



MINUTES

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE MEETING

Wednesday 13 August 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 – 13/08/2025

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DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE
MINUTES – 13/08/2025

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:

Councillor

M Traill (Chair)

Deputy Mayor Councillor

P Terry

Councillor

R Sutton

Councillor

D Baesjou

Councillor

S Grimmer

Councillor

L MacLaren

Councillor

M Lionetti

Staff:

Chief Executive Officer

A Sharpe

Executive Director Infrastructure, Development
& Environment

P Camins

Manager Development Services

J van der Mescht

Meeting Secretary

N Banyard

Apologies:

Councillor

A Cruse (Leave of Absence)

Councillor

C McKinley (Apology)

Councillor

T Brough (Apology)

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.

There were no requests to address Council from Members of the Public.

7. PETITIONS AND DEPUTATIONS Nil

8. CONFIRMATION OF MINUTES

DRAFT MOTION

MOVED: COUNCILLOR SUTTON

SECONDED: COUNCILLOR GRIMMER

THAT the minutes of the Development and Infrastructure Services Committee meeting held on 14 May 2025 as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

CARRIED 8-0

There was no DIS Committee meeting held in June or July 2025 due to there being no agenda items.

9. PRESENTATIONS Nil

10. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS Nil

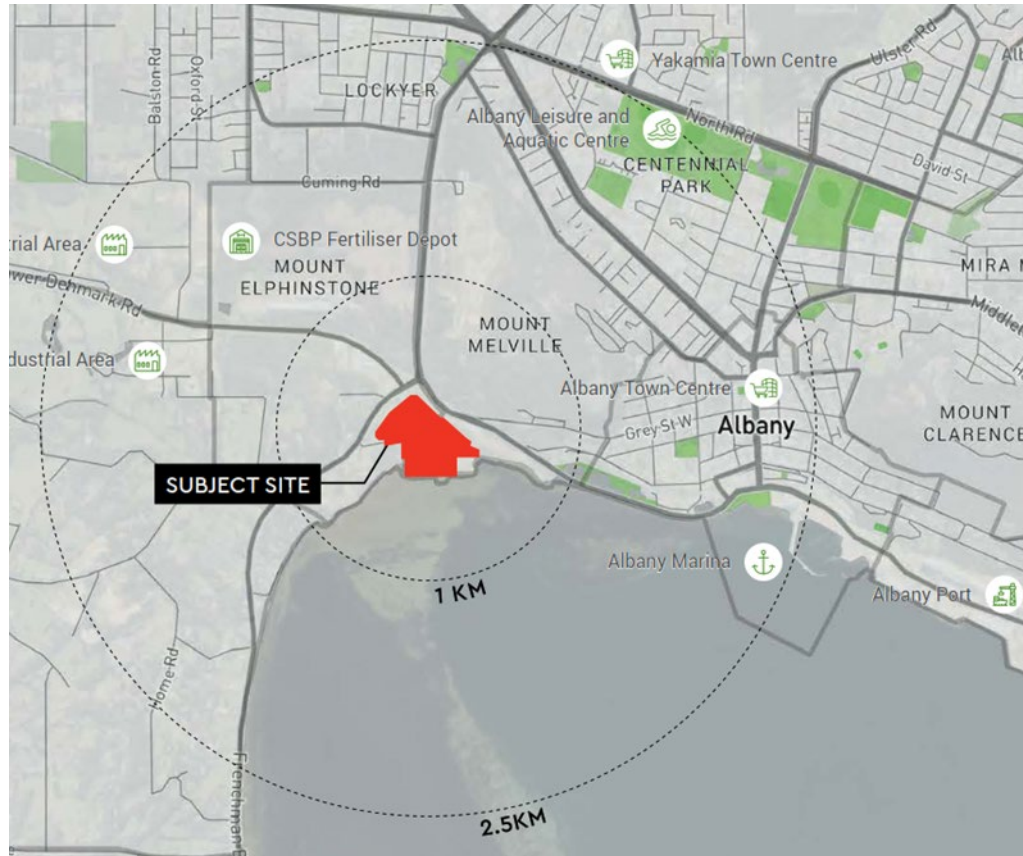
DIS446: AMD003 – AMENDMENT TO LOCAL PLANNING SCHEME NO.2

Land Description	:	<table><tr><th>Lots</th><th>Landowner</th></tr><tr><td>895, 1104, 1209, 1156, 1157, 141, 50</td><td>Rural Logistics (WA) Pty Ltd</td></tr><tr><td>530, 1350, 44, 529, 501 PIN 583843</td><td>State of Western Australia</td></tr></table>	Lots	Landowner	895, 1104, 1209, 1156, 1157, 141, 50	Rural Logistics (WA) Pty Ltd	530, 1350, 44, 529, 501 PIN 583843	State of Western Australia
Lots	Landowner							
895, 1104, 1209, 1156, 1157, 141, 50	Rural Logistics (WA) Pty Ltd							
530, 1350, 44, 529, 501 PIN 583843	State of Western Australia							
Proponent / Owner	:	Refer above						
Business Entity Name	:	Rural Logistics (WA) Pty Ltd Directors being Mark Terence Dyson						
Attachments	:	1. Amendment No.3 – Document 2. Engineering Servicing Report 3. Preliminary Site Investigation 4. Sampling and Analysis Quality Plan 5. Environmental Assessment Report 6. Ecological Assessment 7. Ecological Survey 8. Schedule of Submissions						
Supplementary Information & Councillor Workstation	:	Original Submissions WAPC – Schedule of Modifications						
Report Prepared By	:	Senior Planning Officer						
Authorising Officer:	:	Executive Director Infrastructure, Development & Environment						

STRATEGIC IMPLICATIONS

- This item relates to the following elements of the City of Albany Strategic Community Plan 2032:
 - Pillar:** Place
 - Outcomes:**
 - Responsible growth, development and urban renewal.
 - Interesting, vibrant and welcoming places.
 - Local history, heritage and character is valued and preserved.
 - A safe, sustainable and efficient transport network.
 - Pillar:** Planet
 - Outcomes:**
 - Sustainable management of natural areas; balancing conservation with responsible access and enjoyment.
 - A resilient community that can withstand, adapt to, and recover from natural disasters.
 - Pillar:** Prosperity
 - Outcomes:**
 - A strong, diverse and resilient economy with work opportunities for everyone.
 - A highly sought-after tourist destination.
- The *City of Albany Local Planning Strategy 2019* (Planning Strategy) sets out the long-term planning directions for the scheme area and recommends that the subject site is considered for a mixture of uses. The proposed amendment is proposing to zone the subject land to enable residential and commercial development which therefore aligns with the strategic objectives and actions identified under the Planning Strategy.

Maps and Diagrams:



In Brief:

- The City has received a Scheme Amendment application proposing to rezone the former Woolstores site (refer to location above) from Rural Smallholding zone, Light Industry zone, and Local Road Reserve to the Urban Development zone.
- The Urban Development zone establishes the intent for future land use and enables structure planning to facilitate a mix of residential and commercial development, while also preventing incompatible subdivision or development.
- The proposal was advertised for public and agency comment.
- Concerns raised during the advertising period have been addressed in the table of submissions and through proposed modifications to the accompanying scheme text.
- It is recommended that Council support the amendment, subject to these modifications.

RECOMMENDATION

DIS446: COMMITTEE RECOMMENDATION

MOVED: MAYOR STOCKS

SECONDED: COUNCILLOR BAESJOU

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 7-1

Record of the Vote:

Against the Motion: Councillor MacLaren

DIS446: ADDENDUM

Following discussion at Committee level, the Authorising Officer Recommendation was updated, in consultation with Planning Staff in attendance, to include minor administrative amendments to provide clarity. The amendments are detailed in red in the Committee Recommendation.

DIS446: AUTHORISING OFFICER RECOMMENDATION

THAT Council, pursuant to Regulation 50(3) of the Planning and Development (Local Planning Schemes) Regulations 2015, resolves to:

1. SUPPORT, with modifications, Scheme Amendment No. 3 to the City of Albany Local Planning Scheme No. 2 as follows:
 - (i) Rezone Lots 895 and 1209 Woolstores Place, Mount Melville, Lot 1104 on Deposited Plan 165964, Lots 1156 and 1157 on Deposited Plan 171141 from 'Light Industry' to 'Urban Development'
 - (ii) Rezone Lot 50 on Deposited Plan 426285, Lot 141 Woolstores Place, Mount Elphinstone, Lot 44 on Deposited Plan 171141 and Pin 583843 from 'Rural Smallholdings' to 'Urban Development'
 - (iii) Rezone a 3,787m² portion of Lot 530 on Deposited Plan 408474 and Lot 529 Deposited Plan 408473 from 'Local Road' (Woolstores Place) to 'Urban Development', as notated on the Scheme Map
 - (iv) Rezone Lot 1350 on Deposited Plan 184224 from 'Drainage/Waterway' reserve to 'Urban Development'
 - (v) Delete RU8 from Schedule 3, Table 10.
 - (vi) Add row 69 to Schedule 7, Table 17 as follows:

No.	Description of Affected Lands	Standards
69	Lots 895 and 1209 Woolstores Place, Mount Melville Lot 141 Woolstores Place, Mount Elphinstone Lot 50 Woolstores Place, Mount Elphinstone Lot 1104 on Deposited Plan 165964 Lots 44, 1156 and 1157 on	1. Prior to development, a structure plan is to be prepared and endorsed that will address the following: - A mixed-use development, with a focus on tourism, optimising its waterfront location. - Ensuring that the development of lots adjacent to the waterfront complies with the minimum residential density

	Deposited Plan 171141 Lot 1350 on Deposited Plan 184224 A portion of Lot 530 on Deposited Plan 408474 Lot 529 on Deposited Plan 408473 Lot 501 on Deposited Plan 409116 Pin 583843	applicable to those lots a minimum residential density is applied to lots adjacent the waterfront. • Visual/landscape protection. • Interface with future-Albany Ring Road. • Potential impacts of noise and vibration from the railway line and associated environmental buffer requirements. • Coastal planning considerations including a requirement to ensure that all development shall be constructed with a minimum finished floor level height of 2.5m AHD. • Potential site contamination. • Development to be connected to reticulated sewer. • Impacts to rare or endangered flora and fauna. • Pedestrian connections for users of the Bibbulmun and Munda Biddi trails. • Water Management.
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(vii) Delete Special Control Area 15 – Princess Royal Harbour Inundation Area from the amendment area, as specified on the Scheme Map.

- Note the submissions received as detailed in the Schedule of Submissions and Recommendations.
- Forward the amendment documentation, to the Western Australian Planning Commission with a request that the Minister for Planning grant approval to the amendment.
- Notify the applicant and submitters of Council's decision.

BACKGROUND

Woolstores Structure Plan

- In February 2024, the Council agreed to recommend that the Western Australian Planning Commission (WAPC) endorse a Structure Plan for the subject area.
- The Structure Plan was prepared to guide future subdivision and redevelopment coordination across the site, that includes proposed hotel, commercial, retail, permanent residential and short-term tourist accommodation uses, in conjunction with the delivery of public open space and associated infrastructure, whilst the amendment (the subject of this report) facilitates the rezoning and supporting scheme text.

5. The Structure Plan is now with the WAPC for final determination. At the time of writing the Structure Plan is yet to be considered at a meeting of the WAPC. The content of the final Structure Plan, including any required modification is at this stage unknown by officers.
6. In accordance with the Planning and Development (Local Planning Schemes) Regulations 2015, the City is required to consider and forward a recommendation on a standard scheme amendment within prescribed statutory timeframes. While officers would ordinarily wait until the associated Structure Plan is finalised prior to presenting the amendment to Council, the need to comply with these legislated timeframes necessitates that the matter be determined at the August Ordinary Council Meeting.

Amendment No.3

7. At its October 2024 Ordinary Council Meeting, the City endorsed the proposed scheme amendment for advertising.
8. Following council endorsement for advertising, the amendment was referred to the Environmental Protection Authority who determined not to assess the proposed amendment.
9. The application was also referred to the WAPC to seek their approval to advertise. Although approval to advertise was granted by the WAPC, a number of amendments to the accompanying scheme text were required prior to advertising the document.
10. The modification removed the majority of the associated scheme text as it was the opinion of the WAPC that the proposed scheme text duplicated requirements set out elsewhere under the planning framework, including within the Structure Plan and was therefore not required.
11. Following comment from the EPA and WAPC and subsequent modifications to the document as required by the WAPC, the proposed amendment was advertised for public comment.

DISCUSSION

12. Amendment No.3 seeks to rezone the land at the old Woolstores site to the 'Urban Development' zone. The new proposed zoning allows for urban infill development, to foster responsible waterfront development, while managing risk associated with climate change (sea level rise).
13. The amendment proposal includes various associated technical reports to demonstrate the proposed amendment is capable of being supported and is consistent with the applicable planning framework.
14. The proposed amendment is consistent with the draft Local Structure Plan prepared for the site, noting the document is awaiting assessment by the WAPC who may require further modifications to the document.
15. Submissions (both Agency and public) received during the advertising process raised various concerns that the responses they previously provided on the Structure Plan do not seem to have been incorporated into the Scheme Amendment.
16. While it is anticipated that submissions made during consultation on the structure plan have been considered as part of the Structure Plan assessment, and that updates will be made to address relevant matters, the City is currently unable to confirm whether, or how, specific issues have been resolved. This is due to the Structure Plan not yet being approved by the WAPC, and uncertainty around the extent of modifications that may be required. As such, several matters raised during consultation remain unresolved at this stage. These include:
 - Appropriateness of Local Water Management Strategy
 - Requirements for development to connect to a reticulated sewer (relates to environmental outcomes).
 - Measures to address coastal erosion and inundation

- Provision of an appropriate foreshore to be ceded to the crown (related to environmental, social and development outcomes also a significant burden to future development).
 - Impacts to rare/endangered flora and/or fauna
 - Site contamination
 - Pedestrian connection with the Bibbulmun and Munda Biddi trails.
17. It should be noted that reports prepared to accompany the Structure Plan and scheme amendment may address these matters in some way however, agencies have raised concerns with missing or incorrect information in these associated reports.
18. In light of the concerns raised and the uncertainty surrounding the final content of the Structure Plan, it is recommended that the scheme text be amended to reference all unresolved matters and issues identified during the advertising process, as follows:
1. *Prior to development, a structure plan is to be prepared to address the following:*
- *A mixed-use development, with a focus on tourism, optimising its waterfront location.*
 - *Ensuring a minimum residential density is applied to lots adjacent the waterfront.*
 - *Visual/landscape protection.*
 - *Interface with future Albany Ring Road.*
 - *Potential impacts of noise and vibration from the railway line and associated environmental buffer requirements.*
 - *Coastal planning considerations.*
 - *Potential site contamination.*
 - *Development to be connected to reticulated sewer.*
 - *Impacts to rare or endangered flora and fauna.*
 - *Pedestrian connections for users of the Bibbulmun and Munda Biddi trails.*
 - *Water Management.*
19. The above text would replace the following scheme text which was advertised to adjoining landowners:
1. *All development shall be constructed with a minimum finished floor level height of 2.5m AHD.*
20. Although the requirement for development to be constructed to the specified finished floor level will remain, there are many other development requirements relating to coastal matters, including more significant issues such as the requirement to cede a foreshore and implement protection against erosion and inundation.
21. Given the extent of the unresolved coastal matters it is considered a high level statement notifying of the requirement to address coastal planning consideration is more appropriate than addressing only the resolved matters, which could appear misleading in the absence of further information.
22. It is important to note that Structure Plans are non-statutory documents and are given due regard in decision-making; however, they do not carry the same legal weight as a Local Planning Scheme. By amending to proposed scheme text to reference these matters, even through the preparation of a Structure Plan, these matters will be given more statutory weight to ensure they are sufficiently addressed and less open to dispute.

23. This modified text will also ensure the matters that need to be resolved or addressed are easily accessible to all potential purchasers or developers of the land, which is important particularly given many of the matters are unique and may not be ordinarily expected by potential developers.
24. The City also received submissions from four landowners adjacent to the structure plan/amendment area requesting their properties be included in the scheme amendment.
25. Although officers would be supportive of their inclusion in-principle, the proposed scheme amendment has been informed by detailed structure planning taking into consideration matters such as environmental and physical constraints, coastal hazard and adaptations, land capability and exiting / proposed traffic networks. In the absence of this detail for the properties in question, the City is unable to consider its rezoning at the present time.
26. It was also noted that the landowners contacted the applicants (Rowe Group) to discuss their inclusion in the Structure Plan / Amendment process however the applicants have not requested any updates to their application. The City must therefore assess the proposal as presented.
27. The modified scheme amendment complies with the strategic direction endorsed by the Local Planning Strategy 2019.
28. Council is therefore requested to support the proposed Scheme Amendment No. 3 with modification.

GOVERNMENT & PUBLIC CONSULTATION

29. The proposed scheme amendment No.3 was advertised for a period of 42 days
30. Concerns raised along with officer response can be found in the attached Schedule of Submissions.

Type of Engagement	Method of Engagement	Engagement Dates	Participation (Number)	Statutory Consultation
Consult	Mail Out	06/03/2025 – 22/04/2025	14	Yes
Consult	City of Albany Website			

STATUTORY IMPLICATIONS

31. A local planning scheme is a statutory document that defines the way land can be used and developed. A local planning scheme amendment proposes to modify the scheme text and/or map.
32. The *Planning and Development (Local Planning Schemes) Regulations 2015* identifies three different levels of amendments – basic, standard and complex. The Amendment No.3 is a standard amendment as it aligns with the City's Planning Strategy.

POLICY IMPLICATIONS

33. There are no local policy implications relating to the proposed Amendment No.3.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Operational <i>Risk: Approving the scheme amendment before the Structure Plan is approved may result in some unaddressed valid community and agency concerns.</i>	<i>Possible</i>	<i>Moderate</i>	<i>Medium</i>	<i>Approving the Scheme Amendment subject to the modifications proposed.</i>
Opportunity: <i>Facilitate the development of vacant land in a key strategic location.</i>				

FINANCIAL IMPLICATIONS

35. There are no financial implications relating to the adoption the scheme amendment.

LEGAL IMPLICATIONS

36. There are no legal implications relating to the adoption of the scheme amendment.

ENVIRONMENTAL CONSIDERATIONS

37. The subject land is likely to contain asbestos contamination and possible rare or endangered flora and fauna.

38. It is recommended that provisions requiring the matters to be addressed are included within the scheme text accompanying the proposed amendment.

ALTERNATE OPTIONS

Council may consider the following alternative options:

39. Support the amendment without modifications, endorsing the proposal as advertised and without changes in response to submissions.

40. Not support the adoption of the amendment, providing clear reasons for refusal or deferral, which may include unresolved concerns raised during advertising, inconsistency with strategic planning objectives, or the need for further information or revisions.

41. Council may choose to support the amendment with further modifications.

CONCLUSION

42. The City has received an application to transfer the land zoning at the old Woolstores site from Rural Smallholding, Light Industry and Local Road Reserve to the Urban Development zone.

43. The Urban Development zone provides an intention of future land use and a basis of structure planning, to provide for a range of residential and commercial uses and to protect the land from noncompatible subdivision or development.

44. The proposal was advertised to surrounding landholders and government agencies.

45. Concerns raised during the advertising period have been addressed through proposed amendments to the accompanying scheme text.

46. It is recommended that Council adopt the proposed amendment, subject to modification.

Consulted References	:	• <i>City of Albany Local Planning Scheme No.2</i> • <i>Planning and Development Act 2005</i> • <i>Planning and Development (Local Planning Schemes) Regulations 2015</i>
File Number	:	<i>Synergy File Number – AMD3 (LPS2)</i>
Previous Reference	:	<i>OCM 22/10/2024 Resolution DIS417</i>

DIS447: PROPOSED STRATEGIC LAND ACQUISITION

Proponent / Owner	: City of Albany
Attachments	: Commercial in Confidence - Confidential Briefing Note under separate cover
Report Prepared By	: Manager Operations
Authorising Officer:	: Executive Director Infrastructure, Development and Environment

CONFIDENTIAL ATTACHMENT

It is recommended that if a discussion is required regarding details contained within the Confidential Attachment, that the matters are discussed behind closed doors, in accordance with section 5.23(2)(c) & (e)(ii) of the Local Government Act 1995, being: a contract which may be entered into and information that has commercial value.

STRATEGIC IMPLICATIONS

- This item relates to the following elements of the City of Albany Strategic Community Plan:
 - Pillar:** 5. Leadership. A well-governed city that uses resources wisely to meet local needs.
 - Outcome:** 5.1 Proactive, visionary leaders who are aligned with community needs and values

In Brief:

- Strategic opportunity to secure long-term gravel, sand, and clay resources.
- Preliminary assessments indicate the site may offer long-term value aligned with strategic infrastructure needs.
- Supports price certainty, project planning, and operational resilience.
- Funded via Property Reserve with a long-term cost recovery pathway.

RECOMMENDATION

DIS447: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR GRIMMER

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 8-0

7:20pm

DIS447: RESOLUTION

MOVED: COUNCILLOR GRIMMER
SECONDED: COUNCILLOR LIONETTI

THAT the meeting be re-opened to members of the public.

CARRIED 8-0

6:42pm

DIS447: RESOLUTION

MOVED: COUNCILLOR BAESJOU

SECONDED: COUNCILLOR LIONETTI

THAT the meeting be closed to members of the public in accordance with 4.1 of the City of Albany Standing Orders Local Law 2014 (as Amended), to discuss the following confidential reports: DIS447: PROPOSED STRATEGIC LAND ACQUISITION.

CARRIED 8-0

DIS447: AUTHORISING OFFICER RECOMMENDATION

THAT Council:

1. AUTHORISE the Chief Executive Officer to negotiate the potential acquisition of a strategically located rural property, subject to satisfactory completion of due diligence, valuation, and contract terms, as outlined in the Confidential Briefing Note.
2. APPROVE the proposed budget reallocation as per Item 12 in the attached Confidential Briefing Note.

BACKGROUND

2. City of Albany staff have identified that suitable gravel, sand, and clay are becoming less available for road construction, maintenance, and other civil works in the western region of the municipality.
3. Reliance on private suppliers presents financial and operational risk. The proposed acquisition is in response to this growing strategic need.

DISCUSSION

4. The property, a rural property currently available for sale off-market, identified through internal strategic assessment, presents a strategic opportunity to address this issue. The site has been subject to geotechnical investigations, confirming the presence of gravel, sand and clay resources.
5. Geotechnical investigations confirm the presence of significant extractive resources suitable for long-term infrastructure needs. Detailed volume and valuation estimates are provided under confidential cover. The confirmed volumes represent approximately 20 years of resource supply based on historical and projected usage rates.
6. The site is subject to relevant regulatory considerations, and preliminary assessments indicate operational feasibility. The site's location supports logistical integration with existing City operations.
7. In addition to resource extraction, there is potential for supplementary lease income from non-operational portions of the site, contributing to cost recovery.
8. The proposed acquisition complements the City's existing Lake Warburton quarry, which serves projects in the eastern region, and ensures geographic balance in resource access. This mitigates operational risks and supports consistent pricing across the City's capital works portfolio.

GOVERNMENT & PUBLIC CONSULTATION

9. Due to the commercial and confidential nature of this acquisition, no external consultation has been undertaken.

STATUTORY IMPLICATIONS

10. Local Government Act 1995 – Section 3.58 applies to the disposal and acquisition of property.
11. Local Government Functions and General) Regulations 1996 – Regulation 8A does not apply to this land purchase.
12. Voting Requirement: **Absolute Majority**

POLICY IMPLICATIONS

13. Strategic Asset Management Plans (Transport, Building, Stormwater, Managed Space).
14. Corporate Business Plan

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Strategic Risk: Long-Term Infrastructure Delivery: failure to secure long-term access to civil construction materials (gravel, sand, clay) may impact the City's ability to deliver road and infrastructure projects within time and budget.	<i>Likely</i>	<i>Major</i>	<i>High</i>	<i>Secure access through land acquisition; diversify geographic access to materials (complements Lake Warburton).</i>
Financial Risk: Resource Supply Cost Volatility: Continued reliance on private suppliers may expose the City to escalating costs and uncertain market pricing.	<i>Likely</i>	<i>Moderate</i>	<i>High</i>	<i>Acquire site with proven resources; lock in material pricing stability over 20+ years; generate lease income.</i>
Operational Risk: Resource Availability Constraints: Scarcity of suitable private extraction sites due to environmental constraints, landowner resistance, or regulatory approval difficulties.	<i>Likely</i>	<i>Major</i>	<i>High</i>	<i>Site has existing extractive approvals; City-controlled operations improve certainty and reduce dependency on third parties.</i>
Environmental and Compliance Risk: Extraction activities could lead to environmental impacts if not properly managed (dust, runoff, rehabilitation).	<i>Possible</i>	<i>Moderate</i>	<i>Medium</i>	<i>Preparation of a Site Management Plan including staged extraction, progressive rehabilitation, and environmental controls; compliance with Extractive Industries Licence.</i>
Opportunity: Securing 20 years of material at predictable cost, with additional lease income and capital growth potential. To maintain the City's rural road assets to maximise life, capacity and function.				

FINANCIAL IMPLICATIONS

16. Funding will be sourced from existing reserves and supplemented as required, subject to Council approval.
17. Funding source: Primarily from City of Albany Roadworks, Drainage and Paths Reserve, to be supplemented with a Loan as required.
18. Staged cost recovery as materials are extracted from the property, along with possible agistment lease.

LEGAL IMPLICATIONS

19. Purchase subject to completion of valuation, due diligence, and contract settlement.

ENVIRONMENTAL CONSIDERATIONS

20. Post-acquisition planning will include environmental management aligned with regulatory standards.

ALTERNATE OPTIONS

21. The options are:
- Council may elect to approve the purchase of the property; or
 - The City run an Expression of Interest to any landholders with available resources to provide submissions.
 - Continue sourcing from private landholders and suppliers.
 - Seek short-term licences.

CONCLUSION

22. The proposed property purchase offers a strategic opportunity to secure 20 years of naturally occurring construction materials in a high-demand region. The purchase will reduce exposure to external market forces, support operational planning, and generate cost recovery over time.

Consulted References	:	<i>Local Government Act 1995</i> <i>Local Government (Functions and General) Regulations 1996</i>
File Number	:	All
Previous Reference	:	N/A

11. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN Nil

12. MEETING CLOSED TO THE PUBLIC

DIS447: PROPOSED STRATEGIC LAND ACQUISITION

13. CLOSURE

There being no further business the Chair declared the meeting closed at 7.23pm.

(Unconfirmed Minutes)

Councillor Malcolm Traill
CHAIR