



MINUTES

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE MEETING

Wednesday 3 December 2025

6.00pm

Council Chambers

The Five Strategic Pillars



Development & Infrastructure Services Committee
Terms of Reference

Functions:

This Committee is responsible for:

- Sustainable management of natural areas, balancing conservation with responsible access and enjoyment.
- Shared responsibility for climate action.
- Responsible growth, development, and urban renewal.
- Creating interesting, vibrant, and welcoming places.
- Valuing and preserving local history, heritage, and character.
- Ensuring a safe, sustainable, and efficient transport network.

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.

Membership: Open to all elected members.

Meeting Schedule: Monthly Meeting

Location: Council Chambers

Executive Officers:

- Executive Director Infrastructure, Development & Environment Services
- Manager Development Services
- Manager Engineering & Sustainability

Delegated Authority: None

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE
MINUTES – 03/12/2025

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DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE
MINUTES – 03/12/2025

1. **DECLARATION OF OPENING** - The chair declared the meeting open at 6.00pm.

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 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE**

Mayor: G Stocks

Councillors:

Deputy Mayor Councillor	P Terry
Councillor	R Sutton (Chair)
Councillor	L MacLaren
Councillor	T Brough
Councillor	M Lionetti

Staff:

Chief Executive Officer	A Sharpe
Executive Director Infrastructure, Development & Environment	P Camins
Manager Development Services	J van der Mescht
Manager Operations	D Lawrence
Climate and Sustainability Project Officer	Kylie Outhwaite
Meeting Secretary	N Banyard

Apologies:

Councillor	I Clarke APM (Apology)
Councillor	R Stephens (Apology)
Councillor	C McKinley (Apology)

There was 1 member of the public in attendance

4. DISCLOSURES OF INTEREST

Name	Committee/Report Item Number	Nature of Interest
Nil		

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE Nil

6. PUBLIC QUESTION TIME

Conduct of Persons at Meetings: Members of the public attending meetings must be respectful of the Presiding Member, Council and City Officers to ensure the meeting runs efficiently.

Prevention of Disturbance:

- Members of the public are admitted to meetings with the understanding that no expressions of dissent, approval, conversations or other interruptions will take place during proceedings.
- Attendees must:
 - Refrain from interrupting the meeting through approval, dissent or conversation.
 - Conduct themselves appropriately and follow directions if asked to leave.
 - Avoid obstructing access to the meeting or causing disturbances.

Public Question Time. In accordance with clause 4.2 (Procedures for public question time) and clause 8.3 (Where this local law does not apply or is silent) of the *City of Albany Standing Orders Local Law 2014 (as amended)*:

- Public Question Time is limited to 30 minutes, extendable at the discretion of the Presiding Member.
- The Presiding Member may decline to respond to a question if:
 - The same or a similar question was asked at a previous meeting.
 - The question or statement is offensive, unlawful or defamatory. The Presiding Member may request that it be rephrased to ensure that it is appropriate.

Contents of Minutes As per the *Local Government (Administration) Regulations 1996*, regulation 11:

- The minutes of the meeting will include a summary of questions raised during Public Question Time and a summary of the response.

Documents Tabled at Meetings. Documents tabled during Public Question Time or Reports of Members will not be included in the minutes. The minutes will note who tabled the document and will provide a document reference number.

6:01pm Sam Stevens

Summary of key points:

Ms Stevens addressed Council regarding DIS458 – City of Albany Water Management Strategy.

There being no further speakers the Chair declared Public Question Time closed at 6:05pm.

7. PETITIONS AND DEPUTATIONS Nil

8. CONFIRMATION OF MINUTES

RESOLUTION

MOVED: COUNCILLOR BROUGH

SECONDED: COUNCILLOR LIONETTI

THAT the minutes of the Development and Infrastructure Services Committee meeting held on 12 November 2025 as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

CARRIED 6-0

9. PRESENTATIONS Nil

10. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS Nil

DIS458: CITY OF ALBANY WATER MANAGEMENT STRATEGY

Proponent / Owner	: City of Albany
Attachments	: City of Albany Water Management Strategy 2025 - 2035 Appendix 3: Information underpinning preparation of the strategy
Report Prepared By	: Climate and Sustainability Project Officer
Authorising Officer:	: Executive Director Infrastructure, Development & Environment

STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan or Corporate Business Plan, informing plans or strategies:
 - **Pillar:** We are leaders in sustainability with a shared commitment to climate action and protecting our beautiful, natural environment
 - **Outcomes:** Shared responsibility for climate action.

In Brief:

- The City of Albany Water Management Strategy 2025 – 2035 is presented to Council for adoption.

RECOMMENDATION

DIS458: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR MACLAREN
SECONDED: COUNCILLOR BROUGH

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 6-0

DIS458: AUTHORISING OFFICER RECOMMENDATION

THAT the City of Albany Water Management Strategy 2025 – 2035 be ADOPTED.

BACKGROUND

2. The City faces a complex array of challenges in managing its water resources.
3. Climatic changes such as altered rainfall patterns, increased temperatures, more frequent and intense extreme weather events, sea level rise and associated salinity issues directly impact water availability, recharge rates and surface water flows, while also increasing drought and fire risks.
4. Urban development further exacerbates these issues by increasing impervious surfaces, leading to higher stormwater runoff, reduced groundwater recharge, and increased erosion, sedimentation and pollution of waterways.
5. Other significant challenges include the need to upgrade aging drainage infrastructure, water quality degradation and altered flow regimes.
6. The City first made a commitment to improving water efficiency in 2014, with the first *Water Efficiency Management Plan* developed in partnership with the Water Corporation and Department of Water and Environmental Regulation.
7. The City submitted a *Gold Waterwise Action Plan* in 2020 and has met requirements to achieve annual Gold re-endorsement every year since.
8. The Albany Leisure and Aquatic Centre is recognised as a Gold Waterwise Aquatic Centre and undertakes annual Waterwise Aquatic Centre Plan and Reporting.

9. The City has a cross-departmental Water Management Team that meets quarterly to plan, implement and report on water management goals collaboratively.
10. In 2022, the City became the first regional local government to undertake the Water Sensitive Cities Benchmarking and Assessment. The *Water Sensitive Cities Index Report* for the City of Albany (2022) is available upon request.

DISCUSSION

11. Preparation of the City of Albany Water Management Strategy (WMS) fulfils action 2.2.1.1 of the *City of Albany Corporate Business Plan* to “provide a Waterwise Strategy”.
12. The WMS has been developed in accordance with and subject to an agreement between the City of Albany and Urbaqua, who have considerable experience and skill in the preparation of environmental documents.
13. The WMS has been developed to guide the City of Albany’s responsibilities in managing water resources over the next 10 years.
14. It will provide a platform to facilitate collaborative action with other government agencies, industry and the community, optimising the delivery of shared values, objectives and outcomes.
15. The WMS seeks to fulfil the requirements of a new *Waterwise Council Action Plan*, which is a requirement for continued participation in the Department of Water and Environmental Regulation (DWER) and Water Corporation Waterwise Council Program.
16. Appendix 1 contains the City’s *Waterwise Council Action plan 2025 – 2030*.

Implementation

17. Implementation of WMS priority strategies will occur over several years in response to community, asset management and environmental priorities. This will enable continuous improvement as new information informs outcomes, as well as risks and their management.
18. Sequencing of works may be required to ensure safe and economic delivery of the recommended outcomes. This will support an adaptive management approach to the delivery of actions that monitor outcomes, respond to changing conditions, and adjust actions according to available budgets and resources.
19. The WMS will be reviewed at least every 5 years (alternating between minor and major reviews) and revised as necessary.
20. The City commits to the delivery of this WMS in collaboration with other agencies and the community where possible. Recommendations for funding and timing of actions are provided in the Implementation Plan.
21. The Implementation Plan will be reviewed every 2 years and revised to continue working towards the achievement of the priority strategies.

Monitoring progress

22. The actions in the Implementation Plan will be incorporated into the City’s business planning framework and progress monitored by the Water Management Team.
23. Progress will be reported via the City’s Annual Report and *Gold Waterwise Council Annual Report*. A more detailed progress report will be released following each major review.

GOVERNMENT & PUBLIC CONSULTATION

24. The WMS has been prepared with considerable input from City departments, including via several staff workshops held between January and March 2025, including:
 - Visioning workshop and aligning community priorities from the Community Survey
 - Enabling strategies workshop
 - Strategies and actions workshop

25. Workshop notes and information underpinning preparation of the Strategy is detailed in Appendix 3.
26. Community Engagement activities that have informed this Strategy include:

Type of Engagement	Method of Engagement	Engagement Dates	Participation (Number)	Statutory Consultation
Consult	Community Survey	13 Nov 2024 to 19 Dec 2024	74 responses from 29 suburbs	NA
Consult	Workshop	2 Feb 2022	25	NA

27. Results from the Community Survey are outlined in Appendix 3 (Attachment 1).

STATUTORY IMPLICATIONS

28. Nil

POLICY IMPLICATIONS

29. The policies considered to have relevance to the City of Albany Water Management Strategy include:
- Developed Managed Space: Parks & Gardens Policy
 - City of Albany Local Planning Scheme
 - City of Albany Local Planning Strategy
 - Stormwater Management Strategy
 - Strategic Asset Management Plan
 - Draft Local Biodiversity and Urban Forest Strategy
 - Environmental Weed Management Plan
 - Verge Development Guidelines
30. Other Relevant Strategies include:
- State Planning Policy 2.9: Planning for Water
 - Great Southern Regional Water Supply Strategy (2014)

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Community <i>There is a reputational risk if the City does not act in accordance with water management objectives and actions listed in the Strategic Community Plan, Corporate Business Plan and inline with Gold Waterwise Council Accreditation.</i>	<i>Almost Certain</i>	<i>Moderate</i>	<i>High</i>	<i>Manage community expectation through clear and transparent communication and leadership.</i>
Environmental <i>If the Strategy is not endorsed, the City is without clear direction of appropriately managing water resources in a changing climate and growing population.</i>	<i>Almost certain</i>	<i>Moderate</i>	<i>High</i>	<i>Endorse Strategy. Ensure strong partnership with external stakeholders on issues that extend beyond City's scope of responsibility.</i>
Financial <i>If the Strategy is not endorsed, there is a risk of wasting funds designated for the consultation and expertise that have informed the strategy vision, priorities and actions.</i>	<i>Likely</i>	<i>Moderate</i>	<i>High</i>	<i>Endorse Strategy or designate further resourcing and expertise to amend in accordance with Council's strategic priorities.</i>

Financial <i>If the Strategy is not endorsed, priority actions may be excluded from the Long Term Financial Plan, leading to higher future environmental or service delivery costs.</i>	<i>Almost Certain</i>	<i>Moderate</i>	<i>High</i>	<i>Review and update Implementation Plan on a regular basis to underpin continued action towards achievement of Strategy objectives.</i>
Service Delivery <i>If the Strategy is not endorsed, subsequent changes may delay projects and increase competing priorities across several business areas. E.g., Reserves, Sustainability, Planning Services.</i>	<i>Likely</i>	<i>Moderate</i>	<i>High</i>	<i>Endorse Strategy and commence implementation.</i>
Opportunity 1: <i>The Strategy demonstrates continued leadership and a collaborative approach to managing water resources in an open and transparent document.</i>				
Opportunity 2: <i>The Water Management Strategy will help leverage funding for projects and collaboratively work across different business areas and related strategies to achieve mutually beneficial environmental, financial and community outcomes.</i>				
Opportunity 3: <i>Identify actions that can be delivered through current budget and those that can be incorporated into long term financial planning and business plan.</i>				

FINANCIAL IMPLICATIONS

32. Endorsement of this Strategy does not commit Council to deliver or fund all projects identified.
33. A funding estimation and source of funding is proposed for each action in the Implementation Plan.

Table 10: Key to funding estimation

Priority	Likely order of magnitude costs
High	Over \$100,000
Medium	\$50,000 - \$100,000
Low	Under \$50,000

Table 11: Key to funding consideration represented by the colour of the action number

Funding consideration
The action can be absorbed into operations and does not require additional budget allocation
The action is included or forms part of an action included in the Corporate Business Plan or Annual Budget
The action is not included in the Corporate Business Plan or Annual Budget and is considered of a high priority. It should be considered for inclusion in next review and may require budget allocation
The action is to be considered for inclusion in the Long Term Financial Plan and future reviews of the Corporate Business Plan

Figure 1 Excerpt from Implementation Plan

34. It is likely that some external funding will be sought to co-fund various projects. Possible sources of funding include:
 - Water Corporation Greening Scheme (50% co-funded annually for waterwise community projects e.g. Waterwise Verge Rebate).
 - Department of Water and Environmental Regulation Community Water Supplies Partnership (CWSP) Program, jointly funded by the Australian and WA Governments and delivered by DWER's Rural Water Planning Team.
35. Previous successful funding grants include \$62,000 for two 250-kilolitre rainwater tanks at ALAC (2021) and \$73,302 for two 250-kilolitre water tanks to support firefighting and irrigation at the Mercer Rd depot (2025).

LEGAL IMPLICATIONS

36. Nil.

ENVIRONMENTAL CONSIDERATIONS

37. As the City is also in the process of preparing a Local Biodiversity Strategy and Urban Forest Strategy, many actions are complementary across all three strategies. They will work together to protect water resources, landscapes, and improve community liveability.
38. Actions relevant to water management that are more closely linked to the achievement of biodiversity and urban forest outcomes will be incorporated into these strategies.

ALTERNATE OPTIONS

39. Council may choose not to support the WMS and associated actions listed within the Implementation Plan.
40. Council may choose to change the priority strategies and actions based on its own strategic priorities.

CONCLUSION

41. The WMS has been developed to guide activities that are the responsibility of the City of Albany with regard to management of water resources across the municipality in the medium term (next 10 years).
42. The WMS has been prepared with considerable input from City Staff, Community Survey and Water Sensitive Cities Benchmarking Assessment Workshop and Report.
43. Implementation of WMS priority strategies will occur in response to community, asset management and environmental priorities. This will allow for continuous improvement as new information emerges on outcomes, as well as risks and their management.

Consulted References	:	<i>City of Albany Local Planning Scheme</i> <i>City of Albany Local Planning Strategy</i> <i>City of Albany Stormwater Management Strategy</i> <i>State Planning Policy (SPP) 2.9: Planning for Water and SPP 2.9 Planning for Water Guidelines (draft, WAPC, 2021)</i> <i>Great Southern Regional Water Supply Strategy DWER, 2014)</i>
File Number	:	EM.PLA.47
Previous Reference	:	N/A

DIS459: PROPOSED CLOSURE – PORTION BROWNS ROAD, LOWLANDS

Land Description	: Portion unconstructed Browns Road, Lowlands
Proponent / Owner	: Wilson Inlet Catchment Committee
Attachments	: Proposed portion Browns Road closure
Report Prepared By	: Lands Officer
Authorising Officer:	: Executive Director Infrastructure, Development and Environment

STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan or Corporate Business Plan informing plans or strategies:
 - **Pillar:** Place. A safe, sustainable and efficient transport network.
 - **Outcomes:** 10.1 Improve road safety, connectivity and traffic flow

Maps and Diagrams:



In Brief:

- Wilson Inlet Catchment Committee (WICC) is seeking to acquire an unconstructed 400 metre portion of Browns Road, Lowlands to incorporate into Eungedup Wetlands to improve security and overall management of the area under ownership of WICC.
- Council resolution is required to permanently close this portion of Browns Road in order for this land to be amalgamated with the adjoining WICC owned freehold lots.

RECOMMENDATION

DIS459: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR MACLAREN
SECONDED: DEPUTY MAYOR TERRY

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 6-0

DIS459: AUTHORISING OFFICER RECOMMENDATION

THAT Council;

REQUESTS the Minister for Lands to permanently close a 400 metre (8.2 Hectare) section of unconstructed Browns Road reserve, pursuant to section 58 of the Land Administration Act 1997, contingent to this land being amalgamated with Lot 7167 on Certificate of Title 2210/50 and Lot 7168 on Certificate of Title 2083/78.

BACKGROUND

2. In 2022 WICC acquired 104 Hectares of farmland directly adjacent to Eungedup (formerly known as Lake Saide) and City of Albany managed Reserve 17464, Lowlands.
3. This area of Lowlands has significant ecological values particularly for waterbirds, migratory birds (including the Endangered Australasian Bittern) and the surrounding remnant forest supports populations of the Critically Endangered Western Ring-tailed Possum.
4. Discussions with City of Albany Planning and Reserves staff in 2024 highlighted an opportunity to improve overall management of the area by WICC also acquiring a portion of Unallocated Crown Land (UCL) and an unused, unconstructed portion of Browns Road between the WICC land and Eungedup.

DISCUSSION

5. The portion of Browns Road being considered for closure and amalgamation with WICC land has never been used as a road or had a road constructed upon it.
6. The City of Albany is in support for this road to be permanently closed and disposed of to WICC for amalgamation into their private landholdings as there are no plans to construct this road for public access in the future.
7. Closure of this road will allow WICC to fully manage Eungedup Wetlands for ecological conservation.

GOVERNMENT & PUBLIC CONSULTATION

8. WICC has been in discussions with the Department of Planning Lands & Heritage and the City of Albany, who support the closure and disposal of the unused road reserve to WICC for amalgamation with WICC private landholdings.
9. The *Land Administration Act 1997* and associated Regulations allow for a road to be closed without public consultation if the road has not been used as a road or has had a road constructed upon it.

STATUTORY IMPLICATIONS

10. Section 58 of the *Land Administration Act 1997* allows for the local government to request the Minister to close a road permanently.

11. Section 9A of the *Land Administration Regulations 1998* allows for the Minister to close a road permanently if the request relates to land that;
- Has been reserved, declared or otherwise dedicated as a road; but
 - Has never been used as a road or had a road constructed upon it.

POLICY IMPLICATIONS

12. There are no policy implications for this item.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Environmental Risk: <i>There is a risk that by not supporting the closure and disposal of the unused road reserve, the environmental values of the site may be compromised by unmanaged public access</i>	<i>Possible</i>	<i>Minor</i>	<i>Medium</i>	<i>Council supports the road closure for disposal and amalgamation, whereby WICC have greater management over the area, which will conserve and enhance the environmental conservation values of Eungedup</i>
Opportunity: <i>To clear up a historical land tenure anomaly to better reflect the current use of the land.</i>				

FINANCIAL IMPLICATIONS

14. Any financial arrangements associated with this land disposal will be managed between the WICC and the DPLH. The City will not derive any financial benefit from the process.

LEGAL IMPLICATIONS

15. There are no legal implications relating to this item.

ENVIRONMENTAL CONSIDERATIONS

16. There are no environmental considerations relating to this item.

ALTERNATE OPTIONS

17. The City of Albany can choose to;
- refuse support for the proposed road closure and amalgamation, whereby the road reserve will remain as is.
 - Support the proposed road closure and amalgamation, with conditions.

CONCLUSION

18. Wilson Inlet Catchment Committee (WICC) is seeking to acquire an unconstructed 400m portion of Browns Road, Lowlands to incorporate into Eungedup Wetlands to improve security and overall management of the area under ownership of WICC.
19. The portion of Browns Road being considered for closure and amalgamation with WICC land has never been used as a road or had a road constructed upon it.
20. Closure of this road will allow WICC to fully manage Eungedup for ecological conservation.
21. Council resolution is required pursuant to section 58 of the *Land Administration Act 1997* & section 9A of the *Land Administration Regulations 1998*.

Consulted References	:	<i>Land Administration Act 1997</i> <i>Land Administration Regulations 1998</i>
File Number	:	RD.RDC.2
Previous Reference	:	None

DIS460: BUDGET AMENDMENT FOR STRATEGIC ROAD RESERVE ACQUISITION

Proponent / Owner	: City of Albany.
Business Entity Name	: City of Albany.
Attachments	: Commercial in Confidence - Confidential Briefing Note under separate cover
Report Prepared By	: Manager Development Services
Authorising Officer:	: Executive Director Infrastructure, Development & Environment

STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan or Corporate Business Plan informing plans or strategies:
 - **Pillar:** Place.
 - **Outcome:** A safe, sustainable and efficient transport network.

In Brief:

- This item is an additional budget review outside the standard process.
- Council approval is sought to increase the budget for WO.15444.2550C Land Acquisition to enable the purchase of strategic land for road reserve.
- It is proposed to transfer an amount of \$200,000 from the Land Acquisition Reserve WO.14519.2703 to increase the Land Acquisition Budget WA15444.2550C to \$350,000.

RECOMMENDATION

DIS460: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR BROUGH
SECONDED: MAYOR STOCKS

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 6-0

6:46pm

MOTION

MOVED: COUNCILLOR BROUGH
SECONDED: DEPUTY MAYOR TERRY

THAT the meeting be RE-OPENED to members of the public.

CARRIED 6-0

6:29pm

RESOLUTION

MOVED: COUNCILLOR BROUGH
SECONDED: DEPUTY MAYOR TERRY

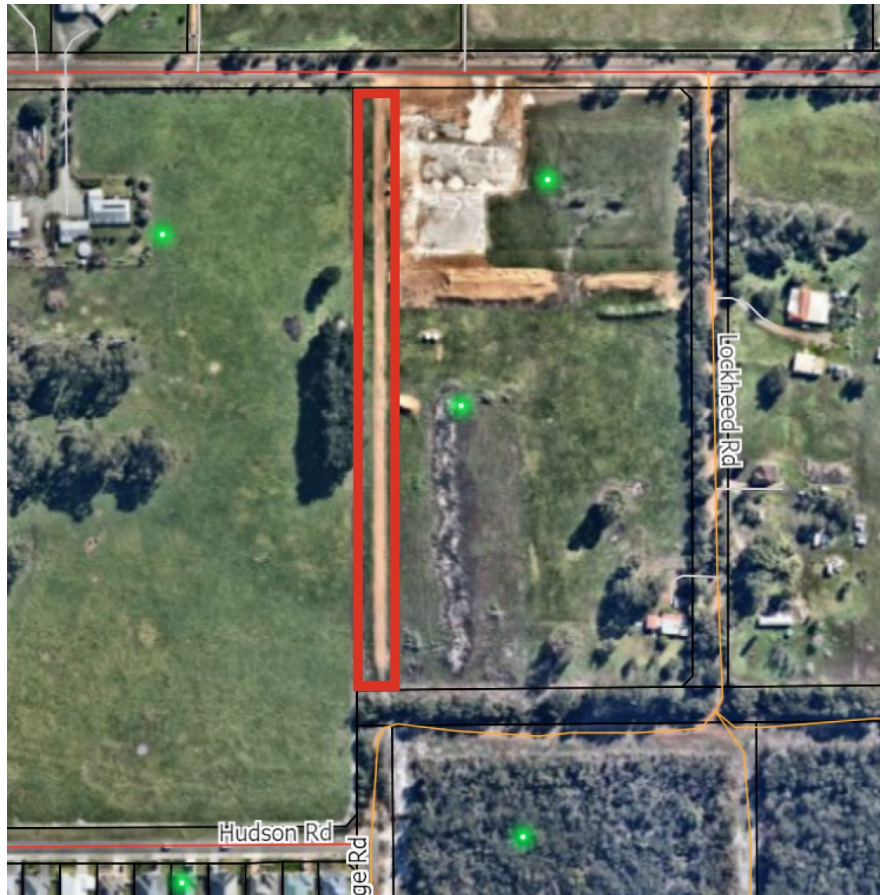
THAT, in accordance with Clause 4.1 of the City of Albany Standing Orders Local Law 2014 (As Amended), the meeting be CLOSED to members of the public to allow discussion on item DIS460: BUDGET AMENDMENT FOR STRATEGIC ROAD RESERVE ACQUISITION.

CARRIED 6-0

DIS460: AUTHORISING OFFICER RECOMMENDATION

THAT Council APPROVE a budget amendment to transfer the amount of \$200,000 from Land Acquisition Reserve WO.14519.2703 to increase Land Acquisition Budget Line WO15444.2550C to \$350,000.

LOCALITY MAP



BACKGROUND

2. Access between Catalina Road and Hudson Road, via Lockheed Road and an informal track off Lockheed Road, has been used by Yakamia and Lange residents for a considerable period.

3. This informal route has operated as a well-used local connection, providing a convenient and direct link between the two neighbourhoods. As a result, many residents have relied on it for day-to-day travel.
4. This informal connection traversed private land rather than being located within the Bond Road reserve. It was recently blocked by the landowner, who closed access to Bond Road due to concerns regarding potential liability.
5. The City has identified approximately 1 hectare of land forming part of Lot 35 Lockheed Road, Lange, which is designated under the Catalina Outline Development Plan (ODP) for the proposed connecting road. This future road will also be reflected in the Albany North District Structure Plan.
6. This alignment has already been incorporated into the design of a recently approved private school, informing the interim location of the school's emergency access way.
7. This section of road is considered a critical connector between the Lange and Yakamia areas. Its importance extends beyond improving permeability between the two suburbs—it also provides essential access and evacuation capacity in the event of a bushfire and will form part of the future district distributor road. This connection is required regardless of whether the full Range Road alignment is ultimately implemented.

DISCUSSION

8. A sworn valuation has been obtained for the property.
9. The valuation reflects an increase in property values in Albany. Accordingly, the original budget, which was based on preliminary estimates, needs to be adjusted to align with current market conditions.
10. The landowner has indicated their willingness to accept the sworn valuation and voluntarily sell the land to the City of Albany for the purpose of establishing a road reserve.

GOVERNMENT & PUBLIC CONSULTATION

11. The proposed road is included in the endorsed structure plan for the area. A subdivision plan establishing the road reserve will be prepared as part of the land acquisition process and submitted to the Department of Planning, Lands and Heritage (DPLH).

STATUTORY IMPLICATIONS

12. Voting Requirement: Absolute Majority.
13. The road reserve will be created in accordance with statutory requirements.

POLICY IMPLICATIONS

14. Nil

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
People Health and Safety <i>Lack of Emergency Access or properly constructed road access could have a significant impact on the community during an emergency event.</i>	<i>Unlikely</i>	<i>Major</i>	<i>Medium</i>	<i>The City should proceed with the land acquisition and associated planning to enable the delivery of a properly constructed road.</i>
<i>Opportunity – a constructed road as proposed will ease congestion, improve permeability, and promote the development of the Lange area.</i>				

FINANCIAL IMPLICATIONS

16. The current budget allocated is insufficient to purchase the portion of land required for the road, therefore additional budget is required.
17. More detailed information regarding the valuation is contained in the Confidential Briefing Note.
18. The cost will be included in future developer contributions or apportionment schedules for recovery.

LEGAL IMPLICATIONS

19. There are no legal implications associated with this item.

ENVIRONMENTAL CONSIDERATIONS

20. If the amendment is approved and the road alignment is purchased, construction of the road (not part of this item) will require minor vegetation clearing at the western end of the Bond Rd reserve, where it connects to the new alignment.

ALTERNATE OPTIONS

21. The options are:
 - a) Council may choose to accept the recommended budget amendment to purchase the land; or
 - b) Council may refuse the recommendation, thereby preventing the purchase of this land.

CONCLUSION

22. It is recommended that the Authorising Officer's Recommendation to adopt the budget amendment be supported, enabling the purchase of this strategic land.

Consulted References	• Local Government (Functions and General) Regulations 1996
File Number	
Previous Reference	N/A

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN - Nil

12. MEETING CLOSED TO THE PUBLIC – 6:50pm

13. CLOSURE

There being no further business the Chair declared the meeting closed at 6.50pm.

Councillor R Sutton

Councillor Robert Sutton

CHAIR