other relevant matters required by the legislation.
12. The City has assessed the proposal against the requirements of section 3.59 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* and considers that it should be progressed as a proposed major land transaction. The attached Business Plan has been prepared to support public advertising and community consultation in accordance with the statutory requirements.
13. The City will give state-wide and local public notice of the proposed major land transaction. The notice will invite public submissions for a period of not less than six weeks in accordance with section 3.59 of the *Local Government Act 1995*.

14. Following the close of the public submission period, a further report will be presented to Council summarising any submissions received and addressing matters raised during consultation, before Council determines whether to proceed with the proposed major land transaction.

POLICY IMPLICATIONS

15. Nil

RISK IDENTIFICATION & MITIGATION

16. The risk identification and categorisation relies on the City's Enterprise Risk and Opportunity Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Legal & Compliance: Compliance with Section 3.59 process.	Unlikely	Major	Medium	Progress business plan, notice and submissions as detailed in Recommendation, Consultation and Statutory Implications.
Financial: Project cost or market variation.	Possible	Moderate	Medium	Monitor budget, grant funding, Water Corporation estimate and sale assumptions as detailed in Discussion and Financial Implications.
Financial & Operational Delay in conditions, servicing or delivery.	Possible	Moderate	Medium	Track WAPC conditions, servicing agreements and delivery milestones as detailed in Background, Discussion and Financial Implications.
Environmental: Environmental or bushfire requirements not implemented.	Unlikely	Moderate	Medium	Implement WAPC approval conditions as noted in Environmental Considerations and Background.
Community: Community concern or process misunderstanding.	Possible	Minor	Medium	Use clear public notice and report submissions back to Council as detailed in Recommendation and Government & Public Consultation.

FINANCIAL IMPLICATIONS

17. The McAlpine Rise Major Land Transaction Business Plan identifies a project budget of \$14,217,570 (excluding GST), supported by equivalent Australian Government Housing Support Program funding. The Business Plan estimates future sale proceeds of \$16,600,000 from the disposal of City lots, noting that financial outcomes will be considered further before any final decision is made to proceed with the transaction
18. The Water Corporation Land Development Agreement for WAPC 203222 includes an estimated fee of \$662,278.20 including GST for servicing and subdivision clearance requirements relating to water supply, wastewater, drainage and related fees. This estimate is based on 83 proposed lots and will be confirmed through the Water Corporation clearance process.

LEGAL IMPLICATIONS

19. The proposed process is intended to ensure compliance with the statutory requirements for major land transactions before Council makes any final decision on whether the McAlpine Rise Subdivision and Sale Proposal should proceed.

ENVIRONMENTAL CONSIDERATIONS

20. Environmental considerations were addressed as part of WAPC Application 203222, which was approved on 16 July 2026. Any environmental conditions or requirements arising from that approval will continue to be managed through the subdivision implementation process.

21. This approach is consistent with the City of Albany Council Plan 2026–2036, which recognises the need to balance growth, housing, services and infrastructure with protection of the natural environment, guided by sound evidence and long-term impacts.

ALTERNATE OPTIONS

22. Council may choose not to adopt the Business Plan or authorise public advertising at this time. This would delay the statutory consultation process and Council's further consideration of the proposed major land transaction.

CONCLUSION

23. The McAlpine Rise Major Land Transaction Business Plan has been prepared to support Council and community consideration of the proposed subdivision and sale of residential lots from City-owned land at McAlpine Rise. Adoption of the Business Plan will enable the City to undertake the public notice and submission process required under section 3.59 of the *Local Government Act 1995*. Following completion of that process, a further report will be presented to Council to consider submissions received and determine whether to proceed with the proposed major land transaction.

Consulted References	:	<i>Local Government Act 1995; Local Government (Functions and General) Regulations 1996; McAlpine Rise Major Land Transaction Business Plan; WAPC Application 203222 Decision Advice dated 16 July 2026; Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026; Water Corporation Land Development Agreement for WAPC Application 203222; City of Albany Council Plan 2026–2036.</i>
File Number	:	LP.PLA.31
Previous Reference	:	Nil

- 11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
- 12. MEETING CLOSED TO THE PUBLIC**
- 13. CLOSURE**