



AGENDA

DEVELOPMENT AND INFRASTRUCTURE SERVICES COMMITTEE MEETING

Wednesday 13 May 2026

5.30pm

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

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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 ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE

Mayor: G Stocks

Councillors:

Councillor	R Sutton (Chair)
Councillor	L MacLaren
Councillor	R Stephens
Councillor	I Clarke APM
Councillor	T Brough
Councillor	C McKinley
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	P Ruggera

Apologies:

Deputy Mayor Councillor	P Terry (Leave of Absence)
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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 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.

7. PETITIONS AND DEPUTATIONS Nil

8. CONFIRMATION OF MINUTES

DRAFT MOTION

THAT the minutes of the Development and Infrastructure Services Committee meeting held on 15 April 2026 as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

9. PRESENTATIONS Nil

10. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS Nil

DIS472: BUDGET VARIATION – VARIOUS

Proponent / Owner	: City of Albany
Business Entity Name	: City of Albany
Attachments	: Budget Variation documents
Report Prepared By	: Building Infrastructure 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:** Place.
 - **Outcome:** Interesting, vibrant, and welcoming places.

In Brief:

- This item is a budget variation for minor Building capital works and a project at Milpara Park with budget summary attached.
- Council approval is sought to vary budget allowances to provide adequate funds to complete specific works.

RECOMMENDATION

DIS472: AUTHORISING OFFICER RECOMMENDATION

THAT Council APPROVE the proposed budget variations as detailed in the attached schedules.

BACKGROUND

2. There are variations within the 2025/26 Building Capital Works Program; however, the capital program contains sufficient approved funding to manage these variations.
3. The Budget Variation for two City Reserves projects has also been included on this list, nominally using underspends from other Reserves projects.

DISCUSSION

4. An accurate assessment of the funds required to complete the works has been undertaken and is provided as an attachment.
5. Budget increases reflect higher-than-anticipated costs and unforeseen service delivery requirements, including necessary scope enhancements to meet or improve operational objectives.
6. Budget decreases generally reflect resourcing efficiencies or changes in project scope.

Projects with budget available

7. The Lake Seppings boardwalk (WO.4336) was completed under budget, utilising City resources and expertise.
8. Marine Drive Lookout (WO.3076) was delivered under budget through effective use of City resources and in-house expertise.
9. Women's Rest Centre roof re-oiling works (WO.2923) have been completed, with a surplus remaining in the budget. This roof is restored annually and the effectiveness of the restoration in 24/25 meant that less work was required in this budget
10. Muttonbird Island upper stairs (WO.4322) is complete, with a budget surplus. Work was carried out efficiently with less material required than anticipated

11. Funds from the Trails budget (WO.2071) were used to deliver additional landscaping and stonework at the Marine Drive Lookout project, in line with the funding agreement. The remaining surplus is proposed to be returned to the Trails project.
12. Lawley Park Heritage Concept Planning (WO.8420) has an underspend due to delays associated with cultural surveys.
13. Centennial Multiple Bores (WO.1857) has an underspend due to required investigations.
14. The Middleton Beach Toddler Playground is in the budget to be upgraded. The smaller budget previously allocated is no longer required, as full funding has now been secured (WO.4350)

Projects requiring additional Budget

15. The Nanarup Beach stair and lookout (WO.C0180) currently has insufficient budget to complete the works. When construction was scheduled to commence in 2025, the stairs were significantly impacted by erosion following two storm events that year. As a result, materials originally allocated to Nanarup were redirected to the Muttonbird Beach stairs. These materials were subsequently reinstated at Nanarup, and the project was deferred until the beach stabilised. However, insufficient funds were carried over to complete the remaining labour required for the stair construction.
16. Rainwater storage tanks at Mercer Road were completed this year using funding from the department of Water and Environmental regulation. An unforeseen electrical upgrade is now required to support the fire service pumps at the facility (WO.C0945).
17. This year's works program delivered the Milpara Park pump track to a gravel standard. Upgrading the track to asphalt would reduce ongoing maintenance requirements and whole-of-life costs. Additional funding is required to complete these works (WO.1857 / WO.8420).
18. The Access and Inclusion Working Group has identified improvements to the Eyre Park Playground that can be completed this financial year by increasing this budget. (WO.2663)

GOVERNMENT & PUBLIC CONSULTATION

19. Not required

STATUTORY IMPLICATIONS

20. Voting Requirement: **Absolute Majority**, as the proposed item constitutes a formal variation to the adopted Annual Budget in accordance with the Local Government Act 1995 and Local Government (Functions and General) Regulations 1996.

POLICY IMPLICATIONS

21. Nil

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<p>Business Operation, Reputation & Financial.</p> <p><i>Risk: There is a risk that by not providing sufficient funds to complete the work, the work will remain incomplete.</i></p>	Likely	Moderate	Medium	Approve a financially neutral budget variation to ensure timely completion and asset quality
<p>Financial & Governance</p> <p><i>Repeated mid-year budget reallocations may reduce Council and community confidence in the accuracy of capital planning and cost estimation.</i></p>	Possible	Moderate	Medium	Improved early project costing, contingency allowances, and periodic reporting of emerging cost pressures
<p>Opportunity: Approval of the budget variation supports the timely delivery of capital projects and reinforces the City’s reputation for maintaining high-quality, interesting, vibrant, and welcoming community assets.</p>				

FINANCIAL IMPLICATIONS

23. There is a net zero financial impact arising from this budget variation.

LEGAL IMPLICATIONS

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

ENVIRONMENTAL CONSIDERATIONS

25. Environmental implications associated with individual projects will be addressed as part of each project’s delivery.

26. The budget review itself does not have any direct environmental considerations.

ALTERNATE OPTIONS

27. The options are:

- a) Council may elect to approve the application for this budget variation: or
- b) Council may refuse the recommendation, which would result in specific capital projects being deferred or delivered in an incomplete state within the 2025/26 program, including works at Nanarup Beach, Mercer Road, Milpara Park and Eyre Park.

CONCLUSION

28. It is recommended that the Authorising Officers recommendation to approve the budget variation be supported to provide an uninterrupted building program.

Consulted References	<ul style="list-style-type: none"> • <i>Local Government (Functions and General) Regulations 1996</i>
File Number	N/A
Previous Reference	N/A

DIS473: LOCAL BIODIVERSITY STRATEGY

Proponent / Owner	: City of Albany
Attachments	: Local Biodiversity Strategy – The Strategy 2026-2036 Local Biodiversity Strategy – Action Plan Local Biodiversity Strategy – Technical Report Key Themes from Public Consultation
Supplementary Information & Councillor Workstation	: N/A
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:** We are leaders in sustainability with a shared commitment to climate action and protecting our beautiful, natural environment.
 - **Outcome:** Sustainable management of natural areas; balancing conservation with responsible access and enjoyment.

Maps and Diagrams:

Online mapping tool available here:

<https://experience.arcgis.com/experience/fb5a516fc35f416797fbc7723ed3ef6>

In Brief:

- In 2023, Council requested the preparation of a Local Biodiversity Strategy.
- Funding support was secured through WALGA, and the Strategy has since been developed through specialist analysis and stakeholder engagement.
- The strategy was presented to Elected Members at the 18 July 2023 Strategic Workshop and after the 15 April 2026 Development Infrastructure Services Committee Meeting.
- The *Local Biodiversity Strategy 2026–2036* provides a framework to identify and protect areas of biodiversity significance, improve ecological connectivity, integrate biodiversity considerations into planning and development processes, and guide coordinated land management and community stewardship.
- The Strategy is supported by a detailed technical report and action plan, with implementation to occur through the City’s internal governance, business planning and annual budget processes.
- The *City of Albany Local Biodiversity Strategy 2026-2036* is presented to Council for adoption

RECOMMENDATION

DIS473: AUTHORISING OFFICER RECOMMENDATION

THAT Council:

1. **ADOPT** the *City of Albany Local Biodiversity Strategy 2026 – 2036*.
2. **NOTE** the *Local Biodiversity Strategy – Action Plan* and *Local Biodiversity Strategy – Technical Report* as supporting documents.

BACKGROUND

2. Albany contains significant biodiversity values due to its geology, climate and location at the junction of three bioregions. Historic clearing associated with agriculture and settlement has resulted in the loss of approximately 65% of native vegetation, with remaining areas often fragmented and subject to pressures including land use change, weeds, pests, altered fire regimes and hydrological modification.
3. As one of Western Australia's fastest-growing regional cities, Albany continues to experience increasing demand for housing, infrastructure and services to support a growing and diverse community. This growth presents both opportunities and challenges for the City's natural environment.
4. Many local governments in Western Australia have prepared biodiversity strategies to guide conservation, restoration and land management. These strategies assist in identifying biodiversity values, managing threats, and integrating environmental considerations into planning, reserve management and operational activities, with guidance provided by the Western Australian Local Government Association.
5. The City has previously prepared environmental strategies and surveys, including the Albany Regional Vegetation Survey, Natural Reserves Strategy and Environmental Weed Management Plan. While these documents identify environmental values and management needs, they do not provide a consolidated strategic framework across all City functions.

DISCUSSION

6. The *Local Biodiversity Strategy* has been prepared in accordance with the *WALGA Local Biodiversity Planning Guidelines* and informed by specialist analysis and stakeholder engagement.
7. The Strategy recognises the intrinsic, social and economic value of biodiversity to the City's identity and liveability, while acknowledging the need to balance biodiversity protection with responsible growth and development.
8. The *Local Biodiversity Strategy 2026–2036* provides a framework to:
 - Identify and rank Local Natural Areas (LNAs) across public and private land;
 - Protect areas of high conservation significance and under-represented vegetation types;
 - Improve ecological connectivity through macro-corridors and linkages;
 - Integrate biodiversity considerations into planning, rezoning, subdivision and development assessment; and
 - Guide coordinated land management, restoration and community stewardship.
9. The Strategy is supported by a Technical Report prepared by Aurora Environmental, which includes spatial analysis, biodiversity rankings, legislative context and stakeholder engagement outcomes. An accompanying Action Plan outlines implementation across planning, reserves management, operational practices and community engagement.
10. Implementation will be coordinated through the City's internal governance arrangements and progressed through the annual business planning and budget processes.

GOVERNMENT & PUBLIC CONSULTATION

11. Preparation of the Strategy was informed by:
 - A community survey (693 responses)
 - Two stakeholder workshops involving State agencies, community groups, NGOs and technical specialists;
 - Ongoing internal officer workshops across multiple teams, including planning, reserves and sustainability.

12. Survey results demonstrated strong community support for biodiversity protection, with 93% of respondents rating biodiversity conservation as important or very important and strong support for integrating biodiversity into all decision-making.
13. Community consultation showed strong support for the Strategy but raised concerns about the length and structure of the document, resourcing and enforcement, and the need for clearer, measurable outcomes. Submissions also highlighted the importance of stronger integration with planning controls, protection of key biodiversity areas, improved connectivity, involvement of Traditional Custodians, and improved access to mapping and data. These matters are detailed in the attached 'Key Themes' document and have informed refinement of the Strategy.
14. Community Engagement

Type of Engagement	Method of Engagement	Engagement Dates	Participation (Number)	Statutory Consultation
Consult	Community Survey – note this was a broader survey that included biodiversity and related matters.	06/03/2024 – 14/04/2024	693	N/A
Consult	Workshops with Stakeholder Reference Group	29/08/2024 05/12/2024 09/04/2026	14 Attendees 13 Attendees 16 Attendees	N/A
Consult	Community Survey on Draft Report	08/07/2025 – 10/08/2025	60 responses	N/A
Inform	Community Information Sessions	09/07/2025 12/07/2026	23 attendees 16 attendees	N/A

STATUTORY IMPLICATIONS

15. While the Strategy is non-statutory, adoption may inform future planning and operational decision-making where relevant, consistent with adopted City strategies.

POLICY IMPLICATIONS

16. The proposed Local Biodiversity Strategy provides a coordinated framework to support biodiversity management across City planning, reserves and operational functions. The Strategy complements existing City strategies and does not introduce new statutory requirements.
17. It has been prepared with consideration of the *City of Albany Strategic Community Plan, Corporate Business Plan, Local Planning Strategy, Local Planning Scheme No. 2, Natural Reserves Strategy and Action Plan, Environmental Weed Management Plan, and Water Management Strategy* and Urban Forest initiatives.
18. The Strategy may also inform future reviews of relevant City policies and management plans, consistent with guidance from the *Western Australian Local Government Association Local Biodiversity Planning Guidelines*.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Community There is a reputational risk if the City does not act consistently with environmental objectives and actions outlined in the plan. There is also a reputational risk associated with not adopting a Local Biodiversity Strategy, given increasing community and stakeholder expectations for structured biodiversity planning and management.	<i>Almost Certain</i>	<i>Moderate</i>	<i>High</i>	<i>Manage community expectation through clear and transparent communication and leadership.</i>

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Environmental If the Strategy is not endorsed, there is a risk the City will lack a clear framework to guide biodiversity management in the context of a changing climate and ongoing population growth.	<i>Almost Certain</i>	<i>Moderate</i>	<i>High</i>	<i>Ensure strong partnership with external stakeholders on issues that extend beyond City's scope of responsibility.</i>
Service Delivery If the Strategy is not endorsed, implementation of biodiversity-related initiatives may be delayed, with potential impacts on coordination and competing priorities across business areas including Reserves, Sustainability and Planning Services.	<i>Almost Certain</i>	<i>Moderate</i>	<i>High</i>	<i>Review and update Action Plan on a regular basis to underpin continued action towards achievement of Strategy objectives.</i>
Implementation Risk There is a risk that adoption raises expectations that cannot be met within available resources, leading to reputational and organisational risk.	<i>Possible</i>	<i>Moderate</i>	<i>Medium</i>	<i>Clear communication that actions are subject to business planning and budget decisions Annual review and prioritisation of the Action Plan</i>
Opportunity 1: <i>The Strategy demonstrates continued leadership and a collaborative approach to managing biodiversity in an open and transparent document.</i>				
Opportunity 2: <i>The Local Biodiversity 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

20. Implementation of actions will be subject to Council consideration through the annual budget, *Corporate Business Plan* and Long-Term Financial Plan processes.
21. A funding estimation and source of funding is proposed for each action in the Action Plan.

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

Funding consideration	
	The action is currently resourced and can be delivered within existing operational capacity.
	The action is currently resourced through the Annual Budget or available external grant funding.
	The action is not currently resourced and will require additional resourcing to enable implementation.
*	Potential to seek external funding to resource this action.

22. It may be possible to seek external funding to co-fund various projects.

LEGAL IMPLICATIONS

23. Nil. Adoption of the Strategy does not create enforceable obligations but may inform future policy development and decision-making.

ENVIRONMENTAL CONSIDERATIONS

24. The *Local Biodiversity Strategy* provides a structured framework to support the identification, protection and management of biodiversity values across the City. It consolidates existing information and aligns management approaches to address key environmental pressures including habitat fragmentation, land use change, weeds, pests, altered fire regimes and hydrological modification.
25. The Strategy also supports a more coordinated response to climate change impacts by informing priorities for conservation, restoration and land management across reserves and other natural areas.
26. As the City is also in the process of preparing a *Waterwise Strategy and Urban Forest Strategy*, many actions are complementary across all three strategies. Together, these strategies will work to protect biodiversity and water resources, enhance landscape values, and improve community liveability.

ALTERNATE OPTIONS

27. Council may choose not to support the *Local Biodiversity Strategy* and associated actions listed within the Action Plan.
28. Council may choose to change the priority strategies and actions based on its own strategic priorities.

CONCLUSION

29. The *Local Biodiversity Strategy 2026–2036* has been prepared with considerable input from City staff, the Stakeholder Reference Group and the broader community. It is underpinned by a detailed Technical Report prepared by Aurora Environmental, which includes spatial analysis, biodiversity rankings, legislative context and stakeholder engagement outcomes. The accompanying Action Plan translates the Strategy’s objectives into practical actions across planning, reserves management, operational practices and community engagement.
30. The Strategy provides a clear framework to identify and rank Local Natural Areas (LNAs) across public and private land, protect areas of high conservation significance and poorly represented vegetation types, improve ecological connectivity through identification of macro-corridors and linkages, embed biodiversity considerations into planning and development assessment processes, and guide coordinated on-ground management, restoration and community stewardship.
31. Implementation will be managed through internal governance arrangements and integrated into the City’s annual business planning and budget processes. Actions will be prioritised in response to community, asset management and environmental needs, allowing for continuous improvement as new information becomes available regarding outcomes, risks and their management.

Consulted References		<ul style="list-style-type: none"> • <i>City of Albany Local Planning Scheme</i> • <i>City of Albany Local Planning Strategy</i> • <i>Local Government Guidelines for Biodiversity Planning (WALGA, 2023)</i>
File Number	:	EM.PLA.46
Previous Reference	:	Strategic Workshop – 18 July 2023 Post DIS Committee Presentation – April 2026

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