



AGENDA

OCM Agenda Advisory Committee

Tuesday 13 October 2026

5.30pm

Council Chambers

Terms of Reference

Overarching Outcomes

1. Strategy, Policy and Governance
2. Integrated Strategy, Planning and Policy

Purpose

The purpose of the Committee is to:

- Provide recommendations to Council for decision making at an Ordinary Council Meeting.
- Provide strategic oversight and policy guidance across community services, corporate services, development and infrastructure functions.
- Improve coordination and integration of Council decision-making.
- Consider and make recommendations to Council on matters previously within the scope of the CCS and DIS Committees.

Objectives

The Committee will:

- Ensure alignment between community outcomes, infrastructure planning and financial sustainability.
- Promote efficient service delivery across all directorates.
- Strengthen governance and streamline reporting to Council.
- Support integrated long-term planning including asset management and community development.

Functions and Responsibilities

The Committee is established to provide guidance and assistance to Council in fulfilling its policy, legislative and governance responsibilities, and matters related to planning, development and infrastructure construction and maintenance.

Community, Corporate and Commercial Services

- Community development, recreation, arts and culture.
- Library and community facilities.
- Corporate governance, risk and compliance.
- Financial management, budgeting and reporting.
- Human resources and organisational development.

Development and Infrastructure Services

- Strategic and statutory planning.
- Building and development approvals.
- Engineering, infrastructure and asset management
- Waste management and environmental services.
- Major capital works programs.

Integrated Matters

- Long term financial planning and asset management integration
- Strategic projects impacting multiple service areas
- Policy development affecting whole-of-organisation outcomes.

The committee does not perform the functions of the Audit, Risk and Improvement Committee established under the *Local Government Act 1995* and associated Regulations.

Matters relating to audit, enterprise risk management, internal control, legislative compliance, financial reporting, internal and external audit and organisational improvement remain the responsibility of the ARIC.

Where appropriate, information and recommendations may be referred between committees to support coordinated governance and informed decision-making by Council.

Delegated Authority

The Committee has no delegated authority to make decisions on behalf of Council unless expressly resolved by Council. The Committee acts in an advisory capacity, making recommendations to Council.

Membership

- All elected members of Council will be members of the Committee (Committee of the Whole), unless otherwise determined by Council.
- A Councillor will be elected as Chairperson in accordance with the Act.
- A Councillor will be elected as Deputy Chairperson in accordance with the Act.

Meeting Procedures

Meetings will be conducted in accordance with the City of Albany Standing Orders Local Law 2014 (as amended), or as legislated under the Act or Regulations.

A quorum as defined under the Act. All Committee meetings are open to the public.

Meeting Frequency

Meetings to be held on the second Tuesday of each month (excluding January), commencing at 5.30pm in the Council Chambers.

The meeting, time, date and place will be advertised in accordance with the relevant legislation.

Agenda and Reporting

Agendas will be prepared by the Chief Executive Officer (CEO) or delegate. Reports will be structured to support informed decision-making and include officer recommendations. All recommendations of the Committee will be referred to Council for determination.

Conduct and Ethics

Members must comply with the Act, the City's Code of Conduct and all relevant policies. Members must declare conflicts of interest in accordance with statutory requirements.

Executive Support

The Office of the CEO, Corporate and Commercial Services, Community Services and Development, Infrastructure and Environment Directorates.

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1. DECLARATION OF OPENING

2. PRAYER AND ACKNOWLEDGEMENT OF TRADITIONAL LANDOWNERS

"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

Councillors:

Councillor

P Terry Deputy Mayor

Councillor

L MacLaren (Deputy Chair)

Councillor

M Lionetti

Councillor

R Sutton

Councillor

R Stephens (Chair)

Councillor

C McKinley

Staff:

Chief Executive Officer

A Sharpe

Executive Director Community Services

N Watson

A/Executive Director Infrastructure & Environment

D Lawrence

A/Executive Director Development Services

J Van Der Mescht

Manager IT

A Catterall

Meeting Secretary

C Crane

Apologies/Leave of Absence:

Councillor

I Clarke APM

Councillor

T Brough (Parental Leave)

Executive Director Corporate and Commercial Services

M Gilfellow

4. DISCLOSURES OF INTEREST

Name	Report Item Number	Nature of Interest

5. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

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 any responses provided.

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

8. CONFIRMATION OF MINUTES

DRAFT MOTION

THAT the minutes of the Community and Corporate Services Committee Meeting held on Tuesday 08 September 2026 as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

DRAFT MOTION

THAT the minutes of the Development and Infrastructure Services Committee meeting held on Wednesday 09 September 2026 as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

9. PRESENTATIONS

10. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

OAAC001: MONTHLY FINANCIAL REPORT – AUGUST 2026

Proponent / Owner	: City of Albany
Attachments	: Monthly Financial Report – August 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 August 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

OAAC001: AUTHORISING OFFICER RECOMMENDATION

THAT the Monthly Financial Report for the period ending 31 August 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."

GOVERNMENT & PUBLIC CONSULTATION

5. Nil

STATUTORY IMPLICATIONS

6. 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).
7. 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

8. The City's 2026/27 Annual Budget provides a set of parameters that guides the City's financial practices.
9. 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

10. Expenditure for the period ending 31 August 2026 has been incurred in accordance with the 2026/27 budget parameters.
11. 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

12. Nil.

ENVIRONMENTAL CONSIDERATIONS

13. Nil.

ALTERNATE OPTIONS

14. Nil.

CONCLUSION

15. The Authorising Officer's recommendation be adopted. 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

OAAC002: LIST OF ACCOUNTS PAID – AUGUST 2026

Business Entity Name	: City of Albany
Attachments	: List of Accounts Paid – August 2026
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

OAAC002: AUTHORISING OFFICER RECOMMENDATION

THAT the list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending 31 August 2026 totalling \$7,268,060.30 be RECEIVED.

DISCUSSION

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

Fund	Transaction Type	Amount (\$)	%
Municipal	Electronic Funds Transfer	\$4,548,784.36	62.6
Municipal	Payroll	\$2,479,551.32	34.1
Municipal	Other (BPay, Direct Debit, International)	\$184,315.75	2.5
Municipal	Credit Cards	\$55,408.87	0.8
Trust	N/A	\$0.00	0.0
TOTAL		\$7,268,060.30	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: \$9,856.43.
3. The table below summaries the total outstanding creditors as at 31 August 2026.

Aged Creditors	Amount (\$)
Current	\$3,842,766.47
30 Days	\$1,046,747.17
60 Days	\$9,505.55
90 Days	\$18,925.19
TOTAL	\$4,917,944.38

GOVERNMENT & PUBLIC CONSULTATION

4. Nil

STATUTORY IMPLICATIONS

5. 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.
6. The Chief Executive Officer has delegated authority to make payments from the municipal and trust fund.
7. 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.
8. 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

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

FINANCIAL IMPLICATIONS

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

LEGAL IMPLICATIONS

11. Nil

ENVIRONMENTAL CONSIDERATIONS

12. Nil

ALTERNATE OPTIONS

13. Nil

CONCLUSION

14. That the list of accounts have been authorised for payment under delegated authority.
15. 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	:	Local Government (Financial Management) Regulations 1996
File Number	:	FM.FIR.2

OAAC003: DELEGATED AUTHORITY REPORTS – 16 AUGUST 2026 TO 15 SEPTEMBER 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

OAAC003: AUTHORISING OFFICER RECOMMENDATION

THAT the Delegated Authority reports 15 August 2026 to 16 September 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)

OAAC004: BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2026

Proponent	:	City of Albany
Attachments	:	Budget Review for the period ending 31 July 2026
Report Prepared by	:	Business Analyst/Management Accountant
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:

- This budget review is for the period ending 31 July 2026 and therefore is outside the requirements of regulation 33A of the Local Government (Financial Management) Regulations 1996. A further budget review is required to satisfy this regulatory obligation.
- This budget review presents a balanced budget.

RECOMMENDATION

OAAC004: AUTHORISING OFFICER RECOMMENDATION

THAT the Budget Review for the period ending 31 July 2026 be ADOPTED.

BACKGROUND

1. Local Governments are required to conduct a budget review between 1 January and the last day of February each financial year in accordance with regulation 33A(1) of the Local Government (Financial Management) Regulations 1996. The Department recommends a review of the budget early in the financial year to amend carry forward projects from forecast to actual.
2. Council adopted the FY2026/27 budget on 28 July 2026. The total adopted budget expenditure of \$210.4m comprised of:
 - a. \$101.9m capital works;
 - b. \$1.0m debt reduction; and
 - c. \$107.5m in operating expenditure.
3. Included within the \$210.4m budget was \$15.7m of carried forward projects from the 2025/26 financial year. That is, projects that were not anticipated to be completed by 30 June 2026, and the estimated remaining expenditure relating to these projects was carried forward into the FY2026/27 budget.

4. At the time of preparing the budget, the amount remaining of these carried forward projects was not known, and hence an estimate was provided within the FY2026/27 budget.
5. Now that the financial accounts for FY2025/26 have been completed (although not yet audited), the remaining expenditure relating to the carried forward projects is realised, and the FY2026/27 budget is to be amended to reflect these corrected figures.
6. In addition to the carry forward adjustments, this review proposes \$4.2m of variations (exclusive of budget amendments already addressed within the carry forward amendments)

DISCUSSION

7. After the completion of the 2025/26 financial accounts, the City estimates a net reduction of \$251,490 required to complete carried forward projects.
8. The funding impact relating to the reduction in carried forward works funding is as follows:
 - a. \$58,619: Decrease in expenditure;
 - b. \$273,871: Increase in grant funding;
 - c. \$(45,000): Decrease in reserves funding;
 - d. \$(36,000): Decrease in the sale of assets funding.
9. Also included within the proposed budget amendment are general works and variations (outside of carried forward projects), totalling an additional \$4.2m in funding, with proposed sourced funding as follows:
 - a. \$2,166,941: Reduction in expenditure
 - b. \$596,435: Increase in grants and general revenue.
 - c. \$1,500,848: Increase in reserves funding required.
 - d. \$(69,766): Required to fund the shortfall of the Opening Position
10. This budget review presents a balanced budget inclusive of the proposed amendments of \$4,194,458 as at 30 June 2027.
11. Total expenditure of \$212.4m in FY2026/27 inclusive of carry forward adjustments, comprised of:
 - a. \$104m capital works;
 - b. \$1.1m debt reduction; and
 - c. \$107.3m in operating expenditure.
12. A copy of the Budget Review for the period ending 31 July 2026 is attached.
13. Budget adjustments thereafter of an urgent nature will be brought to a Council Meeting as an item to be discussed when required and actioned outside of this review.

GOVERNMENT & PUBLIC CONSULTATION

14. Department of Local Government guidelines were followed in the preparation of this report.
15. City of Albany Executives, Managers and Officers with budget responsibility were consulted in the preparation of the Budget Review.

STATUTORY IMPLICATIONS

16. Under the *Local Government Act 1995*, section 6.8, a local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure:
 - a. is incurred in a financial year before the adoption of the annual budget by the local government
 - b. is authorised in advance by a resolution (absolute majority required) or;

- c. is authorised in advance by the Mayor in an emergency.
17. If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of 7 days and (a) its intention to do so; and (b) the date from which it is proposed the fees or charges will be imposed.
18. The voting requirement of Council is **Absolute Majority**.

POLICY IMPLICATIONS

19. There are no policy implications related to this report.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation & Organisation's Operations. Non approval of the budget review may result in significant delays to achieving deliverables.	Unlikely	Moderate	Medium	In the short term the existing Annual Budget would apply, and proposed amendments would not apply. Adopt the Budget Review with amendments (as specified by Council).
Opportunity: Provides Council with an additional opportunity to review the City's current budget position				

FINANCIAL IMPLICATIONS

21. Please refer to the attachment: Budget Review for the period ending 31 July 2026.

LEGAL IMPLICATIONS

22. Nil.

ENVIRONMENTAL CONSIDERATIONS

23. Nil.

ALTERNATE OPTIONS

24. For the period ending 31 July 2026, Council may consider to:
- Adopt the Budget Review as recommended; or
 - Adopt the Budget Review with amendments (as specified by Council)

CONCLUSION

25. It is recommended that the Authorising Officer's Recommendation is adopted.

Consulted References		- Adopted Budget 2026/2027 - Local Government Act 1995
File Number	:	FM.BUG.12
Previous Reference	:	Adopted Budget 2026/2027 – OCM 28/07/2026 Resolution CCS812

OAAC005: REGIONAL EVENTS AND FILM SPONSORSHIP 2027

Proponent / Owner : City of Albany
Report Prepared By : Manager Community Relations
Authorising Officer: : Executive Director Community Services

COUNCIL PLAN ALIGNMENT

- **Pillar:** Community.
- **Outcome:** An inclusive and safe community where people can feel proud of their heritage and can reach their potential.
- **Strategic Priority:** Build community participation, belonging and quality of life for all ages.

In Brief:

- To consider and endorse the Regional Events and Film Sponsorship Assessment Panel recommendations for event and films between 1 January and 30 June 2027.

RECOMMENDATION

OAAC005: AUTHORISING OFFICER RECOMMENDATION

THAT Council APPROVE the Regional Events and Film Sponsorship Assessment Panel recommendations as outlined in Paragraph 50 – Table 1 of this report.

BACKGROUND

1. The City of Albany recognises the important role events and film play in celebrating the community's diversity and talents, increasing cultural understanding, empowering community connection and social engagement, driving visitation, generating economic benefits and activating our parklands, beaches and public spaces.
2. The City of Albany's Regional Events and Film Sponsorship (RES) program is designed to attract and support the staging of regional major events and film productions that contribute to the delivery of economic and/or positive social benefits for Albany and the region.
3. To be considered a regional major event, applicants must demonstrate that their event has the capability to draw a significant number of visitors from outside the region and have a significant social impact.
4. Film projects must demonstrate the project's capacity to promote Albany and the Great Southern and make a positive impact on both the local economy and the community's exposure to diverse artistic and cultural experiences.
5. Events and film productions must take place within the City of Albany municipality and applications are assessed against the guidelines and criteria by a panel of Elected Members with guidance from City officers.

DISCUSSION

Program Overview

6. Regional Events and Film Sponsorship applications for events or film/television projects between 1 January 2027 to 30 June 2027 opened for applications on 3 August 2026 and closed on 31 August 2026.
7. The City received 4 event and 2 film applications in this round.

8. The funding criteria for events/films included:
 - a. Increasing visitor expenditure in the Albany region (economic impact).
 - b. Involve and inspire the local community (positive social benefits).
 - c. Attract media coverage that will help to raise the profile of Albany as a visitor destination (media impact).
 - d. Demonstrate continuity and potential to engage the community in the future (sustainability).
9. The program is a competitive funding application process and the maximum sponsorship an applicant can receive is \$20,000. Applicants could request cash sponsorship, or a combination of cash sponsorship and in-kind support for City of Albany venue hire fees.
10. Events or film projects that are supported for sponsorship by Council are required to enter into a contractual agreement with the City inclusive of conditions for grant acknowledgment, project milestones, and project acquittals.

Assessment

11. An assessment panel comprising Deputy Mayor Terry, Councillor McKinley and Councillor MacLaren received an overview of applications and guidance from City officers.
12. The application assessment process included a pitch from the applicants. Applicants presented their events/projects to the assessment panel on 14 September 2026.
13. Applications were evaluated by City officers using an event assessment matrix tool developed to measure the economic value, social impact, visitor numbers and financial sustainability of each application.
14. The six applications requested a total of \$110,000.
15. This funding round comprises a budget of \$60,000 with the addition of \$15,000 which was not accepted by a RES funding applicant from the previous round, totalling \$75,000.
16. The assessment panel supported six (6) applications and recommended cash sponsorship of a total of \$73,500 (refer to table at point 51) based on the information supplied and the funding criteria.

Applications

Albany PRIDE Festival

17. The 2027 Albany PRIDE Festival will be a four-day festival held over the March long weekend, with the consolidated program retaining the most popular events from the annual program.
18. The revised format will build capacity for the newly formed volunteer committee creating a longer lead time of 2 years into the organising schedule to ensure a strong, sustainable future for the festival.
19. The festival is the focal point of activities for peer support, community building and advocacy for the LGBTQIA+ community of Albany and the Great Southern region.
20. Attracting both local community and visitors from Perth and the wider region, the festival creates opportunity for visibility, connection and celebration through the events that deliver the greatest impact and appeal to the broadest range of local participants, including Fair Day and the Barn Dance.

Albany Speedway Club – WA Junior Sedan State Title

21. The WA Junior Sedan State Title is Western Australia's premier junior motorsport championship, bringing together the top 10 16-year-old competitors for a three-day racing event at the Albany Speedway.
22. The event combines elite junior racing with strong community involvement, offering a safe, structured environment for young drivers. Support divisions will also participate in the event.

23. Previously held in Albany in 2019, this State Title is difficult to secure and will attract competitors, families, officials, and supporters from across WA and interstate, generating strong visitation and economic benefit for Albany. The 2027 event will be held during the school holidays, supporting the junior competitors and families to attend and stay longer.
24. Enhanced safety systems, improved pit facilities and expanded spectator amenities will support and enhance a high-quality experience for all attendees.
25. Albany's natural beauty, regional hospitality and strong sporting culture will encourage visiting families to explore and enjoy local attractions, reinforcing Albany's position as a vibrant tourism destination.

Delirious 100 & 200 Miler – Ultra Series

26. WA's premier ultra trail event showcases the South West and Great Southern regions from Northcliff to Albany along the Bibbulman Track with a 200-mile and 100-mile race.
27. The 2027 event will also introduce 60km, 34km and 8km events to encourage increased inclusivity of younger participants and those lacking confidence to complete a longer distance.
28. An inaugural partnership with TorX Italy for 2027 is attracting participants who will have the opportunity to be offered subsequent entry into the world-famous races in Aosta Valley, Italy. Entries have currently exceeded predicted numbers as an outcome of this international opportunity.
29. Participants and their support crews along with volunteers required along the trail, will bring benefit to the local economies as they make their way through the coastal communities, culminating in Albany at the trail's destination. Albany will be the focal point for celebrating, relaxing and recovering following the event, bringing economic benefit to local accommodation and hospitality providers.
30. Ultra Series will be engaging support from local groups and volunteers to assist with each of the races, building community capacity and strengthening social vibrancy and connection.
31. With RES support, Albany will receive increased media exposure and an elevated opportunity to be showcased to the world through the Ultra Series TorX partnership, promoting Albany and the region as a unique Adventure Tourism destination.
32. Other funding is currently being sought from Tourism WA.

Festival of Dusk

33. An independent West Australian rock music event held annually since 2024, this Albany-based festival has grown from a sold-out community event exclusively promoting grass root bands to focusing on the rock genre and extending its attraction to headliner Perth bands.
34. Aspiring to grow into a 2-day state rock music festival in future years, the 2027 festival will be part of the Albany 2027 Live @ the Town Hall program on the Anzac long weekend, benefitting from increased audience and market reach through the Town Hall marketing networks.
35. The festival strives to build pride and opportunity within Albany's highly creative community, reinforcing that bands can live and play in Albany without having to move elsewhere to build their audience.
36. City of Albany funding will contribute to supporting the festival to attract headline acts, build sustainability and strengthen its branding beyond its partnership with Live @ the Town Hall and the local music network.

The Whale-Trackers – Space Whale Studio (Javier Delgado-Estaban)

37. The Whale Trackers is a local documentary capturing Albany's transformation from Australia's last whaling station into a global whale conservation beacon.
38. Following citizen scientists, Noongar Rangers, and marine researchers, the project pairs authentic storytelling with the unique natural history related to the annual migration of Southern Right Whales along the Albany coastline.
39. The documentary will feature Albany as an ecotourism and marine science hub, with opportunities for global reach through international film festivals and global streaming platforms. The documentary will also be showcased in a future permanent conservation exhibition at Albany's Historic Whaling Station.
40. Following on the success of *Mammang* (Moscow Short Shot Festival 2024), Javier's self-funded documentary focusing on the relationship between the Southern Right Whales during their annual migration with the environment along the Albany coastline, The Whale-Trackers focus' shifts to the communities that give their time to observing and advocating for these whales.
41. Javier's background as a biologist and his extensive international media and film cinematography experience underpin his strong international film industry connections and networks.
42. RES funding would support the filming process and leverage Albany as a visitor destination on the world stage with the reach of this documentary, alongside the submission to Screen Australia. Success through Screen Australia could lead to additional funding support for Space Whale Studio productions.

Wagyl Kaip – Every Stitch Holds Country

43. This project involves the descendants of Carrolup families reconnecting with their heritage through the legacy of the original Carrolup artwork.
44. Local Elders and the Noongar community will create a community quilt by learning traditional techniques. The quilt will be showcased in a month-long exhibition at the Museum of the Great Southern in October 2027 as part of the Indian Ocean Craft Triennial (IOTA 2027), a collective WA organisation that spans across Pacific nations.
45. The project places First Nations voices, Country, and creative practise at the centre of interpreting the Carrolup legacy.
46. This project will be captured in a documentary to be filmed by local filmmaker and visual designer, Josephine Jay (*In the Making*), bringing *Every Stitch Holds Country* to life through the voices of the Carrolup descendants.
47. RES funding will support the production of the documentary whilst additional funding has been secured through Regional Arts and Lotterywest Oral History grants for aspects of this project. Other funding support applications are pending.
48. The documentary will be launched at the Albany Town Hall in 2027 and feature as part of the IOTA 2027 exhibition, in addition to plans to reach wider audiences as an Australian travelling documentary and exhibition through the museum circuit.
49. This important story will be captured as a visual record in film, supporting First Nations people as they heal, grow and share their legacy with future generations.

Panel Recommendations

50. A summary of applications recommended for funding is outlined in Table 1.

Table 1 - Regional Evens Sponsorship – Assessment Panel Recommendations

	Applicant / Event	Event Type	Panel Comments	Amount Requested	Panel Recommendation
1.	Albany PRIDE Festival	Cultural Event <i>An established regional festival celebrating LGBTQIA+ community</i>	The Albany PRIDE Festival is in its 11 th year and attracts participation from outside the region. The 2027 festival will be reduced from a 10-day to a 4-day festival over the March long weekend, as part of a 2-year cycle to support a larger 2028 event. The most loved events will be featured in 2027, providing sustainability for the new volunteer committee and maximum appeal for the audience.	\$10,000 (cash only)	\$7,500 (plus in-kind Town Hall hire to the value of \$1,000)
2.	Albany Speedway Club <i>WA Junior Sedan State Title</i>	Sporting Event <i>Motorsport</i>	Western Australia's premier junior motorsport championship, bringing together the state's top 10 to 16-year-old competitors for a three-day racing event at Albany Speedway. Showcasing Albany as a premier motorsport destination and attracting participation statewide and nationally.	\$20,000 (cash only)	\$10,000
3.	Delirious 100 & 200 Miler – Ultra Series	Sporting Event <i>Endurance Running</i>	Premier ultra trail event featuring WA's southwest coastline as a world-class Adventure Tourism destination with an Albany CBD finish line. The 2027 event partners with Italian TORX performance event offering global exposure as an adventure trail destination.	\$20,000 (cash only)	\$10,000
4.	Festival of Dusk	Music Event <i>Local rock music festival</i>	The 2027 event will be included in the April 2027 Live @ the Town Hall music event, with marketing & promotional reach being leveraged more widely across the state. Aspiring to become an iconic state rock music festival, this event has a solid 3-year community impact history and requires support to scale up and extend its marketing and audience reach.	\$20,000 (cash only)	\$11,000 (plus in-kind Town Hall hire to the value of \$2,500)
5.	The Whale-Trackers	Film Event <i>Local documentary</i>	Local documentary featuring unique natural and social history with international opportunities to showcase Albany as an ecotourism and marine science hub. Showcases the stories of the people involved in Albany's unique natural history phenomena.	\$20,000 (cash only)	\$20,000
6.	Wagyl Kaip – Every Stitch Holds Country	Cultural Film Event <i>Local documentary featuring local Noongar community</i>	Documentary capturing the story of the Carrollup collection and its connection to locally descended families of the Stolen Generation through art and place. Initial promotion through state and international opportunities via Indian Ocean Craft Triennial IOTA 27 to be hosted at the Museum of the Great Southern in October 2027 and documentary launch at the Albany Town Hall.	\$20,000	\$15,000
Totals				\$110,000	\$73,500 ((\$73,500 cash + \$3,500 in-kind))

PUBLIC CONSULTATION

51. Not applicable.

STATUTORY IMPLICATIONS

52. This item has been assessed for compliance with the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996.
53. The recommendation seeks Council approval to enter into arrangements involving a financial contribution and in-kind support. Council approval is required to authorise this commitment.
54. Should Council approve the recommendation, the partnership agreements will be administered in accordance with the Act and Regulations, the City's relevant policies, budget processes, and delegated authorities.
55. There are no statutory impediments to Council supporting the recommendation.

POLICY IMPLICATIONS

56. The Regional Events and Film Sponsorship program aligns with the City of Albany Sponsorship Policy and Guideline.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation: Events/films that receive City of Albany funding do not proceed and this reflects negatively on the City.	Unlikely	Moderate	Medium	Recommendations are based on the information supplied and the funding criteria. All reasonable support will be provided to enable funded events or film projects to proceed.
Reputation: Some members of the community are unhappy with Council's support for the events or films recommended for funding.	Likely	Minor	Medium	A rigorous assessment process has been undertaken and recommendations made on merit against the funding criteria and relevant City of Albany policies, strategies and plans.
Health, Safety & Wellbeing: Event or health and safety guidelines are not followed and increase risk to public health and safety.	Unlikely	Severe	High	Applicants will be required to complete an event approval application in line with the City's event approval guidelines and to follow all other necessary approvals and processes relevant to their event or activity.

FINANCIAL IMPLICATIONS

58. An amount of \$60,000 was budgeted for allocation for this round of the Regional Events and Film Sponsorship (RES) in the Long-Term Financial Plan (LTFP) for 2026-2027. A further \$15,000 is available which was not accepted by an applicant from the previous RES round for 2026-2027, bringing the total funds available to \$75,000.
59. The recommended sponsorship totals \$73,500 and the events and film projects recommended for funding meet the sponsorship criteria.
60. If the panel's funding recommendations are accepted, there will be \$1,500 remaining unallocated in this round.

LEGAL IMPLICATIONS

61. Should Council support the recommendation, it authorises the CEO to enter into formal sponsorship agreements, which are legal instruments, and will include the City's standard sponsorship terms including insurance, indemnity, risk management, and acquittal requirements.

ENVIRONMENTAL CONSIDERATIONS

62. Nil.

ALTERNATE OPTIONS

63. Council may choose to make alternative recommendations for funding, including substitute dollar amounts. This is not recommended as the applicants recommended for funding are eligible for Regional Event and Film Sponsorship funding and have been assessed on merit against the funding criteria and information supplied.

CONCLUSION

64. Supporting events and films with sponsorship contributes to the economic, social, sporting, environmental and cultural development of Albany.

65. Providing sponsorship for these events supports the City's vision and Council Plan and is consistent with the City's Sponsorship Policy and Guideline.

66. The process for assessment of the applications for Regional Events and Film Sponsorship is robust and equitable, and the funding recommendations are within the capacity of the allocation for this funding round in the LTFP for 2026-2027.

67. It is recommended that Council approve the sponsorship recommendations.

Consulted References	:	• City of Albany Sponsorship Policy & Guidelines • City of Albany Regional Events & Film Sponsorship Guidelines
File Number	:	CR.SPO.101
Previous Reference	:	Regional Events and Film Sponsorship – CCS787 (OCM: 28/04/2026)

OAAC006: DRAFT LOCAL PLANNING POLICY 1.13: EXEMPTED DEVELOPMENT

Land Description	: City of Albany
Proponent / Owner	: City of Albany
Business Entity Name	: City of Albany
Attachments	: 1. Draft Local Planning Policy 1.13: Exempted Development
Report Prepared By	: Senior Planning Officer
Authorising Officer:	: Executive Director Infrastructure, Development & Environment

COUNCIL PLAN ALIGNMENT

- **Pillar:** Infrastructure
- **Outcomes:** A vibrant city with attractive and connected spaces, supported by forward thinking and responsible planning and development.
- **Strategic Priority:** Strengthen safe, prepared and liveable urban and rural communities.

In Brief:

- Draft Local Planning Policy 1.13 – Exempted Development (LPP 1.13) has been prepared to identify forms of development that can be made exempt from the requirement to obtain development approval.
- The draft policy seeks to streamline the planning approval process by reducing regulatory requirements for development that is unlikely to have a significant impact on the amenity, character or orderly planning of an area.
- Council is requested to endorse the draft LPP1.13 for the purpose of advertising.

RECOMMENDATION

OAAC006: AUTHORISING OFFICER RECOMMENDATION

THAT Council resolves to ADVERTISE Local Planning Policy 1.13 Exempted Development, in pursuance of Schedule 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

BACKGROUND

1. The Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) establish a State-wide framework for local planning schemes in Western Australia. Schedule 2 contains the Deemed Provisions for local planning schemes, which automatically form part of local planning schemes and cannot be varied or excluded except where the Regulations expressly provide otherwise.
2. Part 7 of Schedule 2 – Requirement for development approval of the Regulations establishes the general requirement that a person must not commence or carry out works on, or use, land within a scheme area unless development approval has been obtained or is exempted from the requirements to obtain development approval under clause 61.
3. Clause 61 therefore lists a number of development types that are excluded from the requirement to obtain planning approval including 'Works specified in a local planning policy or local development plan that applies to the works as works that do not require development approval' which provides the ability for further exemptions to be applied through local planning policy.
4. Exemptions are also provided under Table 6 – Supplemental Provisions to Clause 61(1) for works under the City of Albany Local Planning Scheme No. 2. However, these provisions contain a number of longstanding exemptions that are embedded within the Scheme and would require a formal scheme amendment, including approval by the Minister, to modify.

5. It is therefore considered appropriate to establish a local planning policy as a more immediate opportunity to introduce additional exemptions and provide a more streamlined mechanism for adding or modifying exemptions in response to emerging needs, without requiring a scheme amendment in each instance.
6. The creation of a local planning policy to exempt low-risk developments from the requirement to obtain development approval was also listed as a recommendation under the recent Planning and Development Services Review.
7. The initial concepts for draft LPP1.13 were presented to Elected Members following the DIS Committee meeting on Wednesday, 15 April, at which no major concerns with the policy direction were raised.
8. A survey was also circulated to Elected Members seeking feedback on the proposed content and inviting suggestions for any additional exemptions that could be considered. No responses were received.

DISCUSSION

Associated documents

9. In addition to the exempted development types listed under draft LPP 1.13 further exemption from the requirements to obtain planning approval are also included under the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 7.3 - Residential Design Codes and the City of Albany Local Planning Scheme No. 2.
10. The scope of the policy as well as the provisions advise of these other exemptions located elsewhere in the planning framework.
11. It should be noted that it was not considered practical or appropriate to consolidate all development approval exemptions into a single document. While a centralised “one-stop shop” for exemptions may provide a more convenient reference for applicants, the exemptions are currently established across a number of different statutory and planning instruments and are drafted to operate within their respective legislative frameworks.
12. In some instances, determining whether an exemption applies requires consideration of a range of variables, conditions and site-specific circumstances that cannot readily be replicated within a local planning policy. Attempting to reproduce all exemptions would also result in significant duplication and potentially a document of several hundred pages, which would be difficult to maintain and could create confusion where the underlying statutory provisions are amended.
13. Accordingly, the proposed policy is intended to complement, rather than replace or reproduce, the existing exemption framework by creating exemptions that can appropriately be addressed through a local planning policy and providing clear guidance on their application. Applicants will still need to consider the relevant provisions of the Regulations, the City's Local Planning Scheme No. 2 and any other applicable statutory requirements when determining whether development approval is required.

Other approvals

14. Notwithstanding the exemptions provided under the planning framework, requirements arising from other legislation — including those relating to building, engineering, environmental health, or other regulatory matters — continue to apply and must still be satisfied.
15. Should draft LPP1.13 be adopted, these matters will be deferred to the building permit stage. This is not anticipated to cause any issues, given the low-risk nature of the exemptions proposed.

Exemptions listed

16. The additional exemptions proposed under draft LPP1.13 are largely residential in nature and generally relate to larger lots, where potential impacts on adjoining landowners are considered less likely. Accordingly, the assessment criteria associated with these exemptions are relatively limited.
17. Exemptions for residential development within residential zones are already provided under State Planning Policy 7.3 – Residential Design Codes (R-Codes). Draft LPP1.13 would, however, extend some similar exemptions to residential development in zones outside the traditional residential zones, where considered appropriate.
18. An exemption has also been proposed to address circumstances where development is effectively a single house but would otherwise be classified as a grouped dwelling under the R-Codes due to the presence of common property, such as shared access. This ensures that development which is effectively a single dwelling is not unnecessarily subject to a development application requirement solely due to access or similar common property arrangements applying to the site.
19. It is anticipated that the exemptions will be reviewed and refined over time to ensure they remain appropriate, effective and fit for purpose. The policy also provides flexibility to introduce additional exemptions, or remove existing exemptions, as further opportunities for streamlining development approval requirements are identified.

Administrative and Customer Service Benefits

20. While reducing officer workload was identified as one of the potential benefits of the proposed policy in the Development Services Review, the primary benefit of Draft LPP1.13 is considered to be improved efficiency and certainty for applicants. Where a proposal satisfies an applicable exemption, applicants will no longer need to progress through the formal development application process and can instead seek confirmation from the City through a more streamlined process, including correspondence via email.
21. The proposed approach will provide some efficiencies for officers, primarily by removing the need to prepare and process formal development approval documentation and reports for proposals that are exempt. However, officers will still be required to undertake an assessment of the proposal to determine whether the relevant exemption criteria are satisfied, which still requires a full assessment under LPS2. This assessment may involve reviewing plans and supporting information and providing formal written confirmation to the applicant.
22. The streamlined process may also result in additional administrative demands in some circumstances. Officers may need to request further information, clarification or amended plans where the information provided is insufficient to determine whether an exemption applies. As the proposed process is intended to provide applicants with a relatively quick and efficient pathway, this may also create an expectation for exemption requests to be assessed and responded to within shorter timeframes than some other planning matters.
23. Overall, while the proposed policy is expected to provide meaningful time saving for applicants, the reduction in officer workload is likely to be more limited, as the substantive assessment required to establish whether an exemption applies will remain necessary.
24. Another benefit of this policy for the applicants is that development application fees will no longer need to be paid. This in turn means that Council will not be able to collect fees to help cover the cost of officer time in the assessment of these proposals.

GOVERNMENT & PUBLIC CONSULTATION

25. Approval is sought to advertise the draft LPP1.13 in accordance with Schedule 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.
26. If the Council resolves to support the draft LPP1.13 for advertising, the policy will be published on the City of Albany website for 21 days.
27. The website will give details of:

1. Where the draft Local Planning Policy can be inspected;
2. The subject and nature of the draft Local Planning Policy; and
3. In what form and during what period (21 days from the day the notice is published) submissions may be made.

28. A copy of the policy will also be made available for inspection at the City of Albany.

29. After expiry of the period within which submissions may be made, the Local Government is to:

1. Review the draft Local Planning Policy in light of any submissions made; and
2. Resolve to adopt the Local Planning Policy with or without modification, or not to proceed with the Local Planning Policy.

STATUTORY IMPLICATIONS

30. Voting requirement for this item is **Simple Majority**.

Preparation and adoption of new Local Planning Policies

31. The City of Albany Local Planning Scheme No.2 (LPS2) is a prescriptive instrument that sets out the statutory provisions for how land may be used and developed. Sole reliance upon it for regulating all forms of development under all circumstances is not always practical.
32. To address this, the Deemed Provisions of the *Planning and Development (Local Planning Schemes) Regulations 2015* (the Planning Regulations) contains provisions enabling local governments to adopt local planning policies (LPP's) in order to:
 - a) Address specific planning and development matters unique to the local government's context.
 - b) Amend or augment provisions set out by State Planning Policy, including the application of additional development controls or considerations for specific sites.
33. New LPP's must be advertised in accordance with Schedule 2, clause 4 of the Planning Regulations prior to their formal adoption.
34. Following completion of advertising and review of submissions, a report must be prepared for council requesting formal adoption of the LPP, subject to modifications.

POLICY IMPLICATIONS

35. There are no policy implications relating to endorsing the proposed LPP1.13 for advertising.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Operational Not approving draft LPP1.13 may contribute to a perception that the City is maintaining unnecessary regulatory barriers or "red tape" for development that may not warrant a formal approval process	Possible	Minor	Low	Approving the draft LPP1.13 for advertising.
Opportunity: To streamline the planning approval process by reducing regulatory requirements for development that is unlikely to have a significant impact on the amenity, character or orderly planning of an area.				

FINANCIAL IMPLICATIONS

37. There are no financial implications beyond what will be used for advertising the proposed policy.

LEGAL IMPLICATIONS

38. There are no legal implications relating to endorsing the proposed draft LPP1.13 for advertising.

ENVIRONMENTAL CONSIDERATIONS

39. There are no environmental implications relating to endorsing the draft LPP1.13 for advertising.

ALTERNATE OPTIONS

40. Council has the following alternate options in relation to this item, which are:

- To resolve to proceed with advertising the policy subject to modification; or
- To resolve to proceed with advertising the policy without modification; or
- To resolve not to proceed with advertising the policy.

CONCLUSION

41. Draft LPP1.13 – Exemptions from Development Approval provides an opportunity to streamline the planning approval process by identifying circumstances where development approval is not considered necessary, while maintaining appropriate planning oversight where potential impacts warrant assessment. The proposed exemptions are generally targeted towards lower-risk development, including certain residential development and food vans operating on private property.

42. While it is not practical to consolidate every exemption applying under the various State and local planning instruments into a single policy, LPP1.13 provides a centralised and accessible framework for additional exemptions that can appropriately be addressed through local policy. The policy can also be reviewed and refined over time as further opportunities for streamlining are identified.

43. Importantly, the primary benefit of the policy is expected to be reduced regulatory burden for applicants, who will be able to obtain confirmation that an exemption applies without progressing through the formal development application process. While some officer assessment will still be required to confirm eligibility, the process should provide a more proportionate and efficient approach to lower-risk development.

44. On balance, the draft policy is considered to provide a reasonable balance between facilitating appropriate development, reducing unnecessary red tape and maintaining the City's ability to assess development where planning impacts warrant consideration. It is therefore recommended that Council approve draft LPP1.13 for the purposes of advertising.

Consulted References	• <u>City of Albany Local Planning Scheme No.2</u> • <u>Planning and Development (Local Planning Schemes) Regulations 2015</u> • <i>State Planning Policy 7.3 – Residential Design Codes</i>
File Number	All

OAAC007: INITIATION TO ADOPT AMENDMENT NO. 6 TO CITY OF ALBANY LOCAL PLANNING SCHEME NO. 2 FOR ADVERTISING

Land Description	: Lot 55 Albany Highway, Mount Melville
Proponent / Owner	: Edge Planning & Property on behalf of S J Smith
Attachments	: 1. Scheme Amendment Report 2. Aerial Map Subject Site
Report Prepared By	: Planning Officer
Authorising Officer:	: Executive Director Infrastructure, Development & Environment

COUNCIL PLAN ALIGNMENT

- **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.
 - Strengthen safe, prepared and liveable urban and rural communities.

STRATEGIC IMPLICATIONS

- The *Albany Local Planning Strategy 2019* (Planning Strategy) outlines the long-term vision for land use and development throughout the municipality. The Planning Strategy identifies the subject site as an existing tourism accommodation site. Amendment No. 6 (AMD6) proposes to rezone the land for residential purposes and is therefore inconsistent with the Planning Strategy.
- As AMD6 is inconsistent with an endorsed local planning strategy, it is classified as a 'complex' amendment to Local Planning Scheme No. 2 (LPS2).

Maps and Diagrams:

The following diagrams illustrate the land the subject of the scheme amendment proposal.



Figure 1: Aerial image showing subject site

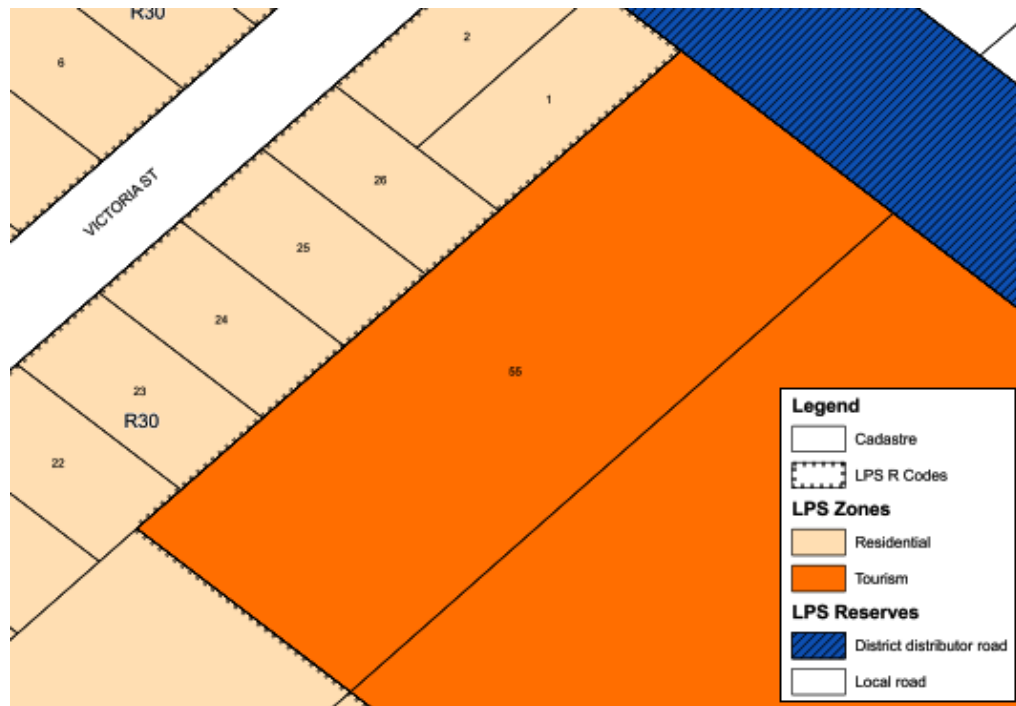


Figure 2: Existing scheme map



Figure 3: Proposed scheme map

In Brief:

- The City has received a request to rezone Lot 55 (No. 201) Albany Highway, Mount Melville from 'Tourism' to 'Residential', with a residential density code of R30.
- The site is identified as an existing tourism accommodation site in the Planning Strategy. The proposal is therefore classified as a complex amendment.
- The applicant considers that the site does not have a sustainable long-term tourism function and that residential zoning would facilitate infill housing in an established urban area.

- Officers consider that the proposal has sufficient planning merit to progress through the statutory process, including public advertising and consultation with relevant government agencies. This process may identify matters requiring further information or modification before the amendment is considered for final adoption.
- Council is therefore requested to adopt AMD6 and seek approval to advertise the proposed amendment.

RECOMMENDATION

OAAC006: AUTHORISING OFFICER RECOMMENDATION VOTING REQUIREMENT: SIMPLE MAJORITY

That Council:

1. Pursuant to section 75 of the *Planning and Development Act 2005* and regulation 35 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **RESOLVES** to **ADOPT** Scheme Amendment No. 6 to amend the *City of Albany Local Planning Scheme No. 2* by amending the Scheme Map as follows:
 - A) Rezone the scheme amendment area from the 'Tourism' zone to the 'Residential' zone.
 - B) Apply a residential density code of R30 to the scheme amendment area.
2. Pursuant to r. 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, **RESOLVES** that Scheme Amendment No. 6 is a 'complex' amendment in accordance with r. 34, as it satisfies the following criteria:
 - (a) *the amendment is not consistent with the City of Albany Local Planning Strategy 2019, prepared for the scheme and endorsed by the Commission.*
3. **REFERS** Scheme Amendment No. 6 to the Environmental Protection Authority, pursuant to s. 81 of the *Planning and Development Act 2005*, by giving the EPA written notice of this resolution and sufficient information to enable the EPA to comply with s. 48A of the *Environmental Protection Act 1986*.
4. Pursuant to r. 37(1)(a) and (2)(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*:
 - A) **RESOLVES** to proceed to seek approval to advertise Scheme Amendment No. 6, without modification, under s. 83A of the *Planning and Development Act 2005*; and
 - B) **AUTHORISES** the Chief Executive Officer to provide Scheme Amendment No. 6 to the Western Australian Planning Commission within 21 days of this resolution, or within such longer period as the Commission allows.
5. If the Minister for Planning requires Scheme Amendment No. 6 to be modified under s. 83A(2)(b) of the *Planning and Development Act 2005*, **AUTHORISES** the Chief Executive Officer to:
 - A) modify the amendment as required, in accordance with r. 37B(a) of the *Planning and Development (Local Planning Schemes) Regulations 2015*;
 - B) comply again with s. 81 and s. 82 of the *Planning and Development Act 2005*, if required by the Minister under s. 83A(3) of that Act; and
 - C) resubmit the modified amendment to the Minister in accordance with r. 37B(b) of the *Planning and Development (Local Planning Schemes) Regulations 2015* and s. 83A(1) of the *Planning and Development Act 2005*.

- 6. Pursuant to r. 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, AUTHORISES the Chief Executive Officer to ADVERTISE Scheme Amendment No. 6 as soon as reasonably practicable after the Minister for Planning approves the amendment for advertising under s. 83A(2)(a) of the *Planning and Development Act 2005*.**
- 7. NOTES that the draft Local Development Plan accompanying Scheme Amendment No. 6 is supporting information and is not approved by this resolution. Any advertising or approval of the LDP will be undertaken through the separate process under Part 6 of Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.**

BACKGROUND

1. The subject site is approximately 5,317m² with direct frontage and access onto Albany Highway. The site is zoned 'Tourism' in accordance with LPS2 and located approximately 1.5 kilometres north-west of the Albany city centre.
2. The site is predominantly surrounded by single storey housing development, on land zoned Residential R30, with the exception of the southern adjoining property zoned Tourism. The existing tourist accommodation development currently known as The Clarence on Melville, on the southern adjoining site has been in operation since at least the 1970s. The current Tourism zoning over the subject site reflects this historic association with the existing motel development on the southern adjoining property.
3. The subject site is elevated above Albany Highway on the north-eastern side of Mount Melville. It generally falls from the south-west towards Albany Highway, with an approximate 15-metre change in ground level across the site. The slope is steeper over the south-western portion furthest from the road, and becomes more gradual towards the north-eastern portion and Albany Highway frontage of the site.
4. Prior to lodgement, the City, in consultation with the Department of Planning, Lands and Heritage (DPLH), held discussions with the proponents over the proposed scheme amendment. Preliminary officer-level feedback indicated that residential zoning could be considered through the scheme amendment process, subject to formal assessment and the statutory consultation and approval requirements.

DISCUSSION

Scheme Amendment Proposal and Strategic Implications

5. The amendment proposal involves the rezoning of the site from 'Tourism' to 'Residential R30'.
6. According to LPS2, Tourism Zone is the location of tourist facilities so that they may benefit from existing tourist attractions, natural features and urban facilities.
7. The Planning Strategy identifies the subject site as an existing tourism accommodation site, reflecting its current zoning and historical association with the adjoining tourist accommodation development.
8. Although historically associated with the adjoining tourist accommodation site, the subject site has not been developed or used for tourism purposes. It is not considered to have the location or site characteristics of a strategically significant tourism site, while the established tourist accommodation use on the adjoining property would remain unaffected.
9. The Western Australian Planning Commission's (WAPC) *Planning for Tourism and Short-Term Rental Accommodation Position Statement* seeks to retain tourism sites unless there is sufficient justification for their rezoning, having regard to their long-term tourism function and broader tourism demand. The applicant's rationale outlines that the proposed rezoning is considered consistent with the intent of the Position Statement, as the subject site has never operated as tourism accommodation or for a tourism-based purpose, does not possess strong tourism attributes, and is not considered a strategically significant tourism asset.

10. Consultation will provide an opportunity to test that position, including the implications of removing the site from the supply of tourism-zoned land.
11. On balance, officers consider that the proposed removal of the Tourism zoning has sufficient planning merit to progress to advertising. Advertising will provide an opportunity for the proposal and its potential implications for tourism land supply to be considered by the community and relevant government agencies.
12. The proposed Residential R30 zoning is consistent with the zoning and established residential character of surrounding land. It would facilitate residential infill in an established urban area close to the Albany city centre, public transport, services and community facilities.
13. While the proposed rezoning departs from the site-specific identification in the Local Planning Strategy, the residential outcome is consistent with the Strategy's broader objective of promoting urban consolidation and making efficient use of land within established urban areas.
14. The proposed R30 density is compatible with adjoining residential development and would facilitate a range of housing and lot sizes. The indicative development outcome is discussed further below.
15. Reticulated water, sewerage, power and telecommunications infrastructure is available to the site. Preliminary investigations by the proponent and initial advice by City teams for initiation of the scheme amendment, indicate there are no known servicing constraints identified for the site. Detailed servicing, drainage and stormwater requirements would be addressed through future development phases, in consultation with the relevant City teams, state agencies and utility providers.
16. The proposed R30 density is generally consistent with the local planning framework and will facilitate a range of lot sizes and housing opportunities. The draft discussed further below, provides for lots ranging from approximately 285m² to 509m².

Site Considerations and Development Outcomes

17. Although AMD6 relates to the zoning of the land, the site has several characteristics that will influence its future subdivision and development. These include access to Albany Highway, the slope of the land and its relationship with existing and future adjoining residential development.
18. Albany Highway is classified as a Primary Distributor Road in accordance with the Main Roads WA road network hierarchy and is constructed as a dual carriageway adjoining the site. Based on the dual carriageway alignment, vehicle access at the site frontage is limited to left-in and left-out movements. Future development will therefore need to provide a single consolidated access point and sufficient internal manoeuvring space for vehicles to enter and leave the site in a forward direction.
19. The length of the internal access and the potential number of dwellings also require appropriate consideration of vehicle turning, visitor parking, waste collection and access for service and emergency vehicles. These matters will require further technical assessment through subsequent subdivision and development processes.
20. The approximately 15-metre change in ground level across the site will also influence its design and development. Buildings should respond to the slope as far as practicable, including through stepped or terraced development and appropriately designed retaining, while avoiding excessive excavation and filling.
21. Finished ground levels, retaining and building design will need to respond to the levels of adjoining properties to minimise overlooking and the appearance of excessive building bulk and scale. Similar consideration will be required between future dwellings within the site.
22. Development fronting Albany Highway will also need to provide an appropriate streetscape response through building orientation, fencing and landscaping and ensuring suitable sightlines at the access point to the site are provided for vehicles and pedestrians using the adjoining footpath. Stormwater management, tree retention where appropriate and feasible, and the integration of retaining walls with landscaping will require further consideration as the design progresses.

23. The above considerations do not prevent the site from being developed for residential purposes but demonstrate the need for a coordinated design response.
24. While many development requirements could be individually addressed through the current provisions outlined under LPS2, Residential Design Codes, and applicable local planning policy, the adoption of an LDP would provide greater certainty and clarity of future development outcomes for the site.
25. The applicant has therefore submitted a draft LDP showing how the site could potentially be subdivided and developed if the proposed rezoning proceeds, indicating how these matters could be addressed.

Local Development Plan

26. In response to the site considerations outlined above, the draft LDP includes provisions relating to vehicle access and manoeuvring, building orientation, retaining walls, landscaping, tree retention, servicing and stormwater management.
27. The LDP responds to the site's sloping topography by encouraging development that follows the natural ground levels and minimises excessive earthworks. It also includes provisions for retaining walls and landscaping to support an attractive residential outcome.
28. To promote passive surveillance and a high-quality streetscape outcome, dwellings on lots adjacent to Albany Highway (lots 1 and 2) are required to orient towards the road, with front fencing designed to remain visually permeable.
29. Vehicle access is consolidated through an internal access way, minimising direct access points to Albany Highway and improving safety and traffic operations.
30. The LDP also provides for appropriate vehicle manoeuvring and visitor parking within the development site.
31. In addition, provisions relating to landscaping, tree retention, building design and noise consideration will assist in achieving a high-quality residential environment that is compatible with the surrounding area.
32. Overall, the draft LDP provides an effective framework to guide future development outcome suitable to R30 density on a sloping site.
33. The scheme amendment proposal provides planning justification for the proposed rezoning in accordance with the local planning framework, addressing strategic planning, land use, environmental, landscape and heritage, transport and servicing, and economic and community considerations.
34. Further investigations, including geotechnical and stormwater assessments, may be required to inform the detailed design, subdivision and development of the site. The draft LDP identifies these matters for further consideration.
35. It is considered that the scheme amendment proposal addresses the relevant strategic planning matters and can be adopted and progress to advertising.
36. The City intends to progress assessment of the draft LDP alongside AMD6, subject to the requirements of the separate LDP process.

GOVERNMENT & PUBLIC CONSULTATION

37. Subject to the Minister approving AMD6 for advertising, the amendment will be advertised for 60 days in accordance with r. 38 of the *Planning and Development (Local Planning Schemes) Regulations 2015* (Planning Regulations).
38. Consultation will include relevant government agencies, adjoining and nearby landowners and occupiers, and the broader community. Submissions received will be considered in a subsequent report to Council.

STATUTORY IMPLICATIONS

39. AMD6 is a complex amendment because the proposed rezoning is inconsistent with the site's identification in the Planning Strategy. Council is being asked to proceed with initiating adoption of the amendment and forward to the WAPC for consideration and seek the Minister's approval to advertise, it in accordance with the Planning Act and Planning Regulations.
40. The draft LDP is supporting information for consideration of the rezoning and is not being approved through this report. Its assessment, advertising and determination will be undertaken separately under Part 6 of Schedule 2 of the Planning Regulations.
41. Should Council resolve to initiate AMD6, the proposed amendment will also be referred concurrently to the Environmental Protection Authority (EPA) to advise whether a formal assessment is required under the *Environmental Protection Act 1986*.
42. If approval to advertise is granted, AMD6 will be publicly advertised in accordance with the requirements of the Planning Regulations before being referred back to Council for consideration of submissions and a recommendation on whether to support the amendment, with or without modifications.

POLICY IMPLICATIONS

43. AMD6 has been considered against the relevant State and local planning policy framework, as discussed above. No additional policy implications arise from Council's decision on whether to proceed to advertising.

RISK IDENTIFICATION & MITIGATION

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

	Likelihood	Consequence	Risk Analysis	Mitigation
Operational: The proposal may not be accepted by the WAPC or the Minister for Planning.	Possible	Minor	Low	In the unlikely event the request is not supported by the WAPC, the City may be required to make modifications. Alternate options will need to be explored.
Opportunity: Obtain direction from the WAPC for the type of uses and developments that would be best suited for the site.				
Reputation Risk: The proposal may attract objections from members of the public or other government agencies.	Possible	Moderate	Medium	Widely consulting with all parties who may be affected and all relevant public authorities should mitigate any risk in this regard. If necessary, further information can be provided and/or modifications made as part of the amendment process.
Opportunity: Facilitating housing outcomes at the appropriate density.				

FINANCIAL IMPLICATIONS

45. The costs associated with advertising and processing are fully recovered from applicants through the applicable fees.

LEGAL IMPLICATIONS

46. There are no legal implications relating to advertising of the proposed scheme amendment.

ENVIRONMENTAL CONSIDERATIONS

47. The land is not subject to any identified environmental constraints or significant environmental considerations.

ALTERNATE OPTIONS

48. Alternate options available to Council to determine this proposal include:

- a) Resolve to initiate AMD6 for adoption, subject to the submission of additional information or other modifications prior to referral to the WAPC to seek the Minister's approval to advertise; or
- b) Resolve not to initiate AMD6 for adoption to advertise.

CONCLUSION

49. Although AMD6 departs from the Planning Strategy's identification of the site, the land has not been used for tourism accommodation, and the proposed residential zoning is compatible with surrounding development.

50. On balance, the proposal has sufficient planning merit to seek the Minister's approval to advertise. Advertising will allow the implications for tourism land supply and the site's future development to be tested through community and agency consultation before Council makes a further decision on the amendment.

Consulted References	:	• <i>City of Albany Council Plan</i> • <i>Albany Local Planning Strategy 2019</i> • <i>City of Albany Local Planning Scheme No. 2</i> • <i>Planning and Development Act 2005</i> • <i>Environmental Protection Act 1986</i> • <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> • <i>State Planning Policy 3.0 – Urban Growth and Settlement</i> • <i>Residential Design Codes Volume 1</i> • <i>Position Statement: Planning for Tourism and Short-Term Rental Accommodation</i>
File Number	:	Synergy File Number – AMD006

- 14. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL**
- 15. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
- 16. REPORTS OF CITY OFFICERS**
- 17. MEETING CLOSED TO PUBLIC**
- 18. CLOSURE**