

**ELECTED MEMBER'S
REPORT/INFORMATION
BULLETIN**

**ORDINARY
COUNCIL MEETING**

Tuesday 15th August 2006

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN
15th August 2006

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 Landswap Proposal – Portion of Sub Lot 388 and Portion of Reserve 37440, Wright Street & Lake Seppings Drive, Seppings
[Agenda Item 11.1.3 refers] [Pages 5-34]
- 1.1.2 Scheme Amendment Request – Lot 1 South Coast Highway and Lot 8 Beaudon Road, McKail
[Agenda Item 11.3.1 refers] [Pages 35-58]
- 1.1.3 Scheme Amendment Request – Lot 2 Albany Highway, Drome
[Agenda Item 11.3.2 refers] [Pages 59-65]
- 1.1.4 Initiate Scheme Amendment – Lots 296, 297, 298, 299, 302 and 303, plus portion of the 'Road Reserve' at Wellington Street, Yakamia
[Agenda Item 11.3.3 refers] [Pages 66-76]
- 1.1.5 Initiate Scheme Amendment – Lot 126 (134) Lowanna Drive, Marbellup
[Agenda Item 11.3.4 refers] [Pages 77-136]

1.2 Corporate & Community Services

- 1.2.1 List of Accounts for Payment
[Agenda Item 12.1.1 refers] [Pages 138-155]
- 1.2.2 Finance Strategy Advisory Committee meeting minutes – 26th July 2006
[Agenda Item 12.7.1 refers] [Pages 156-164]
- 1.2.3 Albany Arts Advisory Committee informal meeting minutes – 12th July 2006
[Agenda Item 12.7.2 refers] [Pages 165-169]
- 1.2.4 City of Albany Community Financial Assistance Committee meeting – 21st July 2006
[Agenda Item 12.7.3 refers] [Pages 170-176]

1.3 Works and Services

- 1.3.1 Streetscape Committee meeting minutes – 20 July 2006
[Agenda Item 13.8.1 refers] [Pages 178-180]
- 1.3.2 Albany Airport Advisory Committee – 1 June 2006
[Agenda Item 13.8.2 refers] [Pages 181-183]

1.4 General Management Services

Nil.

2.0 MINUTES OF ADVISORY & OTHER COMMITTEES OF COUNCIL

Nil.

3.0 GENERAL REPORT ITEMS

3.1 Development Services

- 3.1.1 Building Activity Report – July 2006
[Pages 185-196]
- 3.1.2 Planning Scheme Consents – July 2006
[Pages 197-200]

3.2 Corporate & Community Services

3.2.1 Common Seals

- 3.2.1.1 Rezoning of lot 26 – Link Road, Albany
City of Albany
OCM 16/08/05 – Item 11.3.5
- 3.2.1.2 Contract C06008 – Hire of Loader
City of Albany & AD Contractors Pty Ltd
OCM 18/07/06 – Item 13.4.1
- 3.2.1.3 Ancillary Accommodation
City of Albany & G Cameron
OCM 19/04/05 – Item 12.2.4
- 3.2.1.4 Application for new title
City of Albany & New Seasons Christian Centre Inc.
OCM 18/04/06 – Item 12.2.3
- 3.2.1.5 Contract C06007 – scrap metal
City of Albany & Aussie Scrapmetal Pty Ltd
OCM 20/06/06 – Item 13.4.3
- 3.2.1.6 Contract C06011 – Plumbing Service
City of Albany & Knotts Plumbing Pty Ltd
OCM 20/06/06 – Item 13.4.5
- 3.2.1.7 New Sub-Lease
City of Albany & Albany Ag Society & Southern Districts
Junior Football Ass Inc.
OCM 18/04/06 – Item 12.2.3
- 3.2.1.8 Rezoning Cockburn Road
City of Albany
OCM 20/06/06 – Item 11.3.6
- 3.2.1.9 Contract C06012 – Signage
City of Albany & Sunny Sign Company
OCM 20/06/06 – Item 13.4.6
- 3.2.1.10 Contract C06006 – Hotmix Asphalt Surfacing works
City of Albany BGC Australia
OCM 20/06/06 – Item 13.4.2
- 3.2.1.11 Contract C02062A – Greenwaste Collection Contract
City of Albany & Brambles Aust Ltd
OCM 20/01/04 – Item 13.1.1

3.2.2 Other Nil.

3.3 Works & Services Nil.

3.4 General Management Services

3.4.1 Incoming correspondence to City of Albany

- M Zambonetti;
- Royal Australian Navy;
- Great Southern Employment Development Committee inc; and
- Cystic Fibrosis WA.

[Pages 202-205 refers]

4.0 STAFF MEMBERS

4.1 Disclosure To Engage In Private Works

4.2 New Appointments

Agenda Item Attachments

DEVELOPMENT SERVICES SECTION



**Wildflower Society of WA Inc
Albany Branch**

PO Box 937 Albany 6331
e-mail: albanyherb@calm.wa.gov.au
<http://albanygateway.com.au/town/albany/wildflowers>

ABN: 83 896 451 072

3-7-'06

Mr. Andrew Hammond,

C. E. O.

City of Albany,

P.O. Box 484,

Albany.

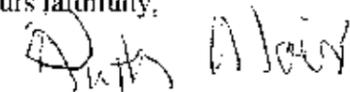
Dear Mr Hammond,

Wetland near Collingwood Road:

We are concerned about rumoured development in this area. The Bushcarer's Advisory Committee has already made a Submission on the matter, and we wish to support their efforts.

Thank you,

Yours faithfully,


Ruth Moir (Hon. Secretary)

ARRA
PO Box 1470
Albany
Western Australia
6331

Tel/fax 9844 4080 - email seaside@ozminet.net.au



ABN 97 974 906 601

3rd July 2006
Mr. A. Hammond CEO
City of Albany,
North Road, Albany WA

Dear Mr. Hammond,

Re. Submission on Proposed Land Swap
Sub Lot 388 and Reserve 37440

After discussions with Bushcarers Organisation and Friends of Lake Seppings the Albany Ratepayers & Residents Assoc Committee Members have decided we do NOT support this proposed land swap

1) We believe this kind of land swap that benefits a land developer sets a precedence that should not be encouraged in the City of Albany.

2) (a) Evidence shows that the finger of land between the other 2 reserves is important for the future well-being of Lake Seppings and funds *need to be found* to buy this piece of land from the developer. This whole area acts as an extended "floodplain" to the Lake Seppings 'block' and is essential for the capture of nutrients that flow into the Lake system from the nearby residential area and to help give the 'buffer system' necessary for the well-being of the Lake.

(b) Reasons for Keeping Reserve # 37440

Same as for (a) plus the need for extra habitat protection for bird life and fauna is needed here, because during the Winter months when the Lake fills to capacity, the surrounding areas become very wet and fauna (ie bandicoot, possums and lizards) need drier areas to feed and live.

'Wet' blocks that need big quantities of sand fill to meet the requirements of planning regulations in areas such as this should be considered long and hard before approval is given. Maybe approaches should be made to the State Govt' for funding to buy. It is indeed a shame that the Albany Town Council did not buy this private land back in the 1970's when they had the chance. Important wetland areas need residential zoned areas set back as far as possible to ensure the future survival and well-being of these "systems" that will be so important as passive recreational places for our future generations.

Thank you for the opportunity to comment.

Yours faithfully,
Ms. Kim Stanton (President)



Doc No. City of Albany Records
ICR609969
File. A148717
Date: 27 JUN 2006
Officer: PLAN7
Attach.

Secretary: Karin Baker
94 Hare St,
Albany.
Email: karinb@albanyis.com.au
Phone: 9841 4471

28 June 2006

Mr Andrew Hammond,
City of Albany,
North Road,
Albany, WA 6330.

Dear Mr Hammond,

Re: PROPOSED LAND SWAP – SUB LOT 388 AND RESERVE 37400

The Bushcarers Group would like to endorse the submission regarding the proposed land swap, sent to you by the Bushcarers Advisory Committee.

We fully agree with the points made in the submission.

The Bushcarers Group membership has expertise in all aspects of Bushcare and the Group is always happy to discuss issues concerning Albany's Remnant Bushland and offer expert advice when needed.

Yours sincerely,

Ruth Watson
Chair
The Bushcarers Group

Residents fight land-swap plan

By KEN MATTS

COLLINGWOOD Road residents are fighting a proposal to develop bushland they say could affect the habitat of wildlife at Lake Seppings.

They have protested against Albany City Council plans to swap a Crown reserve located directly behind houses on Collingwood Road.

A landowner wants a land-swap in order to develop the reserve facing Loftie Street.

The aim is to change a dog-leg plot of land to enable easier infrastructure.

Resident submissions closed last week and public submissions close on July 3.

Collingwood Road resident Alison Bentley said neighbours and bushcarers were surprised by the need to develop the natural bush.

"Why is there a sudden need to change the reserve to allow development?" Ms Bentley said.

"The reserve is close to the lake and is part of a wildlife corridor.

"There are lots of different birds, animals and even turtles that we see all the time."

Ms Bentley said she bought her house in January.

The bush includes *agonis juniperina*, a small



CONCERNED: Alison Bentley is among residents fighting the land-swap.

tree native to Albany.

"It's a reserve zoned parks and gardens and we don't want it touched," Ms Bentley said.

"It should not be changed at the drop of a hat and affect wildlife."

Neighbour Lyndall Hadleton bought her house last November and said the bushland was a major drawcard.

She said there was no indication a development was planned.

"We bought in the belief it was a reserve and would not change," she said.

"It is a buffer zone for wildlife living in Lake Seppings."

Ms Bentley said there was no boundary between houses and the Lake Sep-

pings Nature Reserve.

"A proper study on the number of animals using the reserve has not been done," she said.

The residents have organised a petition against the land swap that is to be presented to Council.

City development services executive director Robert Fenn said Council supported the land swap in 1998 and the landholder had negotiated with the Department of Planning and Industry for several years.

He had decided to go ahead with the land swap and it was now in the public comment phase.

"If people have got any concerns, now is the time to air them," Mr Fenn said.

Albany Advertiser - Thursday 22/6/06

106 Collingwood Road
Albany 6330
W.A.

15 June 2006

Her Worship the Mayor
City of Albany
Po Box 484
Albany WA 6331

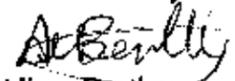
CITY OF ALBANY RECORDS	
FILE:	
FILE:	A148717
15 JUN 2006	
DOC:	FOR 609312
OFFICE:	PLAN 7
ATTACH:	MAYOR

Dear Ms. Goode,

I am writing to you regarding a Landswap Proposal. I am sending for your perusal a copy of the Landswap proposal letter and map. I am also including my letter of opposal and a copy of our petition. We will formally present an amended petition at the relevant council meeting as we are still getting more signatures.

Thank you for your time regarding this matter.

Yours Sincerely


Alison Bentley



Our Ref : A188931/PA15451/P265000
Cross Ref :
Your Ref :
Enquiries : Lisa Brown

5 May 2006

Steven & Alison Bentley
106 Collingwood Road
Seppings WA 6330

Dear Sir & Madam

NOTICE OF CONSIDERATION OF PROPOSED LANDSWAP

Council wishes to advise that it is considering a proposed Landswap whereby a portion of Sub Lot 388 which is currently zoned 'Parks & Recreation' will be exchanged for a portion of Reserve 37440 which be rezoned to 'Residential'.

For applications of this nature it is Council's practice to seek the views of nearby landowners to ensure that any concerns they may have are taken into account prior to determining the application. A copy of the proposal (map) is enclosed for your information.

Should you wish to make a submission on this development proposal, please write to the Chief Executive Officer, PO Box 484, Albany WA 6331, before 15th June 2006.

Please note that any comments made may be included in a report to Council on this matter, which will be available to the public. To comply with the requirements of the Freedom of Information Act please advise if you consider any of this information should be withheld.

Further information and details of the development proposal may be obtained from the Development Services Team at Council's offices, 102 North Road, Yakamia.

Should you have any queries or wish to discuss this matter, please do not hesitate to contact me on 98419368 or via email lisab@albany.wa.gov.au.

Yours faithfully

Lisa Brown
Planning Officer

Enc: Site Plan

JOHN KINNEAR AND ASSOCIATES

Consulting Surveyors

A.S.N. 52 005 740 151

61 DUNE STREET,
PO BOX 1423, ALBANY, WA 6330
TELEPHONE 08 942 1003 FACSIMILE 08 942 1693

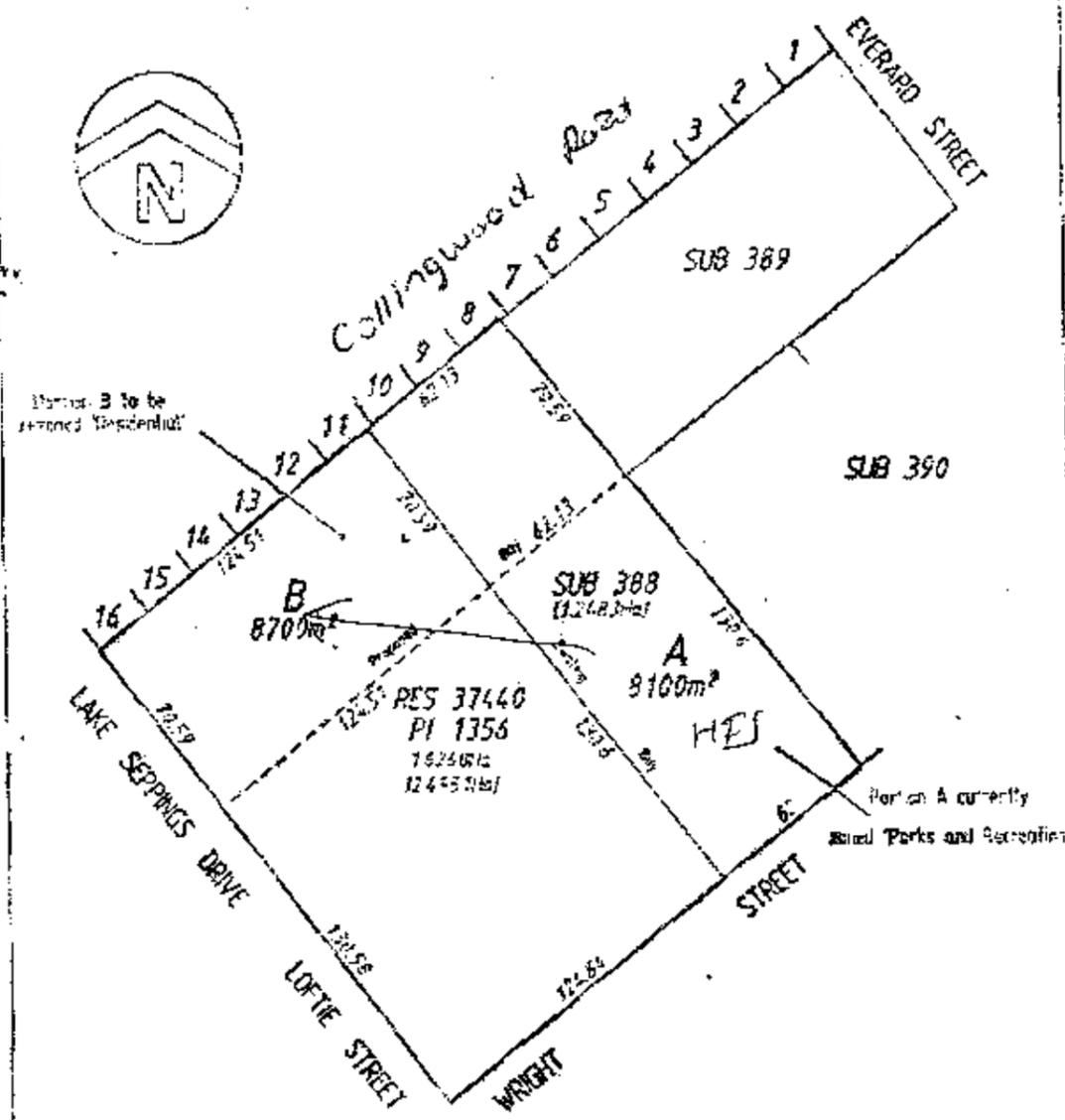
MEMBER
INSTITUTE OF SURVEYORS
AUSTRALIA (I.A.S.)
CONSULTING SURVEYORS
AUSTRALIA (I.C.S.A.)

PROPOSED Land Swap

LOTS 388 & 389	LOCATION ALBANY	MAP BK24 (2) 1203	Total Area 3.7454	Scale 1:2000
OWNER BURASIDE HOLDING PTY LTD	LOCALITY SEPPINGS	No of Existing Lots 2	Date March 2006	
C/L Volume 1470	Folio 465	DAVE PLAN	No of Prop Lots 2	Job No. 7273A

Local Authority CITY OF ALBANY
Locality SEPPINGS

NOTE DISTANCES ARE AREAS
SUBJECT TO SURVEY.



Petition to City of Albany

Petition Summary: Proposed Landswap of Sub Lot 388 (current zoning is Parks & Reserves) in exchange for a portion of Reserve 37440 which is to be rezoned Residential.

Action Petitioning For: We, the undersigned, are concerned citizens and ratepayers who urge you, Our leaders to act now and oppose the Landswap of Sub Lot 388 and the said portion of Reserve 37440. Please help us stop development encroaching on our wetlands and native flora and fauna.

Name	Address	Comment	Signature	Date
C PARK	46458 KINS RIVER	LEAVE AS IT IS	[Signature]	10/6/06
S PARK	✓	LEAVE AS RURAL	[Signature]	8/6/06
T. DAVIS	104 COLLINGWOOD RD	" AT WETLAND	[Signature]	9/6/06
K SWAIN	70 LAIPANA DR	TOD WET	[Signature]	9/6/06
R AITKEN	16 WOOLLAHRAST	LEAVE AS WETLANDS	[Signature]	9/6/06
M RYAN	40 WILLIAM ST	" LEAVE AS WETLANDS	[Signature]	9/6/06
M MAEWIAE	19 PALMWOODS ST	LEAVE AS WETLAND	[Signature]	9/6/06
E. LUTLEY	1479 (P.O. Box) ALBANY 633	LEAVE AS IS	[Signature]	10-6-06
R EASTWOOD	26 LINDFIELD CRES		[Signature]	10/06
S BAXTER	644 LOWER KING RD	VERY DISAPPOINTED	[Signature]	9/6/06
R SCOTT	53 NELSON ST	KEEP AS RESERVE	[Signature]	9/6/06
D TAYLOR	30 ABERCORN ST	KEEP AS IS	[Signature]	9-6-06
J. SPENCER	173 TAKEMUP RD	NO CHANGE	[Signature]	9/6/06
J. THOMPSON	8 THORNS ST	NO CHANGES	[Signature]	9/6/06
C. JONES	45503 SUNDOWN HWY	NO CHANGES	[Signature]	9/6/06
S. JAMES	LOT 16 MILLBROOK RD	LEAVE AS WETLAND	[Signature]	9/6/06
L. SAMUEL	LOT 16 MILLBROOK RD	NO CHANGE	[Signature]	9/6/06
T. GALOER	103 JORDAN RD KATHM	NO CHANGE	[Signature]	9/6/06
T. QILL	133 WARREN RD	DIPO	[Signature]	9/6/06
S. DUNN	LOT 17 MILLBROOK RD	" "	[Signature]	9/6/06
M. ROBERTS	7 SHEPHERD ST LURKING	Leave it Alone	[Signature]	9/6/06
R. MUSTY	Box 1085813	" "	[Signature]	10-6-06
meeky	289 Eden Rd Youngs	" "	[Signature]	10-6-06
GLENNY BOIS	75 WSAH WOODLEY RD	" "	[Signature]	10-6-06
W. ADER	WALTON ST Forest Hill	" "	[Signature]	9/6/06

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Name	Address	Comment	Signature	Date
Nicobilly	26 Pindar Highway		<i>[Signature]</i>	10/6/06
Carmel Moran	13 Taylor St Miraflores		B.B. Moran	10/6/06
Maes Moran	13 Taylor St Miraflores		<i>[Signature]</i>	10.6.06
Jane Carter	69 Adelaide St Milpara	Enough wildlife land gone	J Carter	10/6/06
Jana Carter	69 Adelaide St Milpara	Leave the trees.	<i>[Signature]</i>	10/6/06
KYM AIREY	103 COLLINGWOOD RD	Don't take the trees!	K. Airey	11/6/06
B. WARBULTON	103 COLLINGWOOD RD	LEAVE THE WAY IT IS	B. W.	11/6/06
TO. GRAYSON	101 COLLINGWOOD RD		<i>[Signature]</i>	11/6/06
E. E. NORTON	99 COLLINGWOOD RD.	LEAVE IT. Good place for wildlife	<i>[Signature]</i>	11/6/06
M. Tonkin	97 Collingwood Rd		<i>[Signature]</i>	11/6/06
A. TUTT	95 Collingwood Rd		<i>[Signature]</i>	11/6/06
L. TUTT	95 Collingwood Rd.		L. Tut	11/6/06
E. Sing	88 Collingwood rd		<i>[Signature]</i>	11/6/06
T. Harris	92 Collingwood		<i>[Signature]</i>	11/6/06
J. McGovern	94 Collingwood Rd.	The Wildlife NEEDS IT MORE	J. McGovern	11-6-06
B. McGovern	94 Collingwood Rd		B. McG.	11-6-06
G. McGinnity	111 Collingwood Rd	Conserve & Preserve	<i>[Signature]</i>	11-6-06
HJ LEECH	126 Collingwood Rd	GO OUT OF TOWN	H. Leech	11-6-06
R. Gough	136 Collingwood Rd	LEAVE THE BUSH	R. Gough	11-6-06
J. Nicol	138 Collingwood	Leave the Bush	J. Nicol	11-6-06
STEVANS	41 Collingwood		<i>[Signature]</i>	11-6-06
S. ARMORE	90 Hillman St		<i>[Signature]</i>	11-6-06
G. HORDAURE	35 ADDRESS CRES		<i>[Signature]</i>	11-6-06
N. HORDAURE	35 ADDRESS CRES		<i>[Signature]</i>	11-6-06
C. Gray	27 Address Cres	as all of above	<i>[Signature]</i>	11-6-06
A. Gray	15 Address Cres.	Contain native habitat	<i>[Signature]</i>	11/06/06

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Name	Address	Comment	Signature	Date
M JOHNSON	ADDRESS CRES		[Signature]	11/6/06
G. TROTT	ADDRESS CRES.		[Signature]	11/6/06
[Signature]	" "		[Signature]	11.6.06
E. MCDONALD	" "		[Signature]	11.6.06
M.C. McDONALD	ADDRESS CRES		[Signature]	11.6.06
P. RILEY	ADDRESS CRES.		[Signature]	11/06/06
Ken HASTIE	ADDRESS CRESCENT		[Signature]	11.6.06
Lynette HASTIE	" "		[Signature]	11.6.06
Diane WATSON	ADDRESS CRES		[Signature]	11.6.06
[Signature]	ADDRESS CRES		[Signature]	11.6.06
Emu BATH	26 ADDRESS CRES		[Signature]	11.6.06
[Signature]	" " "		[Signature]	11.6.06
R DANCAN	21 ADDRESS CRES.		[Signature]	11.6.06
P. HELBROU	30 ADDRESS CRES		[Signature]	11.6.06
ROSS HAMBLY	UNIT 3 NUMBER 58 N/R		[Signature]	11.6.06
Marie V. [Signature]	34 ADDRESS CRES.		[Signature]	11/6/06
Gavin BROWN	38 ADDRESS CRES.		[Signature]	11.6.06
KEVIN MacGREGOR	31 ADDRESS CRES		[Signature]	11.6.06
STEVE DENTLEY	106 COLLINGWOOD RD		[Signature]	12.6.06
J M. CARB	19 TWO PEAKS BAY RD		[Signature]	12.6.06
I. DZIALOSZ	1 Shepherd St		[Signature]	12.6.06
W. WITFORD	147 COLLINGWOOD RD		[Signature]	12.6.06
N. REID	38 MANLEY CRES		[Signature]	12.6.06
Cremasco	153 Collingwood Rd		[Signature]	12.6.06
D. WESTCOTT	161 COLLINGWOOD RD.		[Signature]	12.6.06
F. MARZIA	163 COLLINGWOOD RD		[Signature]	12.6.06

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Name	Address	Comment	Signature	Date
Louise Gabley	Willb Swamp Rd Beaus Bay		[Signature]	12/6/06
Naomi Young	88 Seymour St, Albany		[Signature]	13/6/06
SPAWN WECST	10 LAMBERT ST		[Signature]	13/6/06
Ratmond Herbert	39 Swarbrick St		[Signature]	13-6-06
Chirakee Smith	3 Seymour St		[Signature]	13/6/06
Brian Hamilton	123 Albany Hwy		[Signature]	13/6/06
Ann Dineen	8 Jynepine St.		[Signature]	13/6/06
B. O'neare	110 Old Boundary Rd		[Signature]	14/6/06
M. NEVEGAN	TYDAVAO ⁹¹		[Signature]	14.6.06
Richard Smith	152 South Coast Hwy		[Signature]	14.6.06
TED THOMPSON	43 MEDMAD AVE		[Signature]	14.6.06
D. VANDESCHEFF	60 Lenora St.		[Signature]	14.6.06
D. Connor	1 Grey St East		[Signature]	14-6-06
P. BRAMBURGH	110 ROSES ST		[Signature]	14-6-06
H. BURMAN	70 ALWOOD POE		[Signature]	14-6-06
T. THOMPSON	74 BARNET RD		[Signature]	14-6-06
V. THOMAS	41 STIMPED RD		[Signature]	14-6-06
P. THEYER	26 FEDERAL ST.		[Signature]	14-6-06
C. UDEZ	27 gregory Drive		[Signature]	14-6-
Sean Theyer	26 Federal St		[Signature]	14-6-
G. Seacombe	21 HENNESSY RD		[Signature]	14-6-
J. WILKINSON	111 ...		[Signature]	14/6/06
Paul Bowler	111 ...		[Signature]	14/6/06
GARRY DEARFO	21 SLATER ST ALBANY		[Signature]	14/6/06
LEE HUTCHINGS	113 KANDAMBA ST		[Signature]	14.6.

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Name	Address	Comment	Signature	Date
Marilyn	Lot P.O. Box 227 Alw	Do No Good	M. [Signature]	10/6
Stephen	66 Douglas Drive	Leave AS-IT	[Signature]	10/6
Ritche	46 Bannock St	Leave as is	[Signature]	10/6
MARTIN	426 Princess Royal	LEAVE IT ALONE	[Signature]	10/6
MARTIN	426 PRINCESS ROYAL	" " "	[Signature]	10/6
CAROL	Rd 01250 MILLBROOK RD	" " "	[Signature]	10/6
BRAD	34 BRADROSS CRES		[Signature]	10/6
Ben	3412 Redmond	" "	[Signature]	10/6
John T.	3412 Redmond	" "	[Signature]	10/6
CASEY	61 CAMPBELL RD	" "	[Signature]	10/6
* PETE BERTHOUD	EARTH	DONT TOUCH	[Signature]	10/6
* ALV G	Rd 0101 St	Leave alone	[Signature]	10/6
* F. FAVEL	MILLBROOK RD		[Signature]	10/6
P. HARR	92 WINDY HILL		[Signature]	11/6/6
Mac RUSSELL	253 MAWY HILL	Distraction	[Signature]	12/6/6
J. Martin	WINDY ST ALBANY	NO	[Signature]	12/6/6
Pete Bradley	464 Buckville St Albany	Dont touch	[Signature]	12/6/6
Travis WALK	Engerup	NO WAY	[Signature]	12/6/6
Colin MAY	ENGERUP	" "	[Signature]	12/6/6
GEOFF ALLEN	CUTBERT	" "	[Signature]	12/6/6
G. James	Albany	Leave as is	[Signature]	12/6/6
B. McWilliam	11 gentle Green Albany	" "	[Signature]	13/6/6
Chris	11 Reservoir Rd	IDIOTIC	[Signature]	13/6/6
Paul DUM	35 McKean Rd	" "	[Signature]	13/6/6
J. Thomas	65 Cuckoo Rd	" "	[Signature]	13/6/6
Maryanne Dicks	28 Townsend St	" "	[Signature]	13/6/6

* DEVELOP SOME 'RESIDENTIAL' IN MANY PARTS

AND SURROUNDING DISTRICTS! 0013

* DEVELOP SOUTHERN AREAS EAST

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Name	Address	Comment	Signature	Date
Francene Bassett	110 Collingwood Rd		[Signature]	8-6-2006
Sue Stokes	13 Boronia Ave		[Signature]	9-6-2006
PAT LAMIE	129 Henry St		[Signature]	9-6-06
IAN SMITH	108 Collingwood Rd	OWNER	[Signature]	9-6-06
JENNY JACKSON	62 CAMPBELL RD		[Signature]	9-6-06
(Gail Lavigne)	116 Baudin Place		[Signature]	9-6-06
Helen Coughlin	15A Baudin Place	WE WANT TO PRESERVE THE RESERVE Please listen to us.	[Signature]	9/6/06
Shiona Hibert	8 Vancouver St		[Signature]	9/6/06
Donna Hambley	25 Ardross CREO		[Signature]	9-6-06
Susan Lilford	10 Box 100 ALBANY		[Signature]	9-6-06
Debrah Smith	56 Morgan RD ALBANY		[Signature]	9-6-06
Marlene Seymour	120 Collingwood Rd ALBANY	Please listen to us!	[Signature]	9-6-06
Cliff Whittington	115 Collingwood Rd	" " "	[Signature]	9-6-06
Juile Fawcett	116 Collingwood Rd.	Comment at mtg.	[Signature]	9-6-06
Ann Bradshaw	107 Collingwood Rd	WHAT ABOUT WILDLIFE	[Signature]	9-6-06
Sue Kyrle	105 Collingwood Rd		[Signature]	10-6-06
A. Stamborough	47 Wolleston Rd		[Signature]	10/6/06
Kelvin Tombs	32 Townsend St	PRESERVE THE RESERVE	[Signature]	10/6/06
Barbara Hall	15A C. REED ST HEWLETT		[Signature]	10/6/06
Sharon Colby	23 Lindfield Cres. Albany	LEAVE THE RESERVE	[Signature]	10/6/06
Barbara Alison	19 Sherwood drive Albany		[Signature]	10-6-06
Diane Baker	3 O'Keefe Pl Albany	Keep zoning as is	[Signature]	10/6/06
Diane Baker	110 Elizabeth St	KEEP ZONING AS IS TO PROTECT WETLANDS	[Signature]	10/6/06
Graff PULS	42 R. SOWNALL		[Signature]	10/6/06
Graff PULS	34 R. SOWNALL	SERIAL INTEREST ACFT	[Signature]	10/6/06
Anna Brady	35 Drummond St		[Signature]	10/6/06



ID & CB SMITH
108 Collingwood Road
ALBANY WA 6330
Phone/Fax
98447510

CITY OF ALBANY RECORDS	
FILE:	
FILE:	A148717
15 JUN 2006	
DOC:	ZOR609307
OFFICE:	PLAN 7
ATTACH:	MAYOR

ALBANY CITY COUNCIL

I am writing to lodge my objection to the proposed rezoning of the bush block behind our property at 108 Collingwood Road. Lot 12.
The bush is wetlands with numerous birds and animals, and a variety of native trees and shrubs.
To develop this area to housing will further damage the environment and watercourses surrounding Lake Seppings.
I hope you all will decide to leave the entire area as natural as possible.

Yours sincerely,

Ian D Smith
15th June 2006

106 Collingwood Road
Albany
6330
W.A.

June 15, 2006

Chief Executive Officer
Andrew Hammond
Po Box 484
Albany
6331
W.A.

CITY OF ALBANY RECORDS	
FILE:	
FILE:	A148717
15 JUN 2006	
DOC:	ICR609316
OFFICE:	PLAN7
ATTACH:	

Dear Mr Hammond:

In Reply to the council's proposed Landswap whereby a portion of sub lot 388 which is currently zoned Parks & Recreations will be exchanged for a portion of Reserve 37440 which will then be rezoned to residential.

We would like to submit our opposal to this Landswap as we have a wide range of concerns. We invested in our property in January 2006. One of the biggest attractions in purchasing this property was the knowledge that there is a Reserve that runs adjacent to our block. We feel that if the Landswap goes ahead this will actually detract from the value of our home.

As this Reserve is in close proximity to Lake Seppings we believe that a change in the zoning from Reserve to Residential and further development will create irreversible damage to the wildlife that live in and around Lake Seppings and this Reserve as it is a corridor for Wildlife.

This reserve is currently not degraded by weeds, but we are sure that with development of houses this problem will escalate as will the introduction of domestic and feral animals which will in turn impact on Lake Seppings and the wildlife, as Lake Seppings supports breeding in the Dusky Moorhen which is on the Australian Fauna Priority List.

Another concern is the fact that at present there is not a Buffer zone . A Buffer zone is created so as to define a wetland boundary system, Cease encroachment into a wetland area, recognize a linked wetland system and to recognize conservation values. As the Environment Department are in the early process of obtaining mapping and consultation on a buffer zone for Lake Seppings we feel it would be unwise to go ahead with supporting a Landswap for this piece of Reserve.

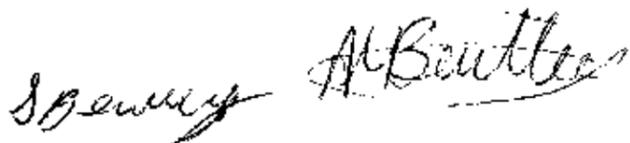
As our particular part of Collingwood Road is very low lying and susceptible to becoming excessively damp , once this Reserve is cleared and the water table rises we believe this will create even more water retainment on our property.

The Reserve is very wet and swampy , which I am certain will cause prospective home owners problems in the future if they are to build on this Reserve.

We as landowners that this proposal directly affects, ask you Mr Hammond to reject this Landswap proposal.

We thank you for the opportunity to submit our opposal

Sincerely



Steve, Alison, Dean & Katie Bentley

Chief Executive Officer,
City of Albany,
North Road,
ALBANY WA 6330

Dear Sir,

CITY OF ALBANY RECORDS	
FILE:	
FILE:	A148717
15 JUN 2006	
DOC:	ICR2609305
OFFICE:	PLAN 7
ATTACH:	

PROPOSED LAND SWAP - SUB LOT 388 AND RESERVE 37400

1.0 THIS SUBMISSION

1.1 The Albany City Council Bushcarers Advisory Committee strongly advises against the proposal to allow the land swap applied for between Sub Lot 388 and a portion of Reserve 37400.

1.2 The Committee strongly disapproves of the proposal to rezone Reserve 37400 for urban development.

The Bushcarers Advisory Committee comprises representation from City of Albany Staff, the Councillors of the City of Albany, the Department of Conservation, The Agricultural Department, and the Community. It is a body which has been set up to facilitate the passage of informed comment on matters relating to the sound management of the bushland habitat of the Albany Region between relevant parties.

The recommendations stated above and the reasons for the conclusions made about the site are written on behalf of the following people who have visited the location on the margin of Lake Seppings and are in agreement on the issue.

Dr. Sarah Barrett [CALM], Peter Bunn [Local Resident], Karin Baker [Bushcarers Group], Sandra Maciejewski [Reserves Officer, City of Albany], Lawrie Anderson [CALM], John Moore [Dept Agriculture], Kay Stehn [Community Representative of Bushcarers Advisory Committee], Grahame Blacklock [Dept of Agriculture], John Jamieson [Councillor].

It is the considered opinion of all the above mentioned people that no urban development is appropriate on either of the land parcels.

2.0 OVERVIEW OF THE SITE

Discussions from the site visits concluded that the land in question:

- 2.1 LOCATION:** Lies on the margin of Lake Seppings which is a unique freshwater lagoon, an integral part of natural drainage from Mts. Clarence/Adelaide via the Yakamia flood plain through Emu Point into Oyster Harbour, and as such is a rare and valuable wildlife sanctuary. The Reserve is on the boundary of the Conditional Flood Area in The Lake Seppings 100 Year ARI Flood Event Map No.2, defined in the Draft Town Planning Scheme Policy.
- 2.2 TOPOGRAPHY:** The lay of the land is sloping, with wetland soaks. When

visited in the last week of May and the first week of June, the ground was wet underfoot on the track and off track was impenetrable with plant varieties known to be wetland indicators.

2.3 VEGETATION: The vegetation complex is unique in Albany to the Seppings/Yakamia system, being a closed forest of *Taxandria juniperina*, which is fast becoming less well represented as land development encroaches on our wetlands. The only other locations where closed forest of *Taxandria juniperina* exist are Moats Lagoon at Two Peoples Bay and Lake Gardner. Undershubs indicate 12 month wetland. It provides habitat for amphibian, mammal and bird life. This is the type of country that is rich in frog song.

2.4 SOIL: The ground is deep anaerobic peat overlaid with a few millimetres of white sand. When the surface is scratched, the ground smells foul. The land slopes away from Collingwood Street quite severely and property drainage will be problematic. Accepting that land fill may be approved in developing the Reserve for housing, one could expect the imported fill to act with a wick effect, under hydraulic pressure with the weight of the fill and housing causing water to rise to the footings.

2.5 DRAINAGE:

[a] Weeds

The existing stormwater drain located alongside the gravel track [named Lake Seppings Drive on the map] off Collingwood Street between No. 100 and 94 is adjacent to the land in question. It is severely weed infested. In this drain the woody stemmed waterweed *Rorippa nasturtium-aquaticum* is an aggressive inter-lopper which has the capacity to overcome marginal plants in Lake Seppings. This drain is a reminder that residential development close to natural wetland systems brings intruding plants and disruption of the balance of the vegetation complex.

[b] Eutrication

Building on the Reserve could be expected to cause further drainage contamination of the Lake Seppings as the land is closer to the water than existing residences. It is very low-lying and will require drainage channels on the lakeside of the development. The existing drain from higher ground carries contaminants and eutrication from rotting plants. The eutrophic effect of introducing high levels of dissolved nutrients [oxidised nitrogen and inorganic phosphorous] is to increase the incidence of undesirable algae growth.

3.0 FINDINGS

LOCATION: So close to Lake Seppings as to require preservation as natural habitat and buffer zone between residences and the water.

TOPOGRAPHY: Sloping natural lakeside soak land, best left unmodified.

VEGETATION: *Taxandria juniperina* closed forest worthy of preservation.

SOIL: Constantly moist anaerobic peat overlaid with only a few millimetres of white sand.

DRAINAGE Problematic, for the preservation of clean lake environment, and also for dry residential buildings.

4.0 CONCLUSIONS

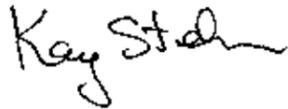
The Bush Carers Advisory Committee recommends that the land swap and rezoning is not in the best interest of the health of the lake and surrounding wildlife habitat.

- 4.1 Rezoning for urban development the Reserve 37440 would increase the burden of eutrication on Lake Seppings.
- 4.2 Approving the proposed land swap of Reserve 37440 would incur a further reduction in the diminished *Taxandria juniperina* closed forest tree canopy which is the valuable vegetation habitat for lakeside inhabitants.

5.0 IN SUMMARY

The Bushcare Advisory Committee would encourage the City of Albany not to approve the proposed land swap of SubLot 388 and Reserve 37440 for the reasons above and also in the spirit of the Draft Town Planning Scheme Policy adopted October 2003 – Item 11.3.5 Development Services.

Yours faithfully,



KAY STEHN
5 Bell Court,
BAYONET HEAD, 6330

for The Bushcarers Advisory Committee
14th June, 2006

Judith Swain,
41 McLeod Street,
Mira Mar WA 6330
13th June, 2006

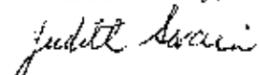
The Planning Officer,
City of Albany.

Dear Ms. Brown,

Referring to your letter of 5th May 2006, I do not have any objection to the exchange of Sub Lot 388 for a portion of Reserve 37440 as indicated on the map supplied.

Please note that I am now sole owner of both 114 Collingwood Road and 41 McLeod Street.

Yours faithfully,


Judith Swain

CITY OF ALBANY RECORDS	
FILE:	A148717
FILE:	
15 JUN 2006	
DOC:	KRE09188
OFFICE:	PLAN 7
ATTACH:	

Mr. T. Davis & Ms L. Haddleton
104 Collingwood Road
ALBANY WA 6330

CITY OF ALBANY RECORDS	
FILE:	
FILE:	A148717
15 JUN 2006	
DOC:	ICR609223
OFFICE:	EDDS
ATTACH:	USA Brown

13 June 2006

Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6332

Attn: Andrew Hammond,

Re: Proposed Land Swap Sub Lot 388 / Reserve 37440 (Seppings)

Dear Graeme,

Thank you for taking the time to meet with the concerned residents regarding the proposed land swap of Sub Lot 388 / Reserve 37440 (Seppings). Unfortunately we found that Council staff did not seem to know fully about this proposal nor did they have adequate information on hand to fully explain this proposal and its implications.

Your letter (ref. A188931/PA15451/P265000, dated 5 May 2006), stated that Council is 'considering' a proposed land swap in which land currently zoned 'Parks and Recreation' will be exchanged for a portion of reserve and rezoned 'Residential'. The third paragraph of this letter invited submissions on 'this development proposal', but the subject of the letter was supposedly the land swap. Mention of 'development' concerned us and we could only draw the conclusion that there is already a development proposal with Council and Council is merely satisfying statutory regulations by sending out these letters.

Also at the meeting there was mention of what is 'likely' to happen with this land supposing the land swap and rezoning is successful. You suggested that there is a development proposal currently with council for Sub Lot 389 that will have a road reserve through the middle and terminate with a cul-de-sac adjacent to lot 10. You said it was likely that if the land swap is successful this road reserve would continue through to Loftie Street. We have looked at the cadastre you provided and can not see how you can fit a 20m road reserve, with room for residential lots either side, within an approximately 70m wide parcel of land. This would mean that lots would be less than 600m² and as residents of this area this does not seem to fit with the existing developed lot sizes of 1200+m².

After meeting with council we thought it would be prudent to meet with other agencies who may also be stakeholders in this proposal such as Department of Environment, Water Corporation, The Friends of Lake Seppings Group, City Councilors etc, to gauge what the wider implications of this proposal are and what steps , if any, have been taken to mitigate them.

The Department of the Environment provided us with a copy of a study that was commissioned in June 1998 to look at the broader issues involving several sensitive wetland environments in the Great Southern region.

One of the wetland areas studied was the Lake Seppings area and the report noted that this area is the single representative of an estuary formed parallel to the coastal barrier in the Great Southern region. It was also noted that there was at least one species of bird, the Australasian Bittern, that is listed under the Wildlife Conservation Act 1950 as fauna which is rare or likely to become extinct. The report recommended the inclusion of this area into conservation reserve to recognize conservation values, define the wetland system boundary, recognize the linked wetland system and cease the encroachment into the wetland area.

The Department Environment has recently undertaken more detailed studies of this particular wetland but unfortunately the findings from this are not yet available to the general public. However, we are sure that Department of Environment would have made this information available to the City of Albany had you requested it. This may have been beneficial to the initial consideration of the proposed land swap before it reached this point.

It appears the City of Albany has overlooked the needs of the single most important wetland environment within the Albany district by considering unsustainable future development for this land. This will set a precedent for other development in this area and we really must question whether Council is serious about conservation of sensitive and important flora and fauna and the wetland area.

Council will also be aware of storm water drainage issues as highlighted by the April 2005 storm event. The impact of this, particularly on the Yakamia catchment and Lake Seppings area was obvious for all to see at the time and Council publicly announced that it would conduct a drainage study for several catchments in Albany including Yakamia and Lake Seppings. We must ask whether the findings from these studies have a bearing on this matter and any other development adjacent to the Lake Seppings wetland area. There will obviously be a requirement to fill this land if development proceeds and this will have an impact on the water table and storm water management in the area. Raising existing land levels combined with felling the existing tall stand of trees adjacent to this lot can only be detrimental to the adjacent wetland area and may even have some impact on the Lake as a whole.

We are recent purchasers of No. 104 Collingwood Road (Lot 14) and our decision to purchase in this location was because of the size of the lot, being adjacent to a reserve, being close to Lake Seppings wetland area and its facilities, and the abundance of local wildlife.

In summary we believe this is a poorly considered proposal that will have detrimental effects to the environment, both natural and social, and will only benefit the developer financially. There are other affected families who are our neighbors and they also feel passionately that this proposal is wrong for this area and must be rejected by council.

Yours sincerely,



Trevor Davis, Lyndall Haddleton and Lahni Davis

Re-Consideration of proposed land swap. Ref A 18893/PA 15451/P265000

June 8, 2006

Chief Executive Officer
PO Box 484
Albany W.A. 6331

Dear Sir

CITY OF ALBANY RECORDS	
FILE:	
FILE:	A/48717
13 JUN 2006	
DOC:	ZOR609074
OFFICE:	EDDS
ATTACH:	LISA BROWN

We wish to express most strenuously our opposition to the proposed land swap whereby a portion of Sub lot 388 (currently zones Parks and Recreation) be exchanged for a portion of reserve 37440 (to be rezoned residential).

Our objections are based on the following:-

The environmental impact that a substantial housing development will have on an area that was always to be "natural bushland"

Our purchase decision was based largely on the peaceful outlook afforded by the adjoining parkland and our advice at the time (from both the real estate agent and an officer of the City) was that the reserve was never to be rezoned.

The dollar value of our retirement investment will be dramatically affected by the addition of a substantial housing development on what has always been a natural bush environment.

We are also seriously concerned that our privacy will be compromised along with the peace and serenity currently afforded by the adjoining bush land.

The proposal is obviously a priority for your office in order to tidy up the anomaly of having private property bisecting reserve land.

Another option would be to swap a parcel of land of similar size on the corner of Everard St and Wright St. This would fit in with current development and would effectively solve that issue and not inconvenience long term residents who have bought their blocks on the understanding that they would never be built out.

Sincerely,

Don and Cathy Perment

.....

M

**T H E | P L A N N I N G
| G R O U P**

Our ref: 706.054
Your ref:

29 June 2006

Chief Executive Officer
City of Albany
PO Box 484
Albany WA 6331

Perth
PO Box 7375
Clusters Square
Perth Western Australia 6850

Level 7 182 St Georges Terrace
Perth Western Australia 6000

Attention: Andrew Hammond

Dear Andrew

**SCHEME AMENDMENT REQUEST – LOT 8 BEAUDON ROAD & LOT 1 SOUTH COAST
HIGHWAY, MCKAIL**

This report has been prepared by The Planning Group WA Pty Ltd on behalf of Mario and Amanda D'Addario and Mario and Filomena D'Addario, the respective owners of the adjoining lots being Lot 1 South Coast Highway and Lot 8 Beaudon Road, McKail in the City of Albany. The purpose of the report is to request that the City of Albany initiate an amendment to the City of Albany Town Planning Scheme No. 3 to rezone the abovementioned properties from 'Rural' to 'Special Rural.' The purpose of the scheme amendment is to facilitate the future subdivision and development of the subject site for rural residential purposes.

BACKGROUND

Land uses within the locality previously comprised extensive agriculture land, which has been subsequently subdivided into small holdings at the periphery of the Albany metropolitan area.

SUBJECT SITE

Site Context

The subject site is comprised of two adjoining lots being Lot 1 South Coast Highway and Lot 8 Beaudon Road, which are located within the McKail locality of the regional City of Albany on the south coast of Western Australia, some 400 kilometres south of Perth.

The subject land is situated approximately seven kilometres northwest of the Albany Town Hall. Whilst Lot 1 adjoins the South Coast Highway, a major highway and artery to the west connecting Albany to Denmark, and Beaudon Road in the north, Lot 8 is located at the end of the Beaudon Road Cul-de-Sac. Both lots are situated east of the Link Road (Albany Ring Road alignment) and otherwise bounded by a series of lots zoned for rural purposes.

REFER TO APPENDIX A – LOCATION PLAN.

Site Details

The land the subject of this rezoning request comprises Lot 1 South Coast Highway and Lot 8 Beaudon Road, McKail in the City of Albany. The site details are summarised below.

0035

SCHEME AMENDMENT REQUEST - LOT 8 BEAUDON ROAD & LOT 1 SOUTH COAST HIGHWAY, MCKAIL

Lot Number	Diagram No.	Volume/Folio	Land Area
1	23900	1255/752	2.5560 ha
8	60157	1582/83	5.0027ha

A copy of the Certificate of Title for the subject site is attached as Appendix B.

Lot 1 has a dual frontage to the South Coast Highway of 82.9 metres and Beaudon Road of 82.48 metres. To the west, Lot 1 is bounded by Lot 8 Beaudon Road and Daniels Reserve (Lot 7487), a Crown Reserve under Management Order with the Primary Interest Holder being the City of Albany. Lot 8 has a 145 metre frontage to the Beaudon Road Cul-de-Sac and is bounded by Lot 8 to the east, Daniels Reserve (Lot 7487) to the south, Lot 7 to the west and Lot 5 to the north.

The lots surrounding the subject site generally range from 1.3 to 5.7 hectares in area and predominantly used for rural purposes. The site is serviced with connections to the mains water supply, telecommunications, single phase electricity transmission line and with solid waste management services. The land is not connected to deep sewerage and although there are no current plans to extend sewerage coverage to the area Timewell Road waste water treatment plant is located just northwest of the site.

The land immediately surrounding the subject site shares the 'Rural' zoning and, the majority of these properties are largely used as 'hobby farms,' as opposed to viable agricultural broad acre farming.

Beyond the land forming the immediate boundaries to the site there are several pockets of land with alternative zoning including 'Special Rural,' 'Public Purpose,' 'Parks and Recreation' and 'Special Residential.' Specifically, there are five individual areas of land zoned 'Special Rural' in close proximity to the subject properties being 'SR Nos 13, 10, 25, 22 and 32'.

The site is situated in close proximity to various sporting and community associations and clubs in Albany as well as public infrastructure facilities such as schools and hospitals. The closest commercial services to the site include the South Coast Highway corner stores with a commensurate range of retail activities relative to the size of the peripheral urban service centre. Full retail service opportunities are located at Farm Fresh on Chester Pass Road or in central Albany where regionally based commercial, industrial, business advisory and governmental services are also located.

Topography and Vegetation

The subject land exhibits a consistent slope from a high point of 62.10 metres (AHD) at the southwestern boundary (South Coast Highway) sloping down towards Link Road (away from Beaudon Road) to a low point of approximately 32 metres (AHD). The subject land enjoys restricted views to the north and subject to building design, possible limited views to the south and Princess Royal Harbour/Torndirrup National Park. Both properties contain homesteads to the southeast of the respective sites and additionally contain several clusters of trees and shrubs along the fence lines and surrounding the homesteads.

Chief Executive Officer
City of Albany

SCHEME AMENDMENT REQUEST – LOT 8 BEAUDON ROAD & LOT 1 SOUTH COAST HIGHWAY, MCKAIL

STATUTORY CONSIDERATIONS

Current Zoning

CITY OF ALBANY TOWN PLANNING SCHEME NO. 3

Under the provisions of the City of Albany Town Planning Scheme No. 3, the subject site is zoned 'Rural.' Section 3.1.14 of the Scheme describes the purpose of the 'Rural' zone as:

*to ensure high quality agricultural land is retained for primary production;
to regulate uses which might conflict with farming interests and foster uses which are complementary to such interests; and
to preserve rural land within easy reach of urban areas.*

Proposed Zoning

CITY OF ALBANY TOWN PLANNING SCHEME NO. 3

An amendment to the City of Albany Town Planning Scheme No. 3 is requested to rezone the subject site from 'Rural' to 'Special Rural.'

Under Section 3.1.16 of the Scheme, 'Special Rural' zoning aims to:

provide areas where members of the community who desire to live in a rural atmosphere may engage in a variety of activities appropriate to their area (as indicated in "Schedule 1" to this scheme), which might include hobby farming, horse breeding, rural residential retreats and intensive agriculture, if it is considered that such use is consistent with the preservation of the rural landscape and amenity.

REFER TO APPENDIX C – ZONING PLAN.

PLANNING CONSIDERATIONS

There are several state and local policies that influence the future development of the subject site and its surrounds.

State Planning Strategy – Agriculture & Rural Land Use

In 2002, the State Government of Western Australia produced a Statement of Planning Policy relating to agricultural and rural land use, which contains a number of objectives including identifying areas of agricultural significance, preparing a statutory and strategic statement to guide subdivision and development in rural areas, preventing conflict between rural and non-rural activities in rural areas, assisting structural adjustment, maintaining land values and promoting land management and environmental repair.

For areas zoned 'rural-residential,' that is land used for residential purposes in a rural setting which provides for alternative residential lifestyle and which seeks to preserve the amenity of such areas and control land use impacts, Clause 5.3.2 of the Statement notes that lot sizes should range from 1 to 4 hectares depending on local conditions and the provision of a reticulated potable water supply to an appropriate standard as determined by the licence holder.

The proposed development is to occur on land that is not considered agriculturally significant and is consistent with the statement of planning policy, particularly the requirements of the rural-residential zone. The rezoning will facilitate the subdivision of the existing Lots 1 and 8 and therein, consolidate both the existing housing stock and variety of housing available to residents in the City. The housing, which will occur largely in an area zoned for rural purposes, will also provide for a range of property sizes larger than urban and central Albany locations, affording residents the opportunity enjoy a 'rural-residential' experience close to the City centre. The provision of diverse housing options by

SCHEME AMENDMENT REQUEST – LOT 8 BEAUDON ROAD & LOT 1 SOUTH COAST HIGHWAY, MCKAIL

- iii. Standards for the control of land uses and development, which will ensure that the purpose or intent of the zone and the rural environment and amenities are not impaired.
 - iv. Any special provisions appropriate to the secure the objectives of the zone.
- (d) A "planning consent" is required to be sought and obtained in the manner prescribed in Clause 5.1 of the scheme prior to commencement of any development, except in the case of development consistent with the enjoyment of all dwellings as defined generally in Clause 1.6 of the scheme and specifically in Council's 'Statement of Planning Policy' promulgated pursuant to this paragraph and as may be amended from time to time.
 - (e) Only one dwelling is to be erected on a lot.
 - (f) The Council may, by notice served upon individual landowners or upon a subdivider of land within this zone, require the preservation of a specified tree or groups of trees or areas of vegetation, and thereafter no person shall cut, remove or otherwise destroy any tree or groups of trees or areas of vegetation unless Council rescinds or modifies the notice or order.
 - (g) In addition to such other provisions of the Scheme as may affect it, any land which is included in a "Special Rural Zone" shall be subject to those provisions as may be specifically set out against it in Schedule 1, entitled "Special Rural Zones – Provisions relating to Specified Areas" which Schedule will be considered to form part of "Part 5" of the scheme text.

The proposed rezoning is consistent with the objective of the 'Special Rural' zone. The subject site's current rural zoning and location at the existing metropolitan fringe makes it well suited to future urban development where appropriate infrastructure services can be provided in accordance with an approved urban structure plan and environmental considerations. Future urban development and rezoning to 'Special Rural' would enable members of the community who wish to live in a rural atmosphere the opportunity to engage in a variety of activities including for instance hobby farming, horse breeding, rural residential retreats and intensive agriculture.

The above statutory requirements incorporating an indicative development plan are outlined below, under the sections entitled "Rezoning Proposal" and "Indicative Development Plan." These sections address the statement of intent and rationale behind the selection of a particular area for proposed rezoning and will also illustrate the intended development providing subdivision details, lot sizes, topographical and physical features, road and servicing facilities. The plan remains highly sensitive to existing physical and landscape conditions of the zone and subject site. To this end, the existing standards and controls contained within the zone, as set out in Clause 5.3 of the Scheme, have been incorporated into the conceptual design for future development.

City of Albany – Local Rural Strategy

Under the City of Albany Local Rural Strategy, adopted in 1996 and amended 2002, the subject site is designated as part of the Torbay 2 Catchment Planning Precinct. The strategy suggests that following consultation with landowners, Council will rezone the area to rural residential or special residential with appropriate zoning provisions based on the constraints and land management needs identified below. Council is also to assess the potential of larger lots to create additional rural residential lots.

The justification for this policy is that the existing lots generally have areas under 10 hectare and their use is inconsistent with the objectives of the rural zone. There is also a lack of controls under the rural zone to protect the environmental of the amenity of the area whilst the area generally has high land capability for housing development and is close to Albany. Additionally, some of the existing larger lots have good views and there is a high level of fragmentation that has occurred.

SCHEME AMENDMENT REQUEST – LOT 8 BEAUDON ROAD & LOT 1 SOUTH COAST HIGHWAY, MCKAIL

The policy also notes constraints and management needs affecting the site. These include the area being predominantly serviced with unsealed roads; that a portion of the area is located within Visual Management Area A and therefore visually sensitive (particularly when viewed from the South Coast Highway and George Street); and that there are some areas with low land capability for housing development due to their low lying nature. There is also suggested to be a need to protect remnant vegetation as well as a need to consider a positive future being road and structure plan to ensure efficient and well planned development.

City of Albany – Local Planning Strategy

Under the City of Albany Local Planning Strategy prepared in 2001 and undergoing finalisation in accordance with the WAPC's preparation of a new Regional Plan, the subject site forms part of the Torbay 12 Catchment Planning Precinct. The policy statement for the Torbay Precinct No. 12 encompasses the land extending west from the western border of Albany's urban fringe along the South Coast Highway and Lower Denmark Road just past the township of Torbay in the east, to the coastline in the south and the township of Redmont in the north.

Rural residential development will feature as one of the precinct's dominant future characteristics alongside broad scale farming, intensive agriculture and conservation of reserves. As such one of the initiatives of the precinct is to specifically develop and consolidate special rural subdivision around the existing townsite away from the prime agricultural areas.

Rural residential development shall be limited and confined to the eastern margins of the precinct along the South Coast Highway. Intensification of rural activities shall be limited to specific strategic locations and subject to environmental assessments and land capability justifications.

The proposed rezoning to 'Special Rural' is consistent with the Torbay Precinct 12 policy where the subject site is located at the eastern margin of the precinct and within the area denoted for special residential zoning on the precinct plan. Given the character statement and local initiatives of the precinct, the proposed rezoning is consistent with the future development intent of the area. In addition, the Albany Local Planning Strategy Map identified the subject site for special rural uses as part of an area identified for special rural uses extending north from the South Coast Highway to Lancaster Road just south of Albany Highway.

Although the proposed designations under the Strategy affecting the subject site are yet to be confirmed by the City of Albany, and finalised the proposed rezoning is consistent with the intent of the Albany Local Planning Strategy map in its current format.

REZONING PROPOSAL

The purpose of this application is to request that the City of Albany initiate an amendment to its Town Planning Scheme No. 3, to rezone Lots 1 South Coast Highway and Lot 8 Beaudon Road, McKail from 'Rural' to 'Special Rural.' It is intended that the rezoning application would facilitate future subdivision of the subject site to create a spacious rural residential living environment based on the physical land capability and landscape design considerations. Future development will comply with conventional special residential development and land management requirements so as to enhance landscape quality and visual amenity of the locality, whilst minimising the impact of the development on the physical environment.

The rationale behind selecting the subject site for rezoning to 'Special Rural' zoning is multifaceted. The rezoning of the subject site as a pocket of 'Special Rural' would be compatible with the surrounding land uses and consistent with other pockets of 'Special Rural' zoned land located in close proximity to the subject site. Given the prior existence of these pockets, the proposed rezoning would set no future planning precedence for the locality.

SCHEME AMENDMENT REQUEST -- LOT 8 BEAUDON ROAD & LOT 1 SOUTH COAST HIGHWAY, MCKAIL

Located on and close to the South Coast Highway, a main thoroughfare into Albany from the west the subject site is situated on the City's urban edge, making it well suited to future urban development rezoning to 'Special Rural.' Potential subdivision of the subject site would afford members of the community who wish to live in a rural atmosphere the opportunity to engage in a variety of activities including for instance hobby farming, horse breeding, rural residential retreats and intensive agriculture. It would also allow for the creation of a range of property sizes, which would establish an introductory corridor along the highway to evidence a transition from rural to gradually more urban land uses on the approach to the City. The rezoning proposal therefore satisfies the objectives of the Special Rural Zone under the scheme.

The proposal is also accompanied by a comprehensive indicative development plan that addresses the required subdivision details such as lot sizes, topographical and physical features, road details and servicing facilities and remains highly sensitive to existing physical and landscape conditions of the zone and subject site. To this end, the existing standards and controls contained within the zone, set out in Clause 5.3 of the Scheme, have been incorporated into the conceptual design for future development.

Furthermore the proposed rezoning contributes to the realisation of both state and local government policy. In terms of the State Planning Statement – Agriculture and Rural Land Use, the proposal to rezone the subject site will facilitate a higher density coding and promote the availability of diverse residential options in the City of Albany, particularly by providing housing close to the city centre but in a largely rural setting. The provision of improved housing options contributes to the protection of life in rural communities by meeting different housing demands and through the reasonable extension of the provision of satisfactory services and infrastructure.

The proposed rezoning is consistent with the Local Rural Strategy whereby Council is to rezone the area to rural residential or special residential with appropriate zoning provisions based on the noted constraints and land management issues. The characteristics of the subject land supports the policy justification that underlies the rezoning initiative in that existing lots generally have areas under 10 hectare, their use is inconsistent with the objectives of the rural zone, the area generally has high land capability for housing development, has some good views to the north and is close to Albany. The constraints identified under the policy are not considered relevant to this proposal since we are providing a road reserve connection to the South Coast Highway and that the subject land is not considered to be low lying. It should also be noted that attempts will be made (as noted below) to retain existing vegetation on site where possible.

Importantly, the proposed rezoning achieves the intent of Local Planning Strategy, specifically the "Torbay Precinct 12 statement. Rezoning to "Special Rural" is consistent with the precinct's dominant future characteristics and one of the precinct's initiatives to develop and consolidate special rural subdivision around the existing townsite away from prime agricultural areas.

The strategy has identified rural residential development as being limited and confined to the eastern margins of the precinct along the South Coast Highway where intensification of rural activities shall be limited to specific strategic locations and subject to environmental assessments and land capability justifications. The subject site is located at the eastern margin of the precinct, borders the South Coast Highway and is found in the primary areas strategically identified for special rural zoning. Furthermore, the Albany Local Planning Strategy Map identified the subject site for special rural uses as part of a special rural area extending north from the South Coast Highway to Lancaster road and almost to the Albany Highway.

INDICATIVE DEVELOPMENT PLAN

In order to provide a brief indication of the potential use of the site after rezoning, a basic indicative development plan has been provided as Appendix D. The subject site at approximately 7.5 hectares is not amenable to broad acre agricultural farming and does not comprise a viable farm unit. Subject to soil analysis, hobby farming would appear the most suitable form of farming on the site.

The indicative development consists of a 6 lot subdivision where each lot will have access from a proposed new 18 metre wide road reserve, with an effective minimum street frontage of 20 metres. The existing dwellings are to be retained as is existing vegetation where possible. The proposed road will have access from South Coast Highway. The level of service associated with the existing access roads and intersections is considered adequate to accommodate projected traffic volumes arising from development of the subject land.

Servicing

The subject site is not connected to deep sewerage and although the Timewell Road Waste Water Treatment Plant is located in close proximity to the site, there does not appear to be any plans to instigate an extension to the sewerage scheme at this time to the area. Under the circumstances and relative to the issue of maintaining groundwater quality, it may be necessary to obtain a geotechnical assessment of soil condition to deal with nutrient retention and on-site effluent disposal as an interim period of development. Several commercial technical market supplied solutions associated with self-contained onsite wastewater treatment systems exist although each has a different spatial requirement according to WA Department of Health disposal criteria and the prevailing sub-surface soil conditions. However, based on detailed investigation to date, the geology of the subject site is not expected to unduly restrict the potential for special rural development.

Although the subject site is predominantly cleared of vegetation, vegetation located along the site's boundaries is unlikely to be disturbed by development activity. Furthermore, given the site has been extensively cleared in the past, the proposed development is not expected to threaten the occurrence of any rare or endangered flora or fauna on or near the subject land. Similarly cursory examination of the site suggests it is equally unlikely that substantive evidence of traditional Aboriginal activity or occupation due to the extent of land development and intensity of human inhabitation. There are no buildings, works or places of distinguishing heritage significance on the land and the subject site does not appear on the City of Albany Municipal Heritage Inventory – Interim Place List as published in September 1999.

Road construction, drainage and infrastructure installation will be undertaken as part of the development approval process. A detailed site survey and analysis will be undertaken as part of the scheme amendment process for the purpose of crossover design and drainage management. All works associated with subdivision construction would be undertaken during the dry summer months to avoid surface degradation from storm water run off. The land is regarded as stable for the purposes of earthworks and it is unlikely that soil stabilisation will be required.

The proposed subdivision and residential development of land has been designed in accordance with the following:

- Planning For Fire – Performance Criteria & Minimum Standards for Subdivision Design FESA –WAPC 2000
- The Home Owner's Bush Survival Manual (BFSWA, WAFB & WAPC 1998)
- Australian Standard – Construction of Buildings in Bush-Fire Prone Areas (AS 3959-1999).

Chief Executive Officer
City of Albany

SCHEME AMENDMENT REQUEST - LOT 8 BEAUDON ROAD & LOT 1 SOUTH COAST HIGHWAY, MCKAIL

The proponents will provide in-situ fire fighting capability and are willing to consider a standard contribution to district emergency services as part of the development approval process in the knowledge that annual contributions are required as a function of local government rating.

Whilst the purpose of this report is to request the initiation of an amendment to the City of Albany Town Planning Scheme No. 3 in order to rezone Lot 1 South Coast Highway and Lot 8 Beaudon Road, McKail from 'Rural' to 'Special Residential,' the details above and the indicative development plan attached as Appendix B to provide a conceptual idea for future development once rezoning has occurred.

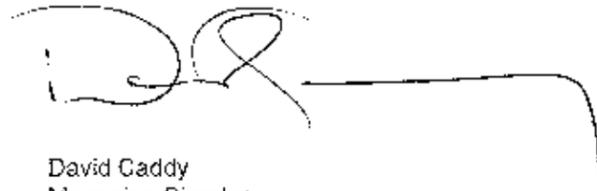
CONCLUSION

This report has been prepared in support of a request to the City of Albany to initiate an amendment to Town Planning Scheme No. 3 which would facilitate future rural residential development at Lot 1 South Coast Highway and Lot 8 Beaudon Road, McKail.

The proposed rezoning of the subject site to 'Special Rural' is considered appropriate due to consistency with the current zoning of surrounding land, the future intent for the locality and the contribution to a variety of rural options in the City in suitable areas with good access and servicing opportunities. The development will also contribute to an introductory statement upon entering the City, providing transition from more rural to more urban land uses.

It is therefore respectfully requested that the City of Albany initiate an amendment to the City of Albany Town Planning Scheme No. 3 by rezoning the adjoining Lot 1 South Coast Highway and Lot 8 Beaudon Road, McKail from 'Rural' to 'Special Rural'.

Yours sincerely
THE PLANNING GROUP WA PTY LTD



David Caddy
Managing Director

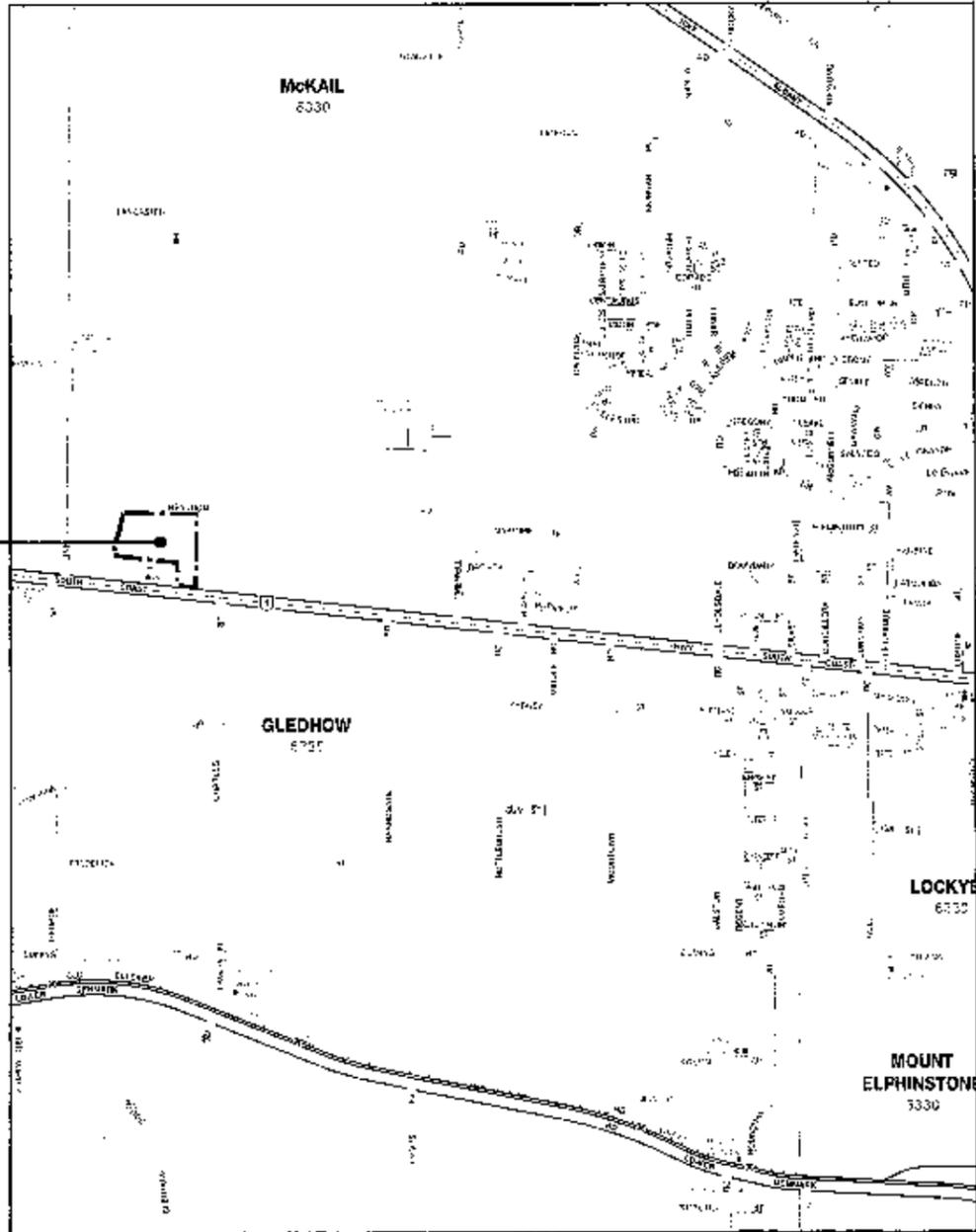
Encs.

Chief Executive Officer
City of Albany

SCHEME AMENDMENT REQUEST – LOT 8 BEAUDON ROAD & LOT 1 SOUTH COAST HIGHWAY MCKAIL

**APPENDIX A
LOCATION PLAN**

Subject Site



Source: UBC Australia: Regional Cities & Towns



THE PLANNING GROUP

0045

Telephone 181 19 8266-8300
 Facsimile +61 86 9302 4756
 planning@planninggroup.com.au
 www.planninggroup.com.au

Level 7, 102 St Georges Terrace
 Perth Western Australia 6000
 PO Box 7372, Underhill Seville
 Perth Western Australia 6850

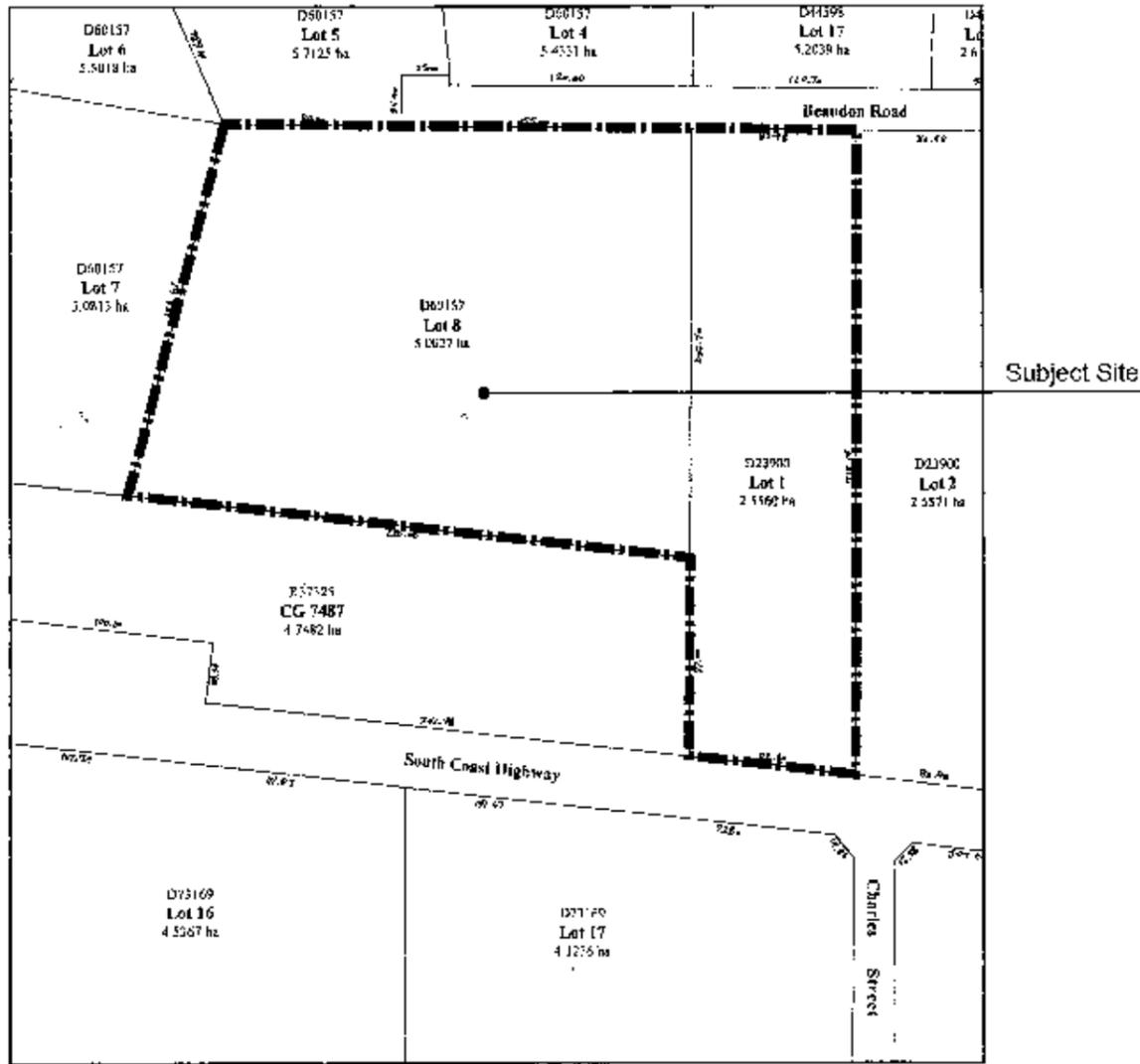
Figure No. 1

**Location Plan
 Albany Scheme Amendment**

DNW 18 December 2008 Design: DNW
 Scale: 1:5000 @ A4 Drawn: DNW
 Drawing No. 736.054 PL* A Location Plan 12.01.05.0110

FINAL

This document has been prepared for the purpose of providing information. The drawing does not constitute an invitation or contract for any part thereof or any other agreement.
 No liability is accepted for any loss or damage which may be suffered by any person acting on the basis of the information contained herein.



Source: D.I



THE PLANNING GROUP

0045

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 Fax: +61 8 921 4700
 planning@planninggroup.com.au
 www.planninggroup.com.au

Level 7, 162 St Georges Terrace
 Perth Western Australia 6000
 PO Box 7375 Cottesloe Square
 Perth Western Australia 6103

Figure No. 2
Site Plan
 Albany Scheme Amendment

Date: 19 January 2009 Designer: CH
 Scale: 1:10,000 Drawn: SL
 Drawing No.: 126.054 PL2A Site Plan 15-21.05.09

FINAL

This concept has been prepared for the purpose of enabling land acquisition. The drawing does not constitute an offer of land or any part thereof or any land interest.
 No liability has been accepted by the Planning Group (W.A.) for all or part of the information contained in this drawing, or for any errors or omissions. The user is advised to check the plan in a separate manner.
 This drawing is expressly prohibited by The Planning Group (W.A.) from being used for any purpose other than that for which it was prepared.

Chief Executive Officer
City of Albany

SCHEME AMENDMENT REQUEST – LOT 8 BEAUDON ROAD & LOT 1 SOUTH COAST HIGHWAY, MCKAIL

**APPENDIX B
CERTIFICATE OF TITLE**

0047

WESTERN



AUSTRALIA

REGISTER NUMBER	
11023001	
Duplicate Edition	DATE OF ISSUE
-	20/06/2001

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1255 FOLIO 752

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and covenants contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and modifications shown in the second schedule.

AS Robson
REGISTRAR OF TITLES

LAND DESCRIPTION:

OT 1 ON DIAGRAM 23900

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

AMANDA D'ADDARIO
MARIO D'ADDARIO
BOTH OF 326 SOUTH COAST HIGHWAY, ALBANY
AS JOINT TENANTS

(T H779729) REGISTERED 18 JUNE 2001

ENCUMBRANCES, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. H779730 MORTGAGE TO BANK OF WESTERN AUSTRALIA LTD REGISTERED 18.6.2001.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1255 752.
PREVIOUS TITLE: 1255-568.
PROPERTY STREET ADDRESS: 47796 SOUTH COAST HWY, MCKALL.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

Superseded - Copy for Sketch Only

Volume 1235 of 1962 (1962)
Volume 1235 of 1962 500.

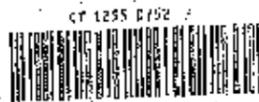


WESTERN AUSTRALIA.

REGISTER BOOK.

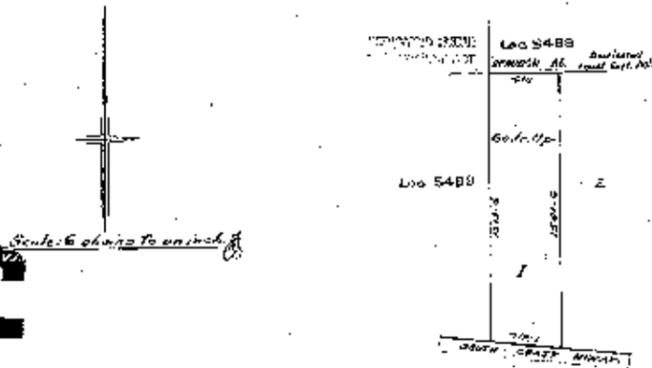
Vol. 1235 Fol. N^o 752

Certificate of Title



under "The Transfer of Land Act, 1893" (No. 14, 50, 51)

Harold Lloyd Edwards of Mount Barker, Business Manager, is now the proprietor of an estate in fee simple subject to the encumbrances and circumstances notified hereunder in the natural surface and thereon to a depth of two hundred feet of all that piece of land delineated and coloured green on the map hereon containing six acres one rood and eleven perches or thereabouts, being portion of Plantation location 549C and being Lot 1 on Diagram 27000.



Dated the twenty-second day of December One thousand nine hundred and sixty-one.

J. Blott
Registrar of Titles.

Transfer 766/1962 to Charles Edward Rule Labourer and Ivy Evelyn Rule his wife both of 14 Pioneer Road Albany as joint tenants. Registered 11th January 1962 at 7 45 cc

J. Blott
Registrar of Titles.

Application F67339 the registered proprietor is Charles Edward Rule of Glen Craig Nursing Home, Reservoir Road, Albany, by survivorship. (Ivy Evelyn Rule died 6-3-1984).

17th December 1992



Application F67340 The registered proprietor is Kevin Garins Rule of 355 Ulster Road, Albany, as Executor of the Will of Charles Edward Rule who died on 20-9-1952. (Probate granted 3-12-1992).

17th December 1992



Transfer F351d5U to Wray Leona Greenfield of 318 South Coast Highway, Albany. Registered 1st November 1943 at 8.00 hrs.



0000

For encumbrances and other matters affecting the land see back.

Superseded - Copy for sketch

CASHMENTS AND ENCUMBRANCES REFERRED TO

Particulars 7361051 to M&I Bank of Western Australia Ltd. Registered 1st November 1993 at 3.00 hrs.



Particulars 6237023 of Non-Loanable Finance, Registered 13th March, 1998 at 9.05 hrs.



Particulars 6237009 to Commonwealth Bank of Australia, registered 13th March, 1998 at 9.05 hrs.



1255 0752 B



CERTIFICATE OF TITLE

PL 1255

PL

0053

WESTERN



AUSTRALIA

REGISTER NUMBER

60157

DUPLICATE
EDITION
N/A

DUPLICATE ISSUED

N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME 1582
PAGE 83

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limits contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

De Robolis



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 8 ON DIAGRAM 60157

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

MARIO D'ADDARIO
FILOMENA D'ADDARIO
BOTH OF 326 SOUTH COAST HIGHWAY, ALBANY
AS JOINT TENANTS

(FC148208) REGISTERED 29 MAY 1981

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. F786290 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 14.1.1992.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1582-83.
PREVIOUS TITLE: 1222-11.
PROPERTY STREET ADDRESS: 47802 SOUTH COAST HWY, MCKALL.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

ORIGINAL - NOT TO BE REMOVED FROM OFFICE OF...

CT 1582 083



Registration 452420

WESTERN



AUSTRALIA

Volume 1222 Folio 11

1582 083

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 24th December, 1980

Lundborough
REGISTRAR OF TITLES



ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 5489 and being Lot 8 on Diagram 60157, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

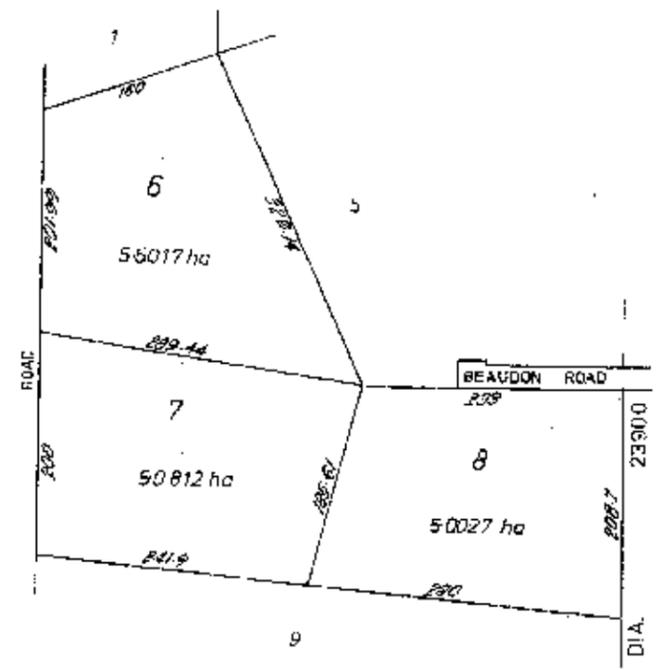
~~William North Wignall, Veterinary Surgeon and Patricia Mary Wignall, his wife, both of "Coosma", Chester Pass Road, King River, Albany, as joint tenants.~~

SECOND SCHEDULE (continued overleaf)

NIL

Lundborough
REGISTRAR OF TITLES

THIRD SCHEDULE



PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Superseded - Copy for sketch

Pages (of 2 pages) 1582 083

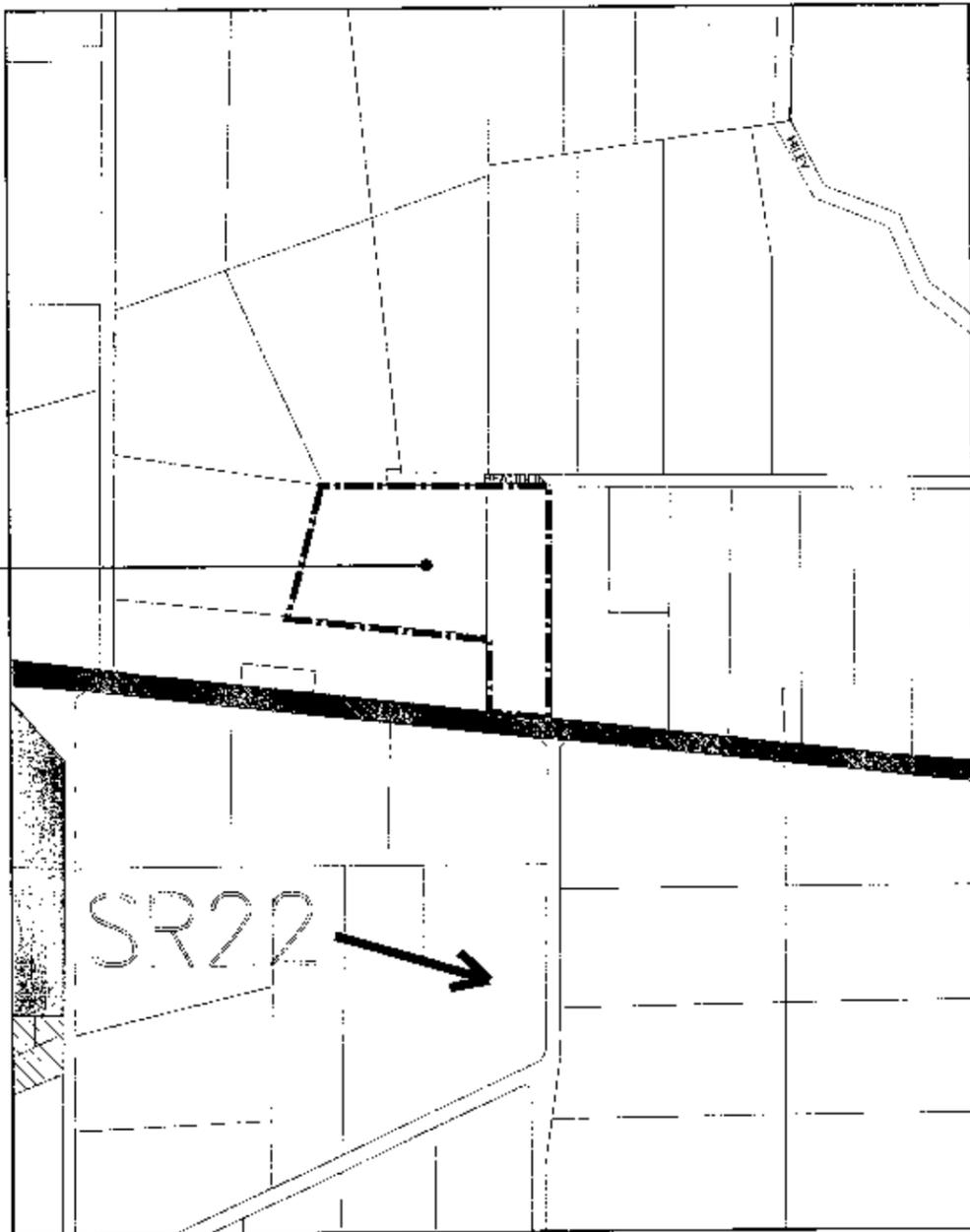
NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

Chief Executive Officer
City of Albany

SCHEME AMENDMENT REQUEST – LOT 8 BFAUDON ROAD & LOT 1 SOUTH COAST HIGHWAY MCKAIL

**APPENDIX C
ZONING PLAN**

Subject Site



Source: DLI

LEGEND

LOCAL SCHEME RESERVES

-  PARKS AND RECREATION
-  PUBLIC PURPOSES
-  MAJOR HIGHWAYS

ZONES

-  RURAL
-  SPECIAL RURAL



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 PO Box 7375 Glasgow Sq WA
 Perth Western Australia 6000

0055

Figure No. 4
Zoning Plan
 Albany Scheme Amendment

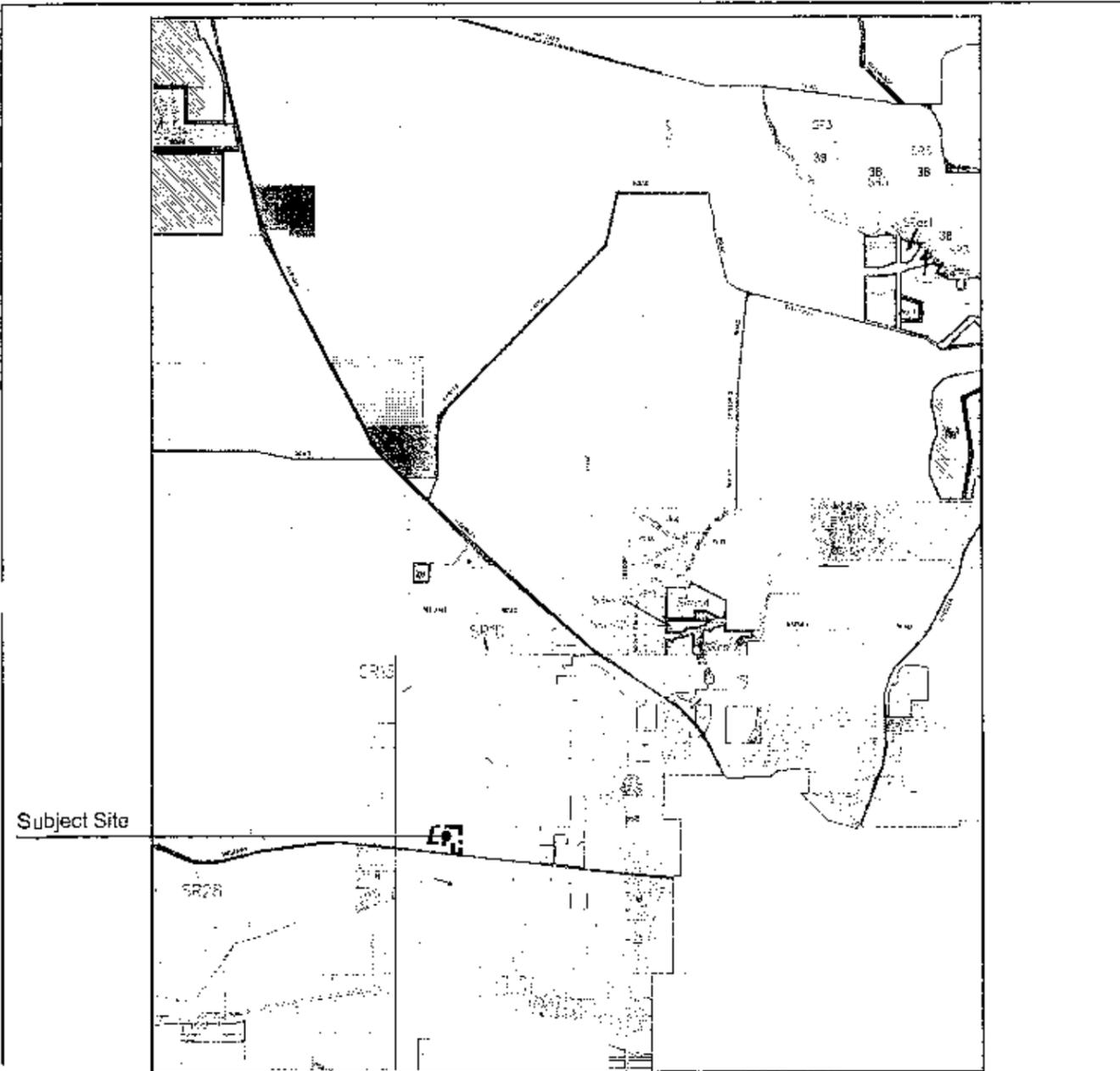
Date: 18 January 2018 Designer: CM
 Scale: NTS 1:10000 Drawn: SL
 Drawing No. 706.554 PLTA Zoning Plan 18.01 05.01.10

FINAL

The design of this plan prepared for the purposes of providing information. This drawing does not constitute an invitation, agreement or contract for any part thereof, of any kind, whatsoever.

Although care has been taken in the preparation of this drawing, The Planning Group WA Pty Ltd, its parties, employees and its project team accept no responsibility for any errors or omissions. The right is reserved to change the plan at any time.

Liability is limited to the amount of the fee paid to The Planning Group WA Pty Ltd. No liability shall be accepted for any loss or damage, whether direct or indirect, arising from the use of this drawing.



Source: LU

LEGEND

LOCAL SCHEME RESERVES		ZONES		OTHER	
	AERODROME		RESIDENTIAL		LIGHT INDUSTRY
	CIVIC AND CULTURAL		RESIDENTIAL DEVELOPMENT		NOXIOUS INDUSTRY
	IMPORTANT REGIONAL ROADS		SPECIAL RESIDENTIAL		SERVICE INDUSTRY
	MAJOR HIGHWAYS		LOCAL SHOPPING		SPECIAL INDUSTRY
	PARKS AND RECREATION		PLACES OF PUBLIC ASSEMBLY		RURAL
	PARKS AND RECREATION DOTTED AS PD: OWS		SPECIAL USE		SPECIAL RURAL
	RESTRICTED PUBLIC PURPOSES		PRIVATE CLUBS AND INSTITUTIONS		ADDITIONAL USES
	RAILWAY		GENERAL INDUSTRY		SCHEME BOUNDARY
					DOWNSITE - LAND ACT
					SPECIAL RURAL AREA (SEE SCHEME TEXT)
					NO ZONE



THE PLANNING GROUP

To contact +61 8 9256 0500
 Facsimile 181 58 9627 4768
 p.planning@planninggroup.com.au
 www.planninggroup.com.au

Level 7 152 St Georges Terrace
 Perth Western Australia 6000
 PO Box 7375 Cavers Square
 Perth Western Australia 6185

0086

Figure No. 4
Zoning Plan
 Albany Scheme Amendment

Date: 18 June 2010 Designer: TM
 Scale: A3 1:10000 Drawn: S
 Drawing No: 706.054 Pt 4A Zoning Plan 19.01.05.0110

FINAL

This report has been prepared for the purpose of meeting client specifications. The drawing does not constitute an invitation to contract or a contract for any part thereof or any kind of liability. No responsibility is accepted for any errors or omissions. The user is required to check the accuracy of the information provided. The user is required to check the accuracy of the information provided. The user is required to check the accuracy of the information provided.

CITY OF ALBANY RECORDS	
FILE:	SAR096
FILE:	
6 JUN 2006	
DOC:	ICR 60394+8
OFFICE:	PLAN 3
ATTACH:	

[Agenda Item 11.3.2 refers]
[Bulletin Item 1.1.3 refers]

1 June 2006

Andrew Hammond
CEO
City of Albany
PO Box 484
ALBANY WA 6331

A63909.
Owner:
New Season Domains Pty.
3. Rural.

Architects
Consultants to Aged Care
Strategic Planners

Dear Andrew

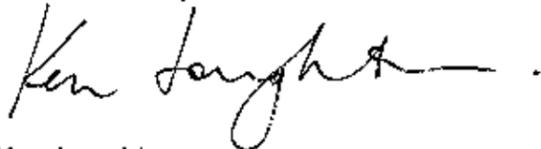
**APPLICATION TO RE-ZONE PART LOT 2 GUNN ROAD, ALBANY
TO SPECIAL RURAL**

Here is our submission to re-zone Part Lot 2 Gunn Road to Special Rural as we discussed last Friday, 26 May. We are committed to bringing the Lots on stream as quickly as possible, and hopefully within 3-6 months of approval.

We believe that these proposals and the design of these special interest communities are unique. They will create a high level of interest and further enhance Albany's appeal and ability to cater for a wide range of interests and lifestyles.

Please call me if additional information is required. I look forward to your response and would very much appreciate an indication of the next steps involved in this process.

Yours sincerely



Ken Loughton

(0802)khammond30may06

Loughton Patterson Pty Ltd
ACN 057 213 781
AAB 50 594 941 781
as trustee for the
Loughton Patterson Joint Trust

Suite 44 Como Corporate Centre
71 Chester Street, Como
PO Box 298, South Perth
Western Australia 6951

Telephone (08) 9474 2126
Facsimile (08) 9474 1182

APPLICATION FOR REZONING FROM RURAL TO SEMI-RURAL Lot 2 Albany Highway, Drome

1.0 INTRODUCTION

The proponent purchased Lot 2 in January 2006 as part of their ongoing commitment to quality development at Albany. The proposal is to re-zone the property to Special Rural, to allow the development of an airpark and an equine park.

2.0 EXISTING & PROPOSED ZONING

Lot 2 is 77.7994ha in area and located approximately 9km north-west of Albany CBD, bounded by Albany Highway and Gunn Road. The property is currently zoned Rural under the provisions of Council's Town Planning Scheme Number 3. Council's draft local Planning Strategy proposes to re-zone the land immediately to the south of this site to Special Rural. The proponent wishes to extend the Semi-Rural re-zoning to also cover Lot 2.

3.0 PLANNING CONTEXT & SURROUNDING LAND USE

Lot 2 is located on the west of Albany Highway, directly opposite the Albany regional airport. Immediately to the north of Lot 2 is the Water Corporation tree farm, and immediately to the south is rural land currently flagged for Special-Rural development.

4.0 PROJECT OVERVIEW

The plan is to develop two special-interest semi-rural subdivisions: one for owners of light aircraft, and one for horse-lovers. Both project designs are tailored to the requirements of each interest – in particular sharing facilities and common ground.

Many semi-rural subdivisions suffer because owners find it difficult to manage Lots much larger than 2000m². The appeal of a semi-rural density and outlook is often compromised by the demands of managing a Lot significantly larger than urban Lots, but too small to cultivate.

It is not proposed to increase the density beyond R1 (10,000m²/owner), but to distribute the land in a private/shared ratio which will produce a far better environment. An on-site manager will organize security, agistment and the management of the common areas.

4.1 Airpark

No residential airpark exists in Australia. The principle is that generous home sites (approx 2000m²) surround a grass airstrip, enabling owners of light aircraft to hangar their planes on their property. The houses on this estate will address a "normal" landscaped street, with hangars located on the rear boundary of their strata lots - with direct access to the airstrip. The estate design will ensure that each Lot has a rural outlook, yet each Lot will be of manageable size.

4.2 Equine Estate

Horse owners currently have two options; own a large Lot or farm, or agist their horse on someone else's property. The equine estate will create a third option, where home sites and horse paddocks will surround an agistment centre. This will enable owners to enjoy a semi-rural outlook, keep their horse "at home", have someone on-hand to care for the horse (particularly when they are absent), and have access to larger paddocks and exercise yards which they don't need to personally care for. The site manager will provide differing levels of board for the horses, and will maintain the exercise yards, events arena and general facilities.

Like the Airpark, this design distributes the land area in a more functional way than simply dividing it into large private Lots.

4.3 Overall Environment

These estates will be built and maintained to a very high standard. Mature trees will be planted on road verges, and white post and rail fencing will be installed to every Lot and paddock.

To ensure a cohesive development, the hangars and stables will be constructed prior to Lot sales, and design controls will be applied to all houses. The common areas, including airstrip and horse facilities, will be managed by an on-site caretaker.

Whilst the traffic from the owners' light planes will be very intermittent, there are advantages in locating the Airpark adjacent the airport. The development will increase air traffic only minimally in the area, and the co-location with the regional airport will offer owners alternative runways.

The Civil Aviation Safety Authority (C.A.S.A.) has confirmed that this proposal conforms to their requirements.

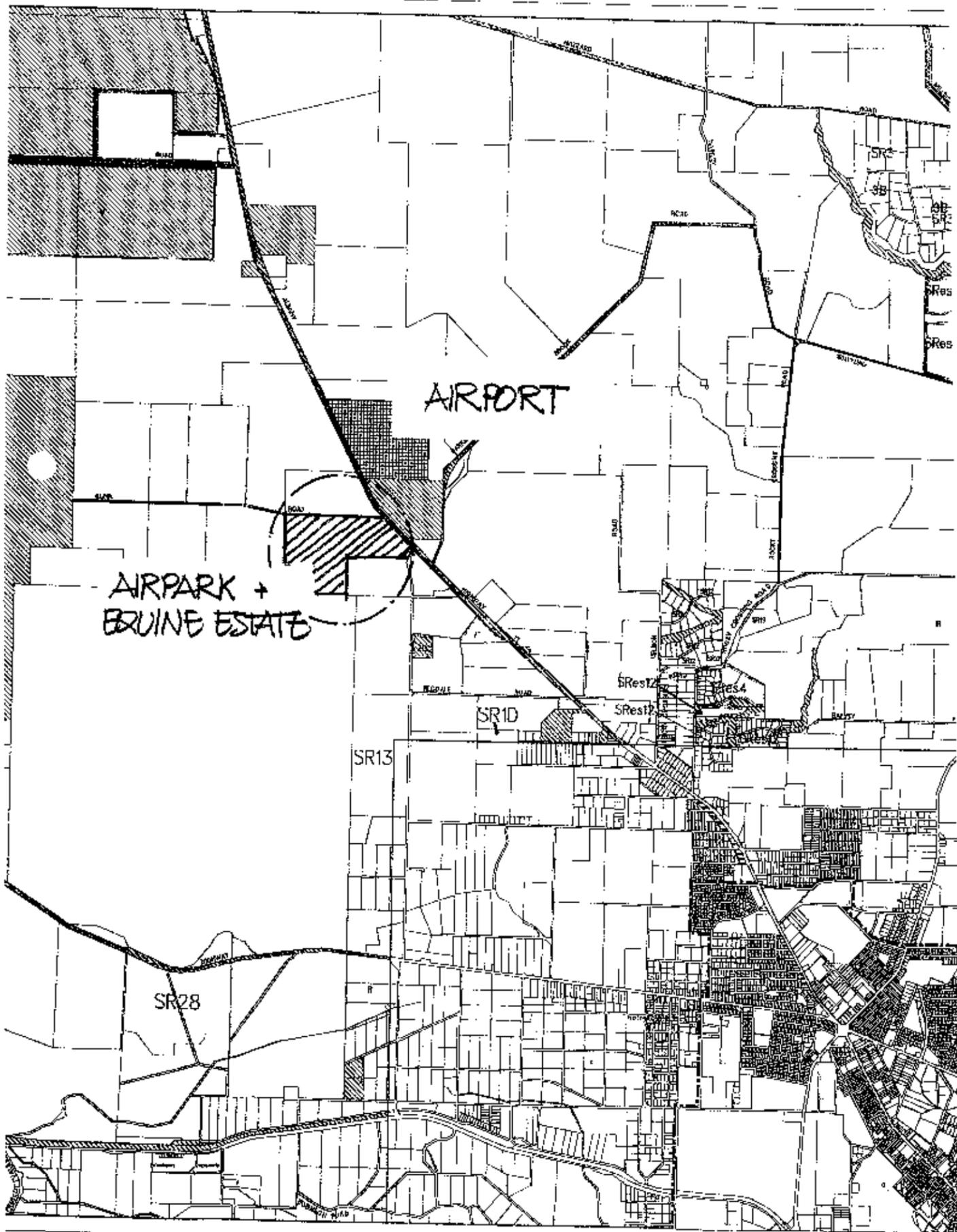
5.0 SERVICES

The site has access to all major services except main sewerage. A water main runs along Gunn Road, and the proponent has agreement from Western Power to relocate overhead power lines and provide mains power to the site.

As mains sewerage is not available, it will be necessary to install self-contained waste-disposal systems. The preliminary geotechnical survey indicates that the soils have a high capacity for safe effluent disposal.

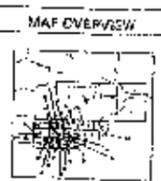
6.0 CONCLUSION

The re-zoning of this Lot will allow the development of two unique estates, which will add to the diversity and attraction of Albany. These estates will demonstrate a new life-style option, a new type of semi-rural subdivision.



NY
 ME NO 3
 E)

0000



Author: Water & Sewer
 Pol. date: 08 Sep 2005
 P. Gazette: 15-February-1990

TOWN PLANNING SCHEME I



WESTERN



AUSTRALIA

Application D765647
Volume 1560 Folio 97

1801 874

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

B. Mulesky



REGISTRAR OF TITLES

Dated 27th May, 1988

ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Plantagenet Location 4889 and being part of Lot 2 on Diagram 58244, delineated on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

Renny Strickland Gardiner of 3 Sleeman Avenue, Albany, Stock Agent.

SECOND SCHEDULE (continued overleaf)

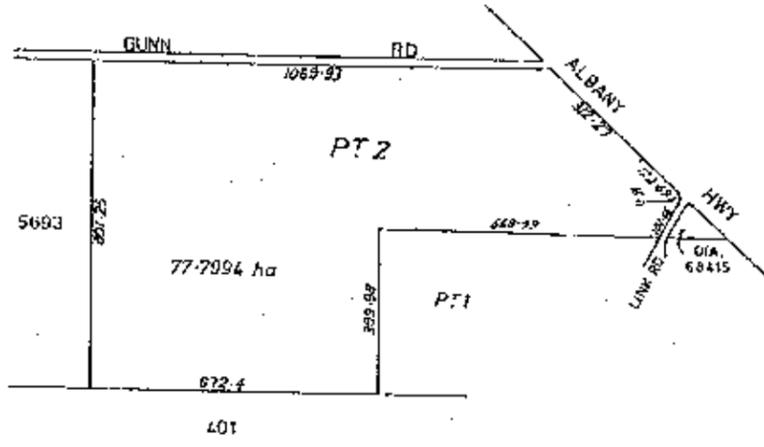
NIL

THIRD SCHEDULE

Superseded - Copy for Sketch Only

Page 1 of 2 pages 1801 874

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON



NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT. ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

31174/5/88-2500-527028



CITY OF ALBANY
TOWN PLANNING SCHEME NO. 1A
AMENDMENT NO. 156



Prepared by the City of Albany

PLANNING AND DEVELOPMENT ACT 2005
PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL GOVERNMENT	City of Albany
DESCRIPTION OF TOWN PLANNING SCHEME	Town Planning Scheme No. 1A
TYPE OF SCHEME	Zoning Scheme
SERIAL NO. OF AMENDMENT	AMD156
PROPOSAL	That the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by: zoning Lots 296, 297, 298, 299, 302 and 303, plus portion of the 'Road Reserve', at Wellington Street to 'Residential' with a density coding of 'R20'.

Scheme Amendment Report

Proposal

This Scheme Amendment supports the proposal to amend the Town Planning Scheme 1A by zoning Lots 296, 297, 298, 299, 302 and 303, plus portion of the 'Road Reserve' at Wellington Street to 'Residential' with a density coding of 'R20'.

The lots are currently reserved for 'Drainage', however, they do not serve a purpose as such and the City of Albany's review of drainage requirements along Yakamia Creek has identified that the subject land is not required in the future for drainage.

Compliance with Planning Context

Albany Local Planning Strategy (Draft, 2005 - ALPS)

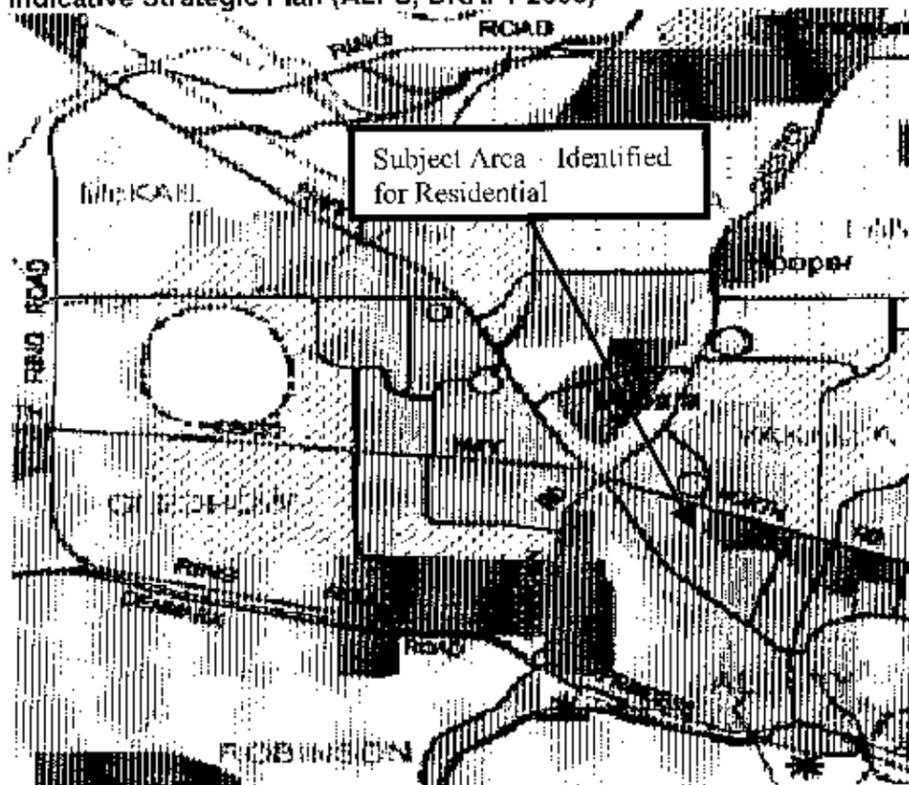
The ALPS document adopted by the City to guide development in the future, recommends the development of this land for residential purposes.

Liveable Neighbourhoods

The Liveable Neighbourhoods document places emphasis on infill development, walkable neighbourhoods and efficient use of infrastructure.

The land is not being used for a useful purpose and is in close proximity to utilities (Deep sewerage), road infrastructure (North and Pioneer Roads), neighbourhood shopping centres (North Road Shopping Centre, 150m away), public transport pickup depots (Along North Road – walking distance), passive and recreational open space (Adjacent – walking distance), child and medical care (Lion Street, Pioneer and North Roads – walking distance) and other.

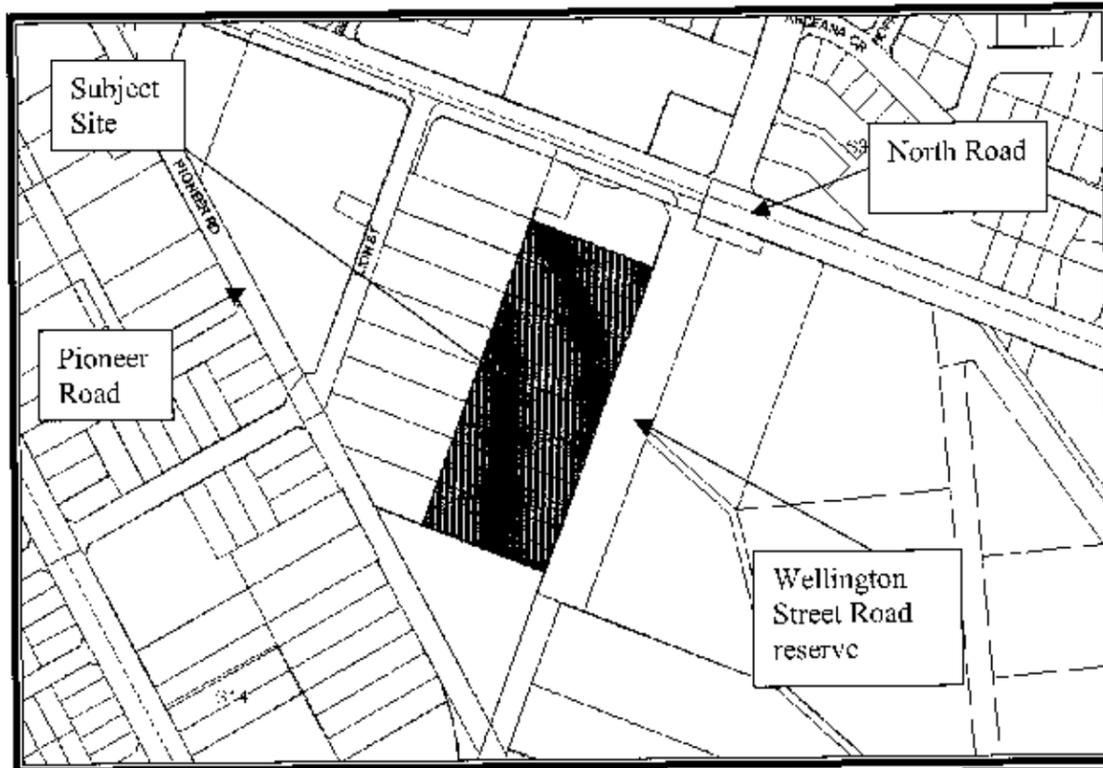
Indicative Strategic Plan (ALPS, DRAFT 2005)



Site Context

Location

The subject site is located adjacent to the Wellington Street Road reserve, in-between North and Pioneer Roads, 150 metres from the North Road Shopping Centre and 1.7 kilometres from the town centre.

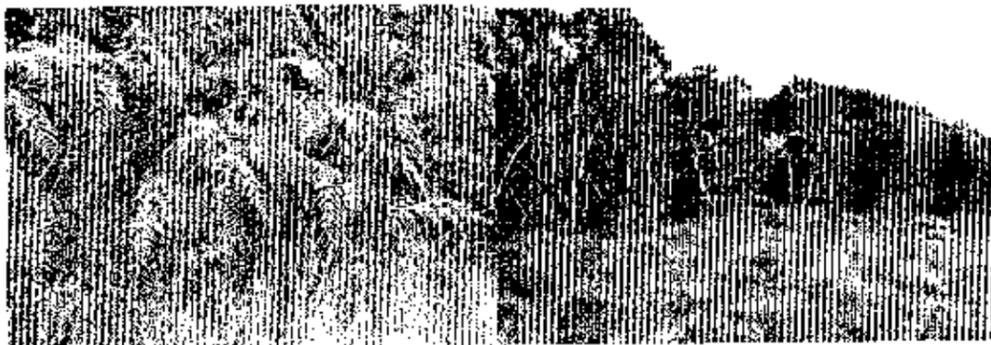


Drainage/Hydrology

A regional open drain manages the catchment and movement of stormwater in the locality. The open drain is substantial in size and is located off the subject land on the eastern side of the Wellington Street Road reserve.

Vegetation

The site is partially vegetated with pockets of cleared areas maintained for access and firebreaks. The site is inundated with weeds including taylorina and ferns which are common in wasteland areas.



Soil

The Local Rural Strategy, Environment Assessment Document, prepared by AGC Woodward Clyde, has identified that the lots would provide compatible foundation and excavation conditions for residential buildings. Careful management of onsite effluent disposal and landfill is required.

A detailed site investigation was conducted by Opus International to determine the presence of Acid Sulphate Soils or Potential Acid Sulphate Soils. The investigation concluded that there were no acid sulphate soils on the lots.

Considering the foundation rating of the soil and the capacity for the lots to be connected to reticulated sewerage, there are no outstanding soil issues. Some fill will be required, and a detailed earthworks plan would be undertaken at the subdivision stage.

Fire

The FESA Planning for Fire guidelines would rate the subject lots as being of a 'moderate' fire risk. This is primarily due to the density and height of the vegetation on the site and the contour of the land.

If developed for residential purposes, the potential for fire risk will be nil.

Visual

The site is in keeping with the surrounding topography, is surrounded by roads and other residential uses and therefore is not expected to be visually intrusive.

Compatibility with adjoining land uses/Buffers

The surrounding land is zoned 'Residential', 'Clubs and Institutions', 'Local Shopping', and Reserved for 'Parks and Recreation'. The proposed zoning is therefore compatible with the adjoining.



Connectivity/Linkages

The site fronts an unconstricted gazetted road, which links to North Road and Pioneer Road. The gazetted road is wide enough to accommodate road infrastructure and a reserve for utility infrastructure.

Portions of the road reserve needs to be closed and subdivided prior to construction.



Conclusion

Compliance with Strategic Planning

The application complies with the strategic intent for the area.

Land Capability

The soil analysis proves that the land is capable of development.

Land Suitability

The proposed zoning is in keeping with the surrounding land uses. Further development is required for clearing, drainage, sewerage and road infrastructure.

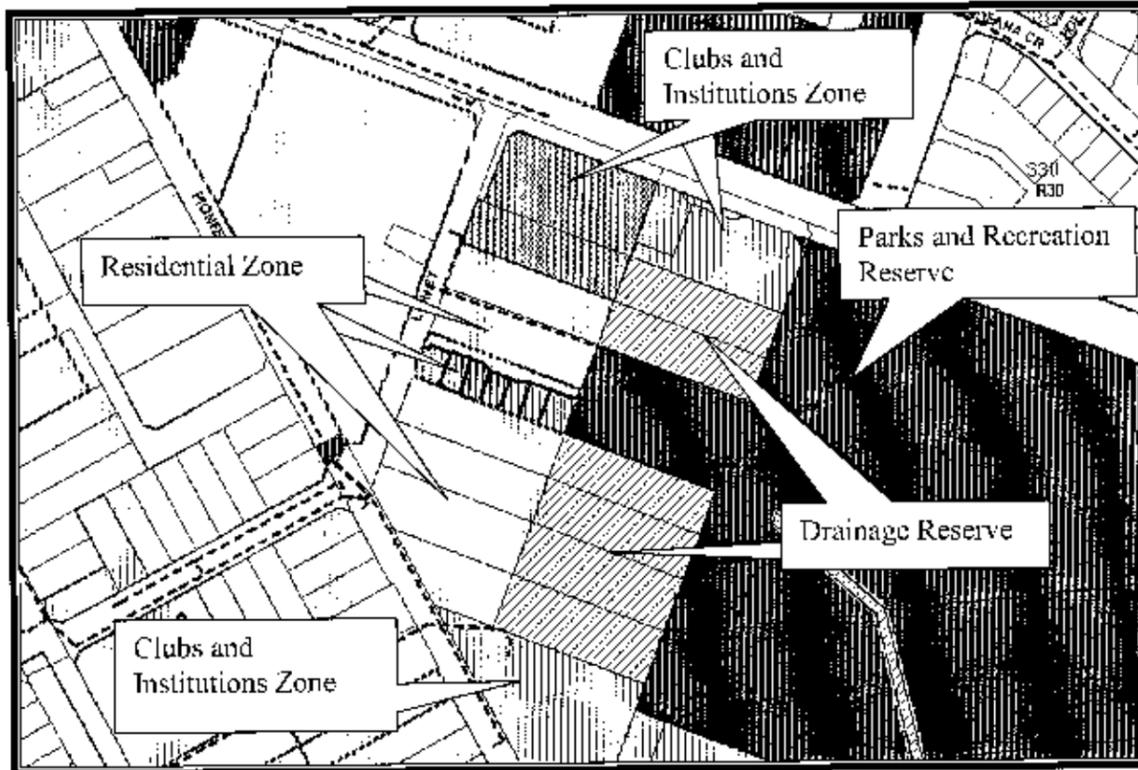
Concluding Justification

In conclusion it is recommended that this Amendment be supported, as:

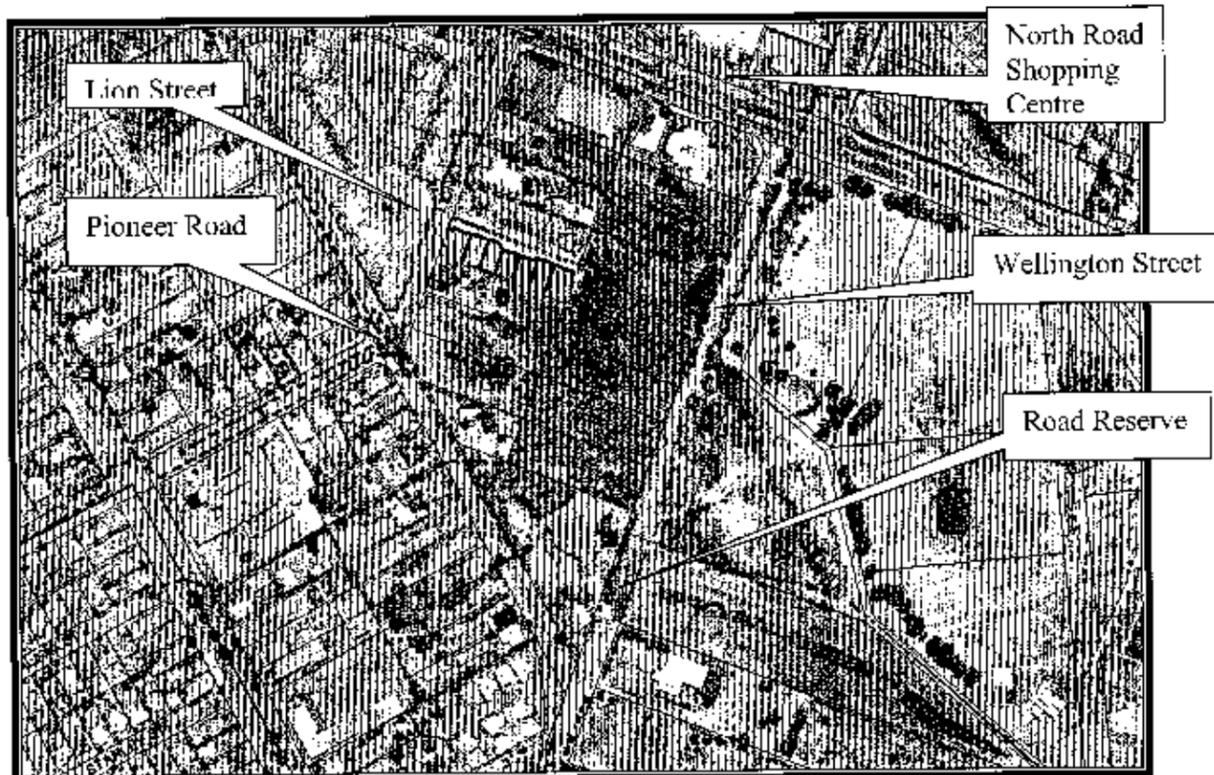
- The proposal complies with strategic planning and principles for sustainability;
- There are no outstanding environmental concerns;
- The proposal is in keeping with zoning and land use surrounding; and
- Drainage and road construction can be catered for prior to the sale of the lots.

Mapping

Zoning and Land Use

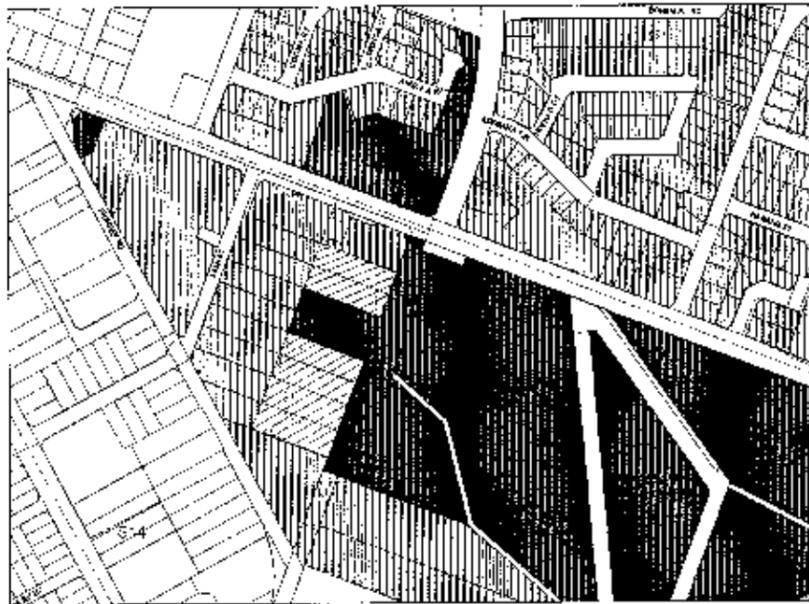


Panoramic View (Road Infrastructure)



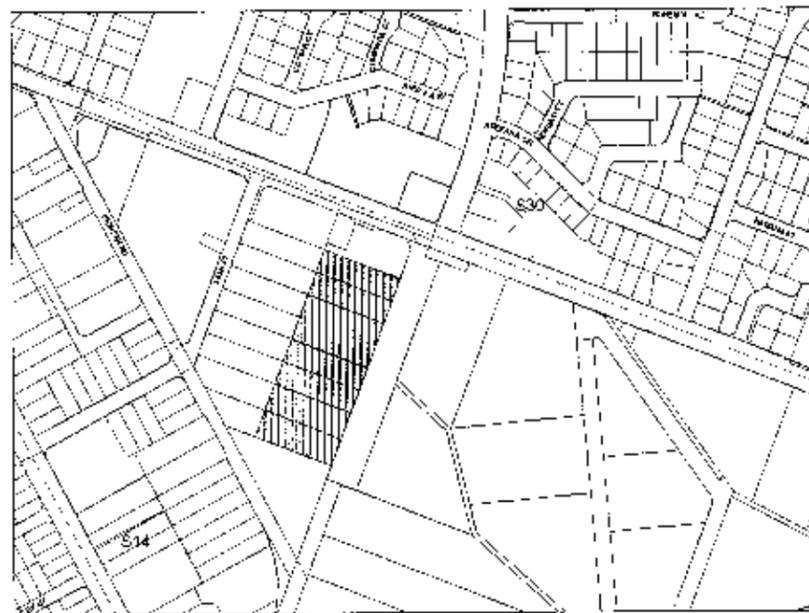
CITY OF ALBANY – TOWN PLANNING SCHEME NO.1A – AMENDMENT NO. 156

Existing Zoning



- Zones
- Residential
 - Clubs and Institutions
 - Local Shopping
 - Service Station
- Reserves
- Parks and Recreation
 - Drainage

Proposed Zoning



PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 1A

AMENDMENT NO. 156

The City of Albany under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

1. zoning Lots 296, 297, 298, 299, 302 and 303, plus portion of the 'Road Reserve' at Wellington Street to 'Residential' with a density coding of 'R20'.
2. amending the scheme maps accordingly.

ADOPTION

Adopted by resolution of the Council of the City of Albany at the Meeting of the Council held on the day of 2006.

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the City of Albany at the Meeting of the Council held on the day of 2006 and the Common Seal of the City of Albany was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR/SHIRE PRESIDENT

.....
CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

.....
DELEGATED UNDER S.16 OF
PD ACT 2005

DATE.....

Final Approval Granted

.....
MINISTER FOR PLANNING
AND INFRASTRUCTURE

DATE.....

CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 3

AMENDMENT No. 255

PLANNING REPORT

**PROPOSAL TO REZONE LOT 126 LOWANNA DRIVE FROM 'RURAL'
ZONE TO 'SPECIAL RURAL' ZONE**

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1. INTRODUCTION

The purpose of this report is to provide background information and justification for the rezoning of Lot 126 Lowanna Drive from 'Rural' to 'Special Rural.'

Lot 126 was originally included within rezoning Amendment No. 196 which incorporated Lots 44 & Pt 19 to the west. Following a number of issues being raised during formal advertising of the amendment in relation to the proposals for Lot 126, it was agreed to remove the land from the amendment. The issues raised in relation to Lot 126 have now been addressed and the following report provides background information to support the reactivation of the rezoning.

2. LOCATION, AREA & ZONING

Lot 126 is located approximately eight kilometres west of the Albany city centre, between Lower Denmark Road and South Coast Highway. Refer attached Location Plan. The property is zoned 'Rural' under the provisions of Council's Town Planning Scheme No. 3 and is 70.306ha in area.

3. PLANNING CONTEXT

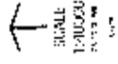
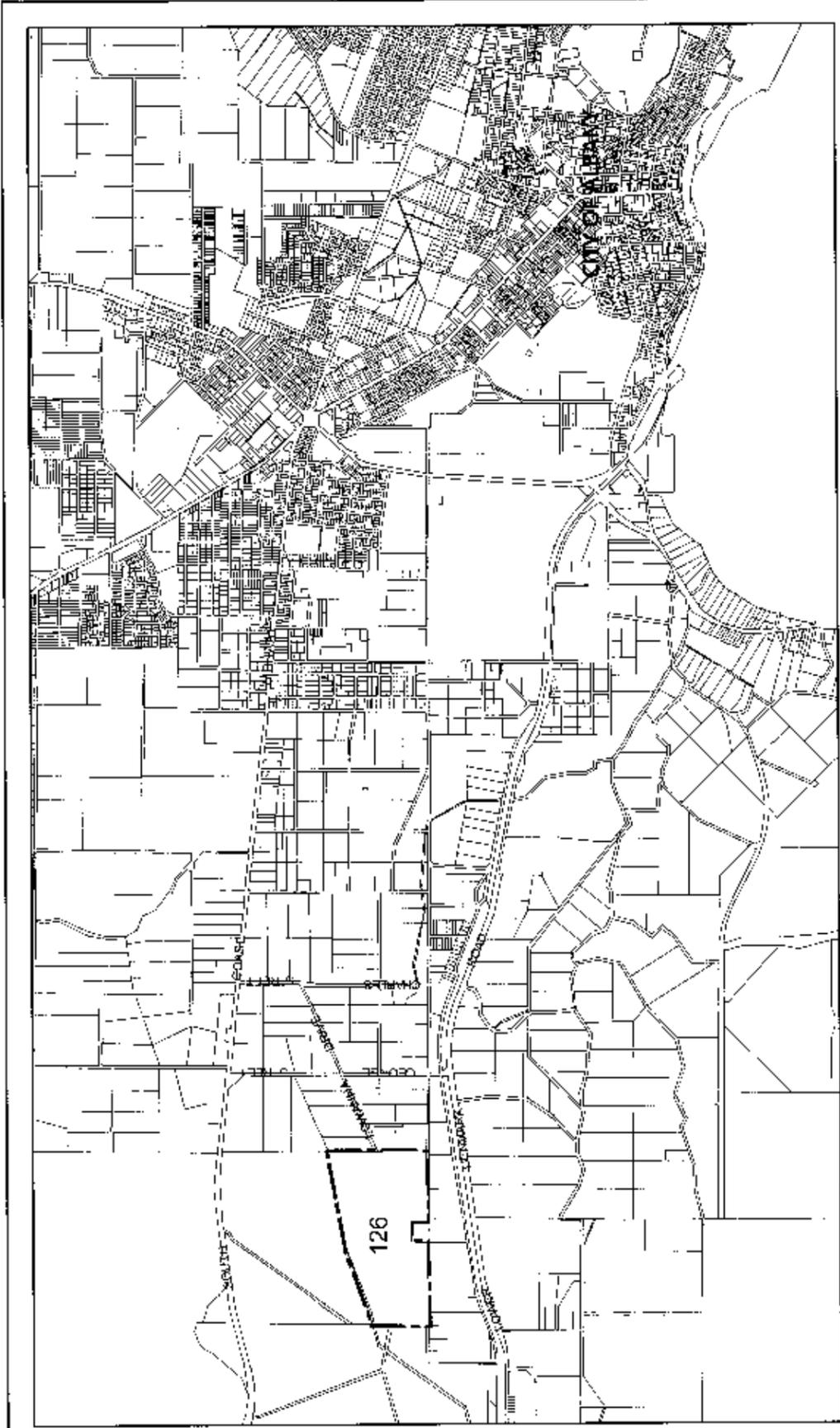
The most relevant planning document relating to this land is the City of Albany's Local Rural Strategy (1996). It is included within the Torbay & Policy Area wherein "subject to proponents of developments being able to demonstrate that the constraints and land management needs identified below would be overcome/met, Council may support proposals for rural residential development. The Policy justification and identified constraints and land management needs are reproduced below.

Policy Justification

- a) The area generally has potentially high land capability for housing development;
- b) The area is situated adjacent to proposed rural residential areas identified elsewhere in the Local Rural Strategy;
- c) The area is in close proximity to Albany;
- d) The area has views and rural outlook; and
- e) Some landowners have indicated a willingness to subdivide.

Identified Constraints and Land Management Needs

- a) There are some parts of the area which have low land capability for housing development due to their low lying nature;
- b) Watercourses need to be protected from the adverse impacts for development (particularly increased run off and invasion of exotic weeds);
- c) There is a need to minimise the impact of development on areas of remnant vegetation which may have significant ecological, visual and passive recreational value;
- d) There is a need to provide adequate reserve long internal waterways;
- e) There is a need for significant revegetation and removal of exotic weeds;
- f) The capability of existing roads (Link & Lancaster) to accommodate additional traffic that would result from further development needs to be investigated;
- g) There is a need to protect the visual amenity of the area;

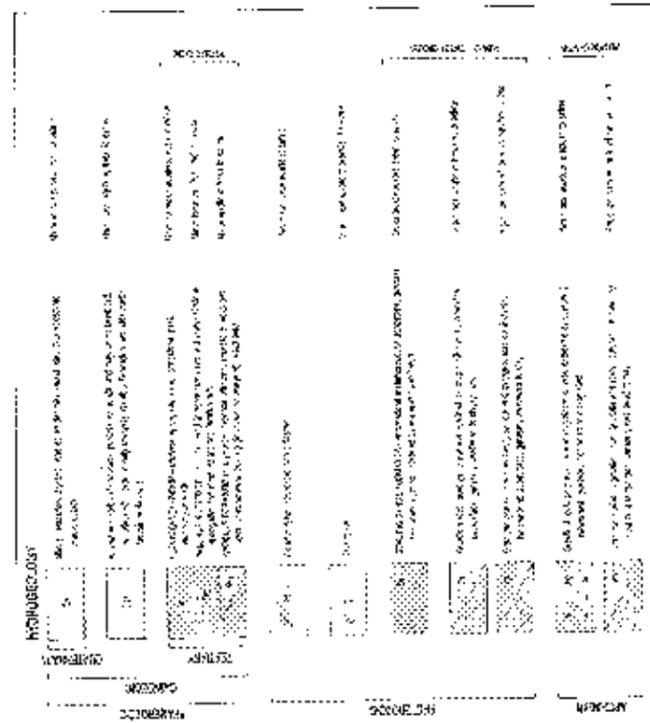


LOCATION PLAN

Lot 126 Lowanna Drive
Gleechow, City of Albany



Aulton Taylor Daniel
Chartered Surveyors
100-102 St. Vincent Street
Albany, NSW 2100



Department of Mineral and Petroleum Resources, 1993, Mount Barker - Albany 1:250,000 Hydrographic Series

SYNOPSIS

GEOLOGY

The geology of the area is described in the following table:

SURFACE WATER FEATURES

1. Rivers and streams (solid line)

2. Lakes and ponds (dotted pattern)

3. Swamps and wetlands (cross-hatched pattern)

GROUNDWATER FEATURES

1. Artesian basins (dashed line)

2. Unconsolidated aquifers (stippled pattern)

3. Consolidated aquifers (horizontal line pattern)

ARTESIAN FEATURES

1. Artesian basins (dashed line)

2. Artesian wells (solid line with dots)

3. Artesian springs (solid line with triangles)

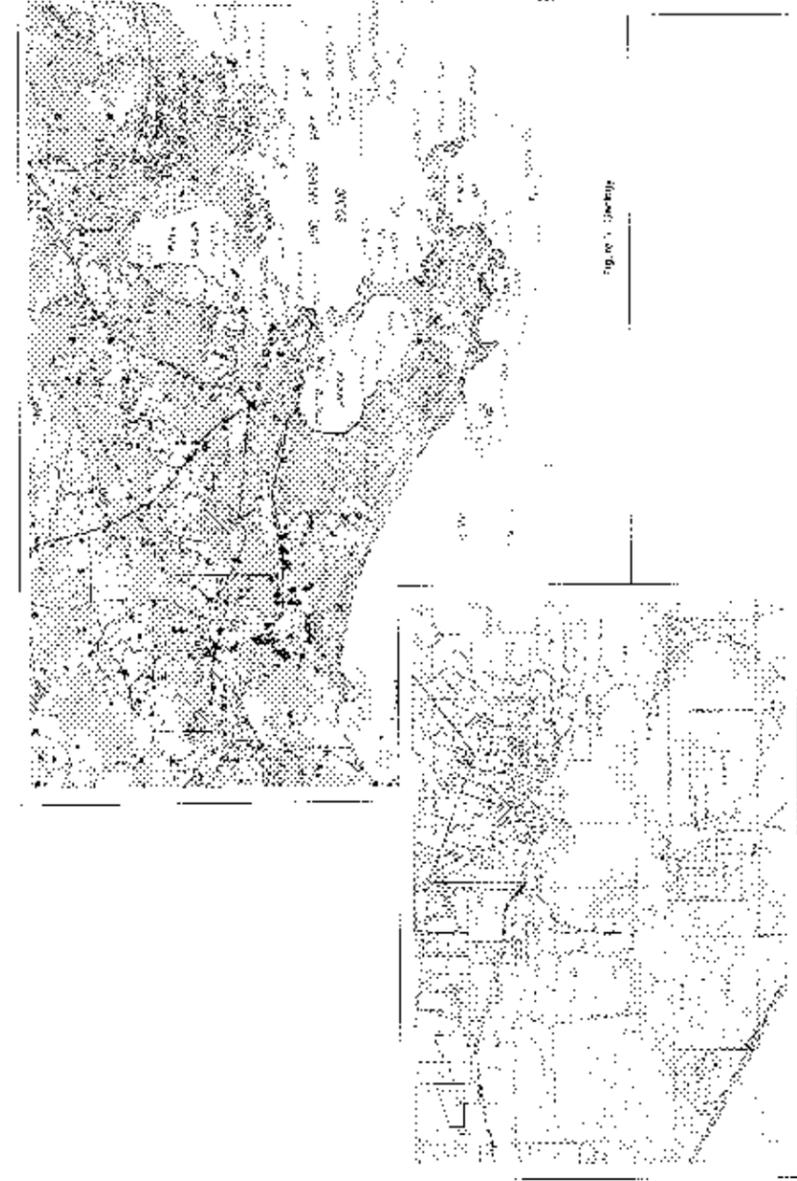


Figure 1: Location

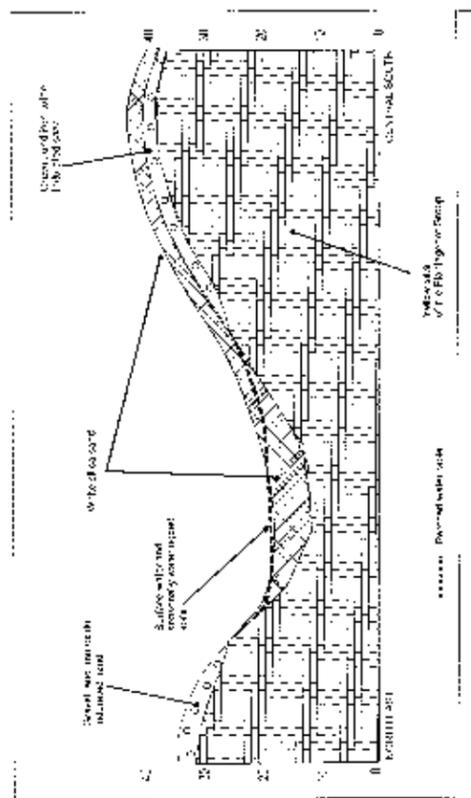


Figure 2: Hydrographic section across Lot 124 showing the relationship between the soil, geology and perched water table.

- h) There is good farming land to the west; and
- i) There is a need to consider the Albany Airport flight path.

4. EXISTING ENVIRONMENT

4.1 Geology and Geomorphology

The site lies on a north facing slope dropping from 20 to 40 metres on the southern boundary to the drainage line at 17 to 20 metres. The highest land is in the east, with a small ridge rising 8 metres located in the northeastern corner.

The site occupies the edge of the dissected horizontally bedded Tertiary sediments formed from a marine incursion. These tend to be fine sediments, predominantly silts and fine sands with a clay component belonging to the Plantagenet Group, with dissection in more recent times and subjected to laterisation in the later Tertiary and into the Recent. See Figure 2.

4.2 Soils

A site study was carried out on 5 August 2005. During the site inspection 27 soil test holes were dug across the site. See Figure 4 for location of test holes and soils/wastewater capability mapping.

A mini excavator was the only machine available to dig the soil test holes due to the busy nature of the local construction industry. Whilst this was a small machine it was able to provide the data required, but had difficulty penetrating the indurated sand and cemented ferricrete. See Figure 5 for photographs.

All soil test holes were logged by Lindsay Stephens of Landform Research, as shown in Appendix 1.

Gregg Harwood, Senior Environmental Health Officer for the City of Albany inspected all soil test holes to provide input on the provision of waste water systems and soil units.

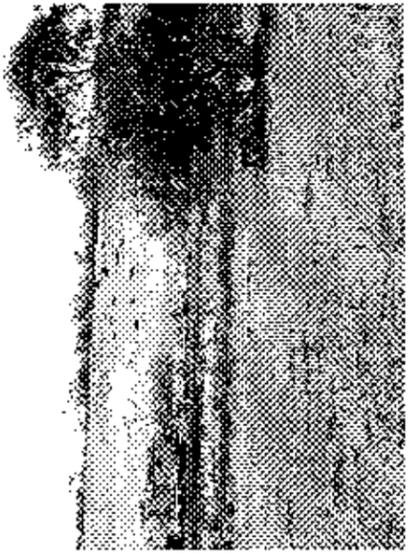
The soils on site are developed on the Deep Tertiary silts of the Plantagenet group.

Sand has been shed from the weathering basal sediments and fills the valley floor and sheets across the basal sediments. Induration by iron oxide has occurred at the base of the sand to form gravel and iron oxide rich sand that forms weak to strong ferricrete.

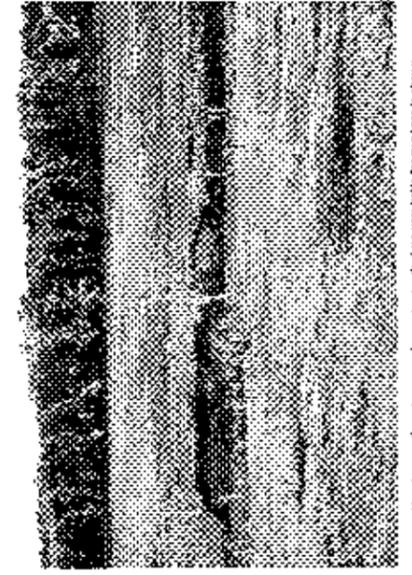
The underlying yellow sediments are slowly permeable and free draining. Perched water was only observed in one location in the centre on these sediments.

Seasonal waterlogging occurs in the deep sands of the valley floor when infiltration is exceeded by the inflow of water from upslope and precipitation.

The soils can be divided into two types; those located on the deeper sands and those located on the ridges where a relatively thin sheet of sand overlies iron oxide indurated sand and gravel over the basal sediments.



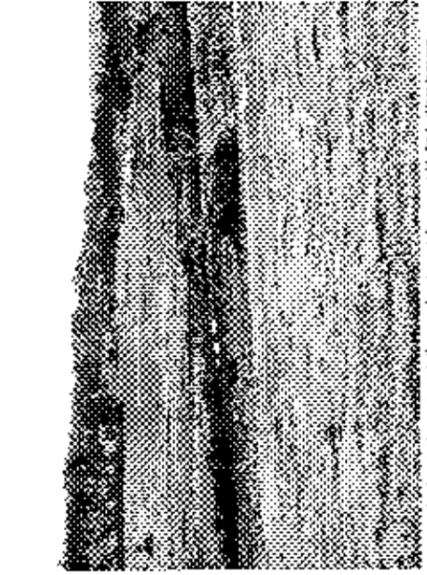
View from the south looking east across the field. The line of trees is in the background.



View from the south looking east across the field. The line of trees is in the background.



Person kneeling in the field, possibly taking a sample.



View from the south looking east across the field. The line of trees is in the background.



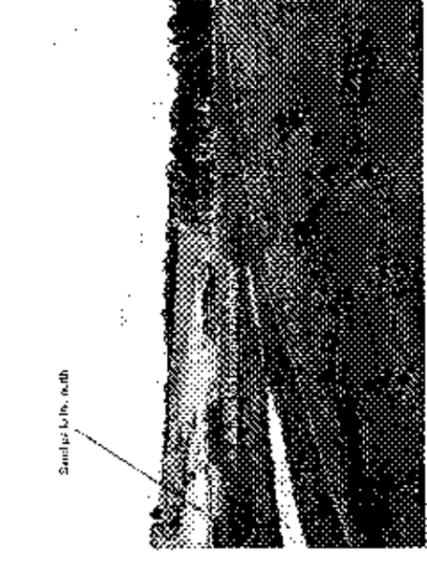
Close-up of soil or sediment showing a dark spot.



View from the south looking east across the field. The line of trees is in the background.



View from the south looking east across the field. The line of trees is in the background.



View from the south looking east across the field. The line of trees is in the background.

Figure 5

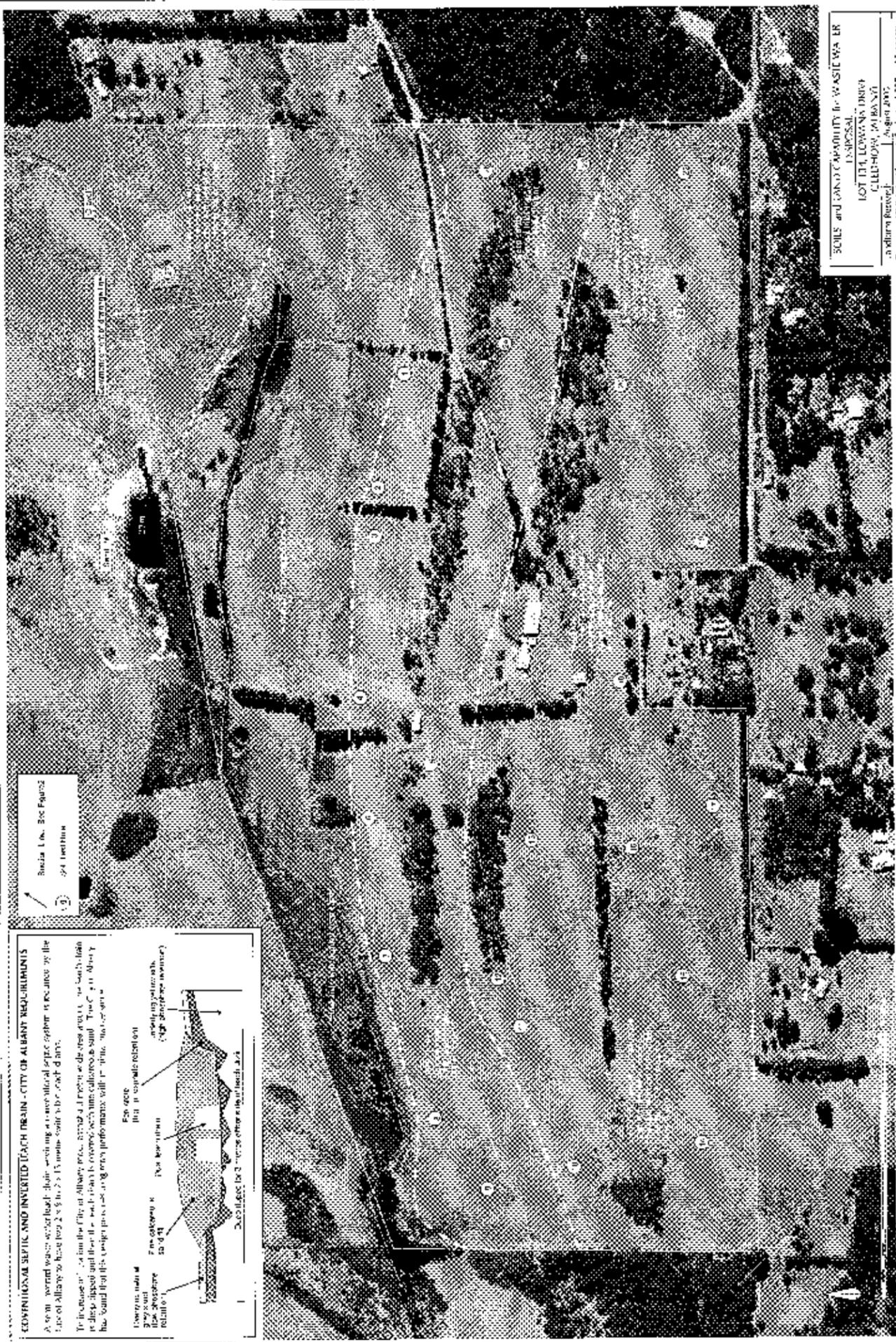
CONVENTIONAL SEWIC AND INVERTED TRENCH DRAIN - CITY OF ALBANY REQUIREMENTS

A semi-permanent water head drain, with an inverted siphon system, is required by the City of Albany to have four 2' x 8" to 2' x 15" manholes for every 100' of drain.

In the case of a trench drain, the City of Albany requires a 1' x 1' x 1' invert siphon system to be installed in the trench, and the drain to be covered with a manhole cover. The City of Albany has found that this design provides the best performance with the least cost.

Labels in diagram:
 - Inverted siphon
 - Manhole
 - 2' x 8" to 2' x 15" trench drain
 - 2' x 8" to 2' x 15" trench drain
 - 2' x 8" to 2' x 15" trench drain
 - 2' x 8" to 2' x 15" trench drain

Scale: 1" = 50' Feet
 1/4" = 10' Feet



SOILS and CAPACITY for WASTEWATER
 15-00755-1
 LOT 17A, LOWMAN DRIVE
 GULL-HOUSE, PARSONS
 a return fixture
 August 2007
 Based on DMR-00755-1, Site: 4-00755-15-0000

Figure 4

These soil types are well known and common in the Albany area. The City of Albany has guidelines for the installation of wastewater disposal systems in both soils that have been shown over the years to provide the best wastewater disposal.

The soil test holes were designed to determine the soil profile to provide information on what type of waste water system would be required. They were also located at what appeared by visual examination to be near the limit of the 500 separation to the water table which forms the cut off for waste water disposal. Therefore no soil test holes were dug on the valley floor because those soils are typically not acceptable for wastewater disposal.

The two main soil types are Deep Sand typified by Soil Test Hole 6 and Sand over Gravel and Silt typified by Soil Test Hole 19. See also section in Figure 3.

The soil test holes are attached as Appendix 1 and the two example holes are repeated below.

Deep Sand

Test Hole Number	6	Natural Surface	
Location	Central west, 572745E, 6125697N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	1200mm
Depth	Description	Comments	
0 - 150mm	Grey Sand		
150 - 1500mm	White sand	Fine sand	
Groundwater	1200mm		
Comment			

Sand over Gravel and Silt

Test Hole Number	19	Natural Surface	
Location	Central south, 573067E, 612535N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	<800mm
Depth	Description	Comments	
0 - 100mm	Grey Sand		
100 - 300mm	Light grey sand		
300 - 800mm	Dark yellow brown clay silt	Typical of the silts that underlay sand/gravel ridges such as this.	
Groundwater	Not intersected		
Comment	The silty basal layers drained slowly		

The **Deep Sand** consists of leached white and grey sand that has very low to low phosphorous retention characteristics. Therefore nutrient retaining wastewater disposal systems are recommended for these soils and are normally required by the City of Albany.

These soils are permeable and at lower elevations can be susceptible to seasonal waterlogging.

In the centre of the valley floor the vegetation root structure is deeper and, with reducing conditions formed by seasonal waterlogging, organic matter has built up creating spongy surface conditions. This could be called **Organic Rich Sands**. These areas lie outside the line recommended for building envelopes.

The **Sand over Gravel and Silt**, have free draining sandy topsoils and upper horizons over indurated or gravelly sands. The basal yellow silts are slowly permeable and the City of Albany requires the wastewater disposal area to be deep ripped to assist with water infiltration.

The basal silts are well known for the nutrient (particularly phosphorous) retaining qualities, because of the yellow goethite, iron oxides, clay and silt. In addition ferricrete layers that occur at the sand/underlying yellow fine sand and silt interface typically have very high capability for phosphorous retention. See Lantzke N, 1997 for the phosphorous retention characteristics of basal ferricrete layers.

These are Sand over Gravel and Silt, which have free draining sandy topsoils and upper horizons over indurated or gravelly sands over basal yellow silts. The basal silts are well known for the nutrient (particularly phosphorous) retaining qualities, because of the yellow goethite, iron oxides, clay and silt. They have high Phosphate Retention Indices (PRI) of 20 - 50, based on Chemistry Centre information and comparisons to the databases held by Landform Research, see Allen and Jeffrey 1990. A PRI of 50 means that 42 kg P is able to be absorbed and stored per m³ soil.

The basal yellow silts have better phosphorous retention characteristics than the yellow sands of the Swan Coastal Plain. See Lantzke N, 1997, for discussions on the capability of the yellow sands of the Swan Coastal plain.

Acid Sulfate Soils

No soils that have physical or compositional characteristics of acid sulfate conditions were recorded in the soil test holes. See Appendix 2.

The most likely area for acid sulfate conditions to be present is within the low potentially waterlogged areas which are excluded from development.

4.3 Climate

Weather data is recorded at Albany and Albany Airport.

The overall climate however is warm, dry summers with cool, wet winters.

Rainfall at Albany is 798 mm per year at the Airport and 932 mm in the town. Rainfall on site will therefore be likely to be somewhere between those two figures.

Temperatures between the two stations are more similar and Lowanna Drive could be expected to have a summer maximum of 25°C in the hottest months down to just over 15°C

in the coldest months, July and August. Minimum temperatures range down to 10°C in the coldest months.

Annual evaporation is less than 1000 mm per year, with rainfall exceeding evaporation for almost nine months of the year.

4.4 Vegetation

The site is cleared apart from scattered clumps of remnant paddock trees and small shelter belts of *Eucalyptus marginata*, *Eucalyptus staeri*, *Eucalyptus calophylla*, *Agonis flexuosa* and *Allocasuarina fraseriana*.

In places the proportion of *Allocasuarina fraseriana* (Sheoak) is quite high. Undershubs are restricted to *Agonis marginata*, *Agonis parviceps* and *Hibbertia cuneiformis*. Other species are pasture species. Taylorina (*Psoralea pinnata*) and Arum Lilies (*Zantedescia Ethiopia*) occur but are being controlled. Minor *Juncus pallidus* occurs in seasonally wet areas.

Melaleuca and *Agonis* occur on the drainage line to the west of Lot 126.

Some of the vegetation still depicted on the aerial photograph is Taylorina that has subsequently been removed.

4.5 Surface and Groundwater

Due to the permeability of the surface sand sheets there is little surface water runoff from Lot 126. Precipitation drops to the basal indurated sand or underlying yellow silt and when the infiltration rate is exceeded the water runs along the interface to the valley floor from which it drains to the west.

A drainage line extends along the northern third of Lot 126. This has been trained into a drain, flowing west to Five Mile Creek. The drainage line commences in a wet area near the northeastern corner of Lot 126.

The only other water on site is shallow perched water tables at variable depth under part of the site and a minor seasonally wet area in the central west, as shown on the attached aerial photograph.

5. HYDROLOGICAL ASSESSMENT – WATER AVAILABILITY

Water on site is available from the valley floor as dams and soaks.

The proposed lots will be connected to Scheme water.

6. ALTERNATIVE LANDUSES

Lot 126 adjoins rural living lots to the south.

In recent times the gradual spread of Albany has approached the site, with rural living land along the southern boundary. This site can form part of a progression of the expansion of the Albany townsite.

7. GEOTECHNICAL FACTORS

7.1 Foundation Stability

The site is underlain by silts of the Plantagenet Group on the ridges with deep sands on the valley floor. The sands and silts are relatively fine grained.

These soil conditions are the same across much of the north western and western areas of the Albany city.

Slopes across the site are relatively gentle being 1:10 to 1:12 with a slightly steeper slope on the edge of the ridge in the northeastern corner.

Foundation stability across the site is good.

Foundation stability is treated as A to S (AS 2870) as listed in the table below. Depending on the nature of the proposed development, the design and earthworks, a lower Site Class may apply. For example on deep cut and fill situations if the basal silts are exposed on the ridge.

Soil Description	Location	Foundation Soil Stability	AS 2870 Site Class	Ease of Excavation
Sand over Gravel and Silt	Ridges	High – moderate	A – M #	Reduced slightly in some parts by a ferricrete sand layer and when deep cut and fill is proposed.
Deep Sand	Valley sides	High	A – S #	High
Organic Rich Sands	Valley floor (excluded from development areas)	Low, requires removal. Excluded from development areas	M – P #	High

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- Site Class P may apply. For example constructions requiring more than 400mm natural fill and/or 800mm sand should be classified as Site Class P to ensure adequate compaction to prevent differential settling.
- The on site yellow silts can be hard to compact under certain conditions and are not recommended for fill. This is most likely to occur where large cut and fill structures are proposed. Adequate compaction and engineering certification should be required, hence the site class M in some situations.
- Individual site assessments are recommended for developments because soil conditions change laterally.

7.1.1	Geotechnical Issue	Management
	Foundation Stability	<ul style="list-style-type: none"> • Compaction of clay fills can be difficult when dry or may potentially expand when wetted. Clay is therefore not recommended for fill. • Foundation stability for developments is high, AS 2870 Site Class A – M. See above for variations. • Individual site assessments are recommended for developments because soil conditions change laterally.

7.2 Drainage and Flood Risk

Flood data is not known, but on geomorphological and field evidence, the only risk areas are from waterlogging on the valley floor which is excluded from the development areas.

7.2.1	Geotechnical Issue	Management
	Flood – waterlogging risk	<ul style="list-style-type: none"> • Excluded from development areas.

7.3 Stability of Dams

There is potential for dams and soaks to be located on the valley floor slopes as is currently the case.

7.3.1	Geotechnical Issue	Management
	Stability of dams	<ul style="list-style-type: none"> • No additional management required.

7.4 Capability for On Site Effluent Disposal – Design

There are two soil types on the proposed development area of Lot 126. The Deep Sand on the lower slopes consists of leached white and grey sand that has very low to low phosphorous retention characteristics.

On the other hand the soils higher on the ridge are Sand over Gravel and Silt, are well known for the nutrient (particularly phosphorous) retaining qualities, because of the yellow goethite, iron oxides, clay and silt.

See 4.2 and 8.6 Nutrient Management.

The soils on Lot 126 are common in the Albany area to the north west of Albany, and the City of Albany has certain design criteria to cope with the deficiencies of each soil type.

The Deep Sand has low phosphate retention and dwellings located on it are required to provide ATU's or Alternative waste water systems such as Ecomax, Envirosafe, Envirocycle, Biocycle.

These are approved by the Department of Health and the wastewater and sewage guidelines and regulations for installation with setbacks of 50 metres from seasonal waterbodies. They have surface disposal of treated wastewater and all sites shown on the aerial photograph (Figure 4) have the required 500mm separation to the highest known

water table (measured on 5 August 2005). They also have in excess of 1200mm free draining soil below the base of the disposal area. See soil descriptions in Appendix 2.

The Sand over Gravel and Silt soils have a shallow sand sheet that has low phosphorous retention. However below that the iron indurated sand and underlying yellow silts have high phosphate retention. The City of Albany requires either a conventional septic system with semi inverted leach drains or alternative wastewater systems.

A semi inverted wastewater leach drain servicing a conventional septic system is required by the City of Albany to have two 2 x 9 to 2 x 13 metre switchable leach drains.

To increase infiltration the City of Albany requires that a 3 metre wide area around the leach drain is deep ripped and then the leach drain covered with calcareous sand. The City of Albany has found that this design provides long term satisfactory performance with minimal maintenance.

The normal requirements of a combination of ATU's and conventional septic system/semi-inverted leach drains of the City of Albany will provide for satisfactory wastewater disposal. The two different soil groups and associated effluent management areas are reflected on the constraints map and the Subdivision Guide Plan.

Detailed testing and assessment confirms that there are no environmental or capability issues that should preclude subdivision to lot sizes down to 4000m² on the suitable development area. Notwithstanding the conclusions of the April 2006 assessment by Land Form Research for planning reasons this proposal seeks to rezone the subject land to Special Rural.

The anticipated behaviour of nutrients is discussed in 8.6 Nutrient Management.

7.4.1	Geotechnical Issue Site Capability Effluent Disposal	Management
	for	<ul style="list-style-type: none"> • Conventional septic systems with semi inverted leach drains installed to City of Albany design criteria are recommended for the Sand over Gravel and Silt. ATU's are also acceptable. • Alternative effluent systems (nutrient retaining systems) are recommended for the Deep Sands. • Testing confirms the capability and suitability of the site for 4000m² unsewered lots. The creation of 1 ha lots is more than acceptable

7.5 Landslip Risk

The site is underlain by silts of the Plantagenet Group on the ridges with deep sands on the valley floor.

An assessment of the Landslip Risk using Australian Geomechanics Guidelines lists a Low to Very Low Risk of minor structural damage such as separations, cracking and minor movements on the steeper slopes when foundations are not adequately established.

	Geotechnical Issue	Management
7.5.1	Landslip Risk	<ul style="list-style-type: none"> Limited to foundation conditions and covered by considerations in 7.1 Foundation Stability.

7.6 Acid Sulfate Soils

Acid sulfate conditions normally only develop where saturated soil conditions occur in estuarine or peaty environments, in the presence of organic matter, sources of sulfur and under reducing conditions.

On this basis the most likely area for acid sulfate conditions to be present is within the low potentially waterlogged areas that are excluded from development.

No soils that have physical or compositional characteristics of acid sulfate conditions were recorded in the soil test holes or the soils of the proposed development area. See Appendix 3.

	Geotechnical Issue	Management
7.6.1	Acid Sulfate	<ul style="list-style-type: none"> No particular management action required on the areas nominated for development. Prior to deep excavations or excavations removing more than 100m³ subsoils within the low lying areas a preliminary assessment for acid conditions is recommended.

8. ENVIRONMENTAL MANAGEMENT

The following items are identified as the most likely to impact on the environment.

The main environmental management issues, with a change of land use on the site to residential land, are summarised in this section.

8.1 Aesthetics

The site is located away from major highways and adequately screened. The proposed subdivision layout is similar to many other parts of the outer Albany city.

The drainage line is to be revegetated and will serve as a visual buffer. Portion of the site is to be retained and used for rural purposes.

	Environmental Issue	Management
8.1.1	Remnant Vegetation	<ul style="list-style-type: none"> The remnant vegetation is to be retained.
8.1.2	Drainage Rehabilitation Line	<ul style="list-style-type: none"> Weeds and invasive species within the drainage line/vegetation protection area are to be removed. Revegetation with local native species
8.1.3		<ul style="list-style-type: none"> Elements of the rural landscape are to be retained.

8.1.4 Dwellings, fences and other developments are to be aesthetically compatible with the area	<ul style="list-style-type: none"> The existing tree belts and remnant vegetation assist in minimising visual impact.
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8.2 Preservation of Agricultural Land

The Department of Agriculture and Food Western Australia (DAFWA) advised it has no objections to the proposal. Notwithstanding the site is shown on some indicative plans as Priority Agricultural, DAFWA confirms that the larger proportion of the block may not necessarily be classified as Priority Agricultural Land. As advised by the soil scientist and line manager Protection and Production of DAFWA, there are several management issues that would need to be addressed for horticultural development on the site.

There is a market and therefore a need for lots of the proposed size in the Albany area. As Albany is growing these developments must be located somewhere. Lot 126 is predominantly cleared and suitable for this purpose and adjoins small rural living lots to the south.

Whilst some agricultural land will be lost this is a consequence of expansion of a regional urban centre. Smaller lots adjoin to the south.

Environmental Issue	Management
8.2.1 Protection of Agricultural Land	<ul style="list-style-type: none"> Some loss of agricultural land is inevitable on the outskirts of a regional city as the city expands. Given the management constraints associated with horticulture the site is not necessarily Priority Agricultural Land.

8.3 Land Use Buffers

The potential land uses, on site conditions, location and distance to other properties do not require any particular buffers.

A small sand quarry exists to the north. EPA guidance "Separation Distances between Industrial and Sensitive Land Uses", June 2005 lists the generic buffers for sand and limestone pits as 300-500 metres depending on the extent of processing. As there is no processing on site the minimum generic buffer would apply. However a generic buffer relates to the distance at which there are unlikely to be any problems without some further investigations and does not mean that smaller buffers are not acceptable.

Sand is excavated using a loader, loading directly to a truck and is little different to a farmer working a tractor on rural land.

The existing sandpit will be 200 metres from proposed lots to the south and those in the northeastern corner. The lot in the northeast closest to the sandpit could have a building envelope on the south of that lot.

Experience by Landform Research in other sand quarries is that a loader can comply with the Noise Regulations at the buffer distances proposed.

The width of buffers to existing rural land are no different to those already existing on the adjoining land to the south.

Environmental Issue	Management
8.3.1 Lot Sizes	<ul style="list-style-type: none"> The lot sizes have been designed to maximise land use, whilst at the same time providing sufficiently large lots to enable adequate setbacks, buffers and visual management.
8.3.2 Buffers – Sand Pit	<ul style="list-style-type: none"> Perennial horticulture is already undertaken in the area.

8.4 Wetlands and Watercourses

There is only one drainage line, which will be protected by the subdivision by being fenced, revegetated and held in a lot.

The drainage line commences in the central east and drains west to Five Mile Creek. Some minor realignment and mechanical channelisation has occurred where the water course is intermittent and less defined. A number of soaks have been created.

The drainage line is contained within low lying potentially waterlogged land that is unsuitable for dwellings and developments unless filled. See 'Constraints Map.'

An indicative foreshore/vegetation protection area, a minimum of 30m either side of the drainage line is to be provided. The final alignment of the foreshore revegetation area will be determined on-site in conjunction with the Torbay Catchment representative from the Department of Environment. Details regarding to revegetation species, weed eradication, on going management fire safety, fencing, access and creek crossings will be addressed in the foreshore management plan at the time of subdivision. This land can be either ceded as Public Open Space or retained on the larger lot with appropriate protection measures in place.

Environmental Issue	Management
8.4.1 Creekline Revegetation	<ul style="list-style-type: none"> The creekline will be fenced to exclude livestock. Revegetation using local native species will be required. The width of the foreshore revegetation area to be verified on site and will take account of existing fence lines, access ways and creek crossings. All development to be setback a minimum of 50m from the drainage line. Constructed infiltration basins can be planted with local native species, increasing the on site vegetation and minimising nutrient export.
8.4.2 Stream Flows	<ul style="list-style-type: none"> There is not expected to be any changes to the watercourse.

8.5 Flora and Fauna

Remnant vegetation particularly along the drainage line is to be protected. It serves as a habitat for native fauna. This will be enhanced through weed removal and revegetation at the time of subdivision.

Vegetation protection and revegetation requirements are normally imposed as a condition of subdivision and/or through special provisions applicable to the zone.

Where possible building envelopes have been located outside the remnant paddock trees and shelter belts.

Environmental Issue	Management
8.5.1 Flora and Fauna Corridors	<ul style="list-style-type: none"> • Existing flora and fauna should be maintained and may be enhanced with additional tree planting and creekline revegetation. • Where practical building envelopes are located outside the remnant vegetation. • Constructed infiltration basins can be planted with local native species, increasing the on site vegetation. This vegetation can be linked to existing wetland vegetation of the drainage line.
8.5.2 Remnant Vegetation	<ul style="list-style-type: none"> • Land clearing is generally precluded and vegetation protection can be reinforced through subdivision conditions and special provisions.

8.6 Nutrient Management

The key issues with nutrient and irrigation management are to prevent or minimise the risk of nutrients exiting the site.

Currently the main potential for nutrient export is from the stock on site.

The worst potential times for nutrient export are during the first winter rains, during summer storm events and when the soils are saturated. The other main potential loss is through the movement of groundwater.

Phosphorous is the main nutrient implicated in algal blooms in waterways. Nitrates are normally removed by soil micro flora under anoxic conditions and taken up by vegetation, or lost through volatilisation of ammonia.

Australian Health and Medical Research Council Guidelines for drinking water have recommended limits of 50mg/L nitrogen with no limit on phosphorous.

These levels are far higher than are likely to cause algal blooms and eutrophication problems and thus Department of Environment (Water & Rivers Commission) sets far lower levels for surface water. These indicative levels are 0.01 to 0.1 mg/L P and 0.1 - 0.75 mg/L N. (ANZECC, 1992, *Australian Water Quality Guidelines for Fresh and Marine Waters*).

The presence of dung beetles increases the rate of nutrient recycling for stock wastes and thus reduces the potential for nutrient export.

Nutrient Inputs

In recent years Lot 126 has been used for grazing.

Of the 54 hectares available for smaller lots, 35% will be required to have nutrient retaining wastewater disposal systems (ATU's), with the remainder having either conventional septic systems with semi-inverted leach drains, installed to City of Albany standard conditions, or an ATU.

The balance of low lying potentially waterlogged land is to be either ceded as Public Open Space or retained on a single large lot with appropriate protection measures in place.

Effluent disposal areas from alternative waste water systems need to be 500 mm above temporarily water logged areas to comply with Health Department requirements and 1200mm above any impermeable clay layer. The lots have been located in soils which comply with these criteria. Lot sizes comply with the Government's Country Sewerage Policy.

With subdivision, it is likely that a significant number of the created lots will not have stock but some may have stock. Nutrients from stock are normally spread widely across lots. On the other hand nutrients from gardens, lawns and alternative waste water systems are potentially concentrated sources as would be nutrients from mucking out a stable.

The main issues with nutrients from stock are the management of concentrated nutrient inputs, such as mucking out stables and the treatment/disposal of manure. Manure that is widely spread across pasture or gardens or removed off site is preferable to manure being left in one pile.

The soils on this site and the depth to groundwater are well suited to the keeping of horses and are capable of growing good pasture.

Best management of manure is outlined in Van Gool D, K Angell and L Stephens, 2000, *Stocking Rate Guidelines for Rural Small Holdings Swan Coastal Plain and Darling Scarp*, Department of Agriculture.

Data on nutrient inputs is taken from Van Gool D, K Angell and L Stephens, 2000, *Stocking Rate Guidelines for Rural Small Holdings Swan Coastal Plain and Darling Scarp*, Department of Agriculture, Miscellaneous Publication 02/2000, Legislative Assembly, 1994, *Select Committee on Metropolitan Development and Groundwater Supplies, Western Australia*, Dames and Moore, undated, *Draft nitrate management in Jandakot UWPCA*, Water Authority of Western Australia.

From the above references a typical lot with a conventional septic system, small garden and lawn, dog and cat plus some chickens has a nutrient loading of 31 kg/N/year and 9.6kg/P/year. This will be added to the soil on the building envelope.

For a nutrient adsorbing waste water system (ATU) a significant proportion of the phosphorous and nitrogen is removed within the wastewater disposal area and are not directly added to the soil, reducing the soil input to 19 kg/N/year and 4.6 kg/P/year.

A horse has a typical loading of 11 kgP/year and 60 kg/N/year.

Typical nutrient loadings of some land uses

Possible lot size and activity	Nitrogen loading per hectare	Phosphorous loading per hectare	Likely nutrient scenario
Estimated current nutrient loading equivalent to 10-12 sheep or one large cow per hectare and one house. Average for the whole site.	57.5 - 121.1 kg/N/ha/year	14.7 - 173.6 kg/N/ha/year	Unlikely to be nutrient loss except from low lying and wet, leached sands
Likely nutrient input after subdivision to 40 average one hectare lots. 35% ATU's. Small garden, small fertilised lawn, dog, cat, 6 fowl per lot. Total 40 horses.	49.6 kg/N/ha/year	10.8 kg/N/ha/year	Less nutrient loading than the current grazing regime. Less likely to be nutrient loss because the developments are setback from the winter wet areas.
Likely nutrient input after subdivision to 55 average 0.7 hectare lots. 35% ATU's. Small garden, small fertilised lawn, dog, cat per lot. Total 20 horses.	38.4 kg/N/ha/year	9.4 kg/N/ha/year	Less nutrient loading than the current grazing regime. Similar risks of nutrient loss to a subdivision to 1 hectare lots.
Likely nutrient input after subdivision to 100 average 0.4 hectare lots. 35% ATU's. Small garden, small fertilised lawn, dog, cat per lot. No horses or stock. Average for development area.	38.3 kg/N/ha/year	11.2 kg/N/ha/year	Less nutrient loading than the current grazing regime. This loading is not substantially different to a subdivision with averaged larger lot sizes (1.0 ha and 0.7 ha) on which stock are retained.

- The calculations above are made on the basis that the developable area for lots is 54 hectares after allowing for the waterlogged and drainage totalling 16 hectares being excluded from dwellings.
- A variety of average lot sizes and stocking rates are used to provide an indication of nutrient inputs prior to and following, subdivision. Horses are used as a likely example.
- The calculations split the 54 hectares of development area into 17 hectares (35%) on which nutrient adsorbing waste water systems are required with 37 hectares on which semi inverted conventional septic systems are possible.
- The loadings are averaged across the whole 70.306 ha

Fate of Nutrients – Phosphorous

The main issue with effluent disposal is nitrogenous and phosphate compounds released by stock, contained in domestic wastewater or introduced in fertiliser, together with the microbial purification ability of the soils.

Phosphorous is the main nutrient implicated in algal blooms in waterways and therefore it is important to limit its release from the site. Phosphorous is capable of being stored in the basal muddy sediments of water bodies. From there the phosphates are released over time and provide nutrient to fuel algal blooms.

Nutrients will infiltrate vertically through surface sands in the low elevations and where a sand sheet occurs on the ridges. From there the nutrients will move in the wastewater laterally through the soil within the sand sheet. On the ridge there is likely to be some vertical leakage into the underlying yellow fine sand and silts until the water table is encountered, followed by subsequent lateral movement.

Where wastewater is disposed of on the ridge, within a deep ripped dedicated disposal area such as that required by the City of Albany, wastewater will infiltrate vertically into the underlying yellow fine sand and silt (see 7.4 Capability for On Site Effluent Disposal - Design).

Ferricrete layers that occur at the sand/underlying yellow fine sand and silt interface typically have very high capability for phosphorous retention as shown by Lantzke 1997, *Phosphorous and nitrate loss from horticulture on the Swan Coastal Plain*, Department of Agriculture Miscellaneous Publication 16/97.

Phosphorous adsorbing amended soils are used for the wastewater disposal area of alternative wastewater systems on the lower elevations where the sands have low phosphate retention. These systems are nutrient adsorbing, are designed to adsorb all or almost all the phosphorous released in wastewater.

The nature of the alternative systems is that there are strict guidelines on the wastewater quality for suspended solids and faecal coliforms that must be adhered to during the design and testing phase of such units, (Specification for Aerobic Treatment Units Serving Single Households, Health Department of Western Australia, 1992).

Some indication of the quality of the wastewater leaving the wastewater disposal area can be shown from contacts with Ecomax and EnviroSAFE. Ecomax reveal that their unit provides for 95% phosphate adsorption with only 10 mg/L nitrogen typically present exiting the system to enter the natural soils. Health Department specifications require that 90% of samples have less than 20 mg/L organic matter, with no sample greater than 30 mg/L. Research by EnviroSAFE has found that nitrogen is reduced by 75% and phosphate to less than 1mg/L at the edge of the wastewater disposal area, (Jo Hopley EnviroSAFE, 31 July 2002).

The soils which are suitable for conventional septic systems are set back 120 to over 300 metres from the drainage line. In these areas the soils have ferricrete and gravel at the underlying fine sand/silt interface over yellow earthy silts and sand.

The yellow silts and fine sands, combined with the iron indurated ferricrete have inherently high phosphorous retention capability. The phosphate retention and thus (PRI) of all soils on site are generally high when considering the whole soil profile. The soils were compared to the database of type soils held by Landform Research for PRI and with Chemistry Centre data.

Gerritse et al, 1995B, found that all phosphate was adsorbed within 2 metres from a 7 year old leach drain in Yarrigal loam soils that have some similarity for phosphate retention with the silty yellow sands. The critical point is retention times within the soils.

To increase infiltration the City of Albany requires that a 3 metre wide area around the leach drain is deep ripped and then the leach drain covered with calcareous sand. The City of Albany has found that this design provides long term satisfactory performance with minimal maintenance.

With the setbacks, City of Albany requirements, and nature of the ridge soils, the risk of phosphorous export is considered to be low for correctly installed and maintained waste water systems.

Fate of Nutrients - Nitrogen

The wastewater exiting from the wastewater disposal system of nutrient adsorbing ATUs therefore has very reduced concentrations of phosphorous and nitrogen. Water from the disposal area enters the natural soil at the edge of the disposal area. From there natural soils activities further reduce the nutrients.

Nitrates are normally removed by soil micro flora under anoxic conditions. Nitrogenous substances are also taken up by vegetation, denitrified by bacteria under anoxic soil conditions or lost through volatilisation of ammonia. They are not generally responsible for algal blooms in freshwater environments, but high levels of nitrogen can affect the health of saline water bodies.

Nitrogen is removed by denitrification under anaerobic soil conditions and through vegetation and soil microbial uptake. Many studies, for example Dawes and Goonetilleke, have found that all nitrogen can be lost within 1 metre in damp soil conditions which normally exist around wastewater disposal areas. Gerritse R G, J A Adeney and J J Hosking, 1995, show that reductions in nitrogen to only 2% or less of the primary output concentration normally occur within 3 metres of lateral travel.

Lantke 1997, also found high levels of denitrification in moist leached sands on the Swan Coastal Plain. These moist soil features would apply to this site in winter when it is more likely that water will travel to the drainage line.

Microbial purification is an important part of effluent disposal to ensure that all fine organic matter and micro-organisms are broken down. Alternative waste water systems are designed to provide efficient microbial purification (Specification for Aerobic Treatment Units Serving Single Households, Health Department of Western Australia, 1992).

Nutrient adsorbing ATUs are to be set back 50 metres from the drainage line, providing slow lateral movement of water where additional denitrification can occur. As noted above denitrification normally occurs within a few metres. The building envelopes identified on the Subdivision Guide Plan satisfy minimum requirements. All are 50m or more from the drainage line owners will also have the option of locating the wastewater disposal area up slope, of the building envelope with water being pumped to the disposal area.

With the setbacks, City of Albany requirements, and the use of nutrient adsorbing ATU's on the sandy soils, the risk of nitrogen export is considered to be low for correctly installed and maintained wastewater systems.

8.6.1 Environmental Issue	Management
<p>Site Availability for Effluent Disposal</p>	<ul style="list-style-type: none"> • Nutrient adsorbing ATU's will be required on the sandy soils, set back a minimum of 50 metres from the drainage line. The wastewater disposal area can be placed up slope, at least 50 metres from the drainage line with water being pumped to the disposal area if required on some lots. • Conventional septic systems combined with Semi inverted leach drains are to be installed to City of Albany requirements as described in 7.4 Capability for On Site Effluent Disposal - Design. These units will be located between 120 to 300 metres from the drainage line. • The disposal of wastewater is expected to comply with the ANZECC, 1992, <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i>, for any water that may reach the drainage line.

8.7 Stormwater, Erosion Potential and Soil Management

The potential for wind erosion of the site is minimal in soils such as this. Currently there is no evidence of water erosion.

The main issue with stormwater is the disposal of water from hard surfaces such as roads. Stormwater should be fed to shallow detention and infiltration basins prior to water exiting overland to the drainage line.

Depending on the lot sizes drainage can either be grassed swale drains or piped drains from kerbed roads. The desirable aspects of surface water drainage are to slow the water and allow maximum time for nutrient adsorption and uptake to occur. A number of documents relate to stormwater management and are listed below.

In general terms, surface water should be distributed over a wide area, drained slowly to allow maximum infiltration and nutrient uptake and where possible retained on site. The low lying potentially waterlogged area that fringes the drainage line is suitable for shallow infiltration basins. These could be planted with local species to form constructed wetlands.

The documents listed below provide guidance to stormwater management.

Environmental Issue	Management
<p>8.7.1 Stormwater</p>	<ul style="list-style-type: none"> • Stormwater should be directed through shallow grassed swale drains and infiltration basins designed as constructed wetlands prior to water being released to the environment. • Stormwater volumes should be taken into account during the design of the drainage systems and infiltration basins. See Engineers Australia 2003, <i>Australian Runoff Quality</i>, National Committee on Water Engineering. • Swale drains and infiltration basins are best described in Water and Rivers Commission, 1998, <i>A Manual for Managing Urban Stormwater Quality in Western Australia</i>, Water and Rivers Commission. See 5.17 Grass Swales (BMP14) page 100 and Extended detention Basins (BMP17) page 108 of that document. <p>Guidance</p> <ul style="list-style-type: none"> • See Engineers Australia 2003, <i>Australian Runoff Quality</i>, National Committee on Water Engineering. • <i>Stormwater Management Manual for Western Australia</i>, Department of Environment WA, 2004. • <i>Guidelines for Groundwater Protection in Australia</i>, ARMCANZ, ANZECC, September 1995. • Environmental Protection Authority Victoria/ Melbourne Water, undated, <i>Urban Stormwater, Best Practice Environmental Management Guidelines</i> • Water and Rivers Commission, 1998, <i>Manual for Managing Urban Stormwater Quality in Western Australia</i>. • Western Australian Water Quality Guidelines for Fresh and Marine Waters, EPA Bulletin 711, 1993. ANZECC, 1992, <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i>.

8.8 Salinity

There is no evidence of salinity on site.

Environmental Issue	Management
8.8.1 Salinity	<ul style="list-style-type: none"> Unlikely to be any significant changes to the regime.

8.9 Fire Control

A detailed Fire Management Plan has been prepared for the site in consultation with FESA and is attached in Appendix 5. Relevant elements are reflected on the Subdivision Guide Plan and will be implemented at the time of Subdivision and/or development.

9. LAND SUITABILITY

Suitability of the property for closer subdivision takes into consideration a range of factors, including land capability, which has already been extensively analysed, locational and planning context, visual impact, surrounding land use and potential for conflicts and availability and proximity to services. These matters are discussed in more detail below.

9.1 Locational & Planning Context

In terms of the locational and planning context, the location of the Albany Ring Road approximately half a kilometre to the east is a significant boundary. To the east of this line lies land which can ultimately be considered to form the urban expansion area of Albany. The ring road contains a significant land bank which far exceeds long term projected residential demand for the city. Land outside the ring road can confidently be designated for lower density development and possibly other uses such as industry without impacting on future development options for the city.

Although located on the outer side of the ring road, the site is nevertheless only 8 kilometres from the city centre and is consequently only a short drive from all the major commercial, employment community, health, educational and recreational services and amenities.

The other key factor is the availability of all essential services except for deep sewer. Consequently under the relevant Western Australian Planning Commission, City of Albany and Country Sewerage policy guidelines, lot sizes potentially ranging from 2000m² to 4ha can be considered subject to land capability, vegetation protection, bushfire management and market demand.

Within the context of the Western Australian Planning Commission's Statement of Planning Policy 3 Urban Growth & Settlement, it is desirable that land and services are used as efficiently as possible. This is also reflected in the Lower Great Southern Strategy (2005)

9.2 Visual Impact

As noted in Section 8.1 above, the site is well set back from major highways. Vegetation and a ridgeline effectively screen the area from the South Coast Highway to the north.

Existing vegetation within the site, together with proposed tree planting will further minimise any impact of the development.

9.3 Surrounding Landuse

Land to the south and east has already been subdivided into defacto lifestyle lots and Pt Lot 800 to the west has been zoned to Special Rural. While Lot 125 to the north is also included within Torbay 8 policy area with the potential for rural residential development, it is currently being used for agistment of stock and sand and gravel extraction. As noted in Section 8.3 above, the majority of the development area is located over 300 metres to the south of the existing sand pit. Only the small development area in the north east corner of the site directly abuts Lot 125. It is recommended that potential landowners of these proposed lots be advised that sand and gravel extraction may continue on the adjoining property.

9.4 Infrastructure

Access to the site is provided via Lowanna Drive which is constructed to a gravel standard from George Street which is a sealed road. As part of the development Lowanna Drive will be upgraded to a sealed standard.

The subdivision will be linked to the un-named road reserve south of the site which connects to the Old Elleker Road. City of Albany Engineering staff advise that some minor work is required, but that bitumen sealing will not be a requirement of the subdivision.

Power, telecommunications and scheme water are available and can be extended/upgraded to accommodate the development. In accordance with current policy, underground power will be provided to each lot.

10. AMENDMENT PROPOSAL

Following an assessment of the land capability and land suitability issues associated with the property, the landowners propose to rezone the land to the Special Rural zone. Notwithstanding the capability of the site to accommodate lot sizes ranging from 4000m² upwards, this proposal is for lots of 1 hectare and above.

- Land capability
- BushFire Management
- Availability of scheme water
- Efficiency criteria
- Market demand

The proposed concept plan responds to the key site constraints which are outlined on the Site Constraint Map. These include:

- The identification of the low lying and seasonally water logged land and its exclusion from any development.
- The identification of Building Envelopes a minimum of 50 metres from the drainage line.
- The retention of existing remnant vegetation.

- The establishment of a 60 metre wide Hazard Separation Area from significant areas of vegetation abutting the property to the east and west.
- Provision for emergency access/egress to Cuming Road to the south and future access to the west.
- Construction of a loop road to facilitate convenient access and egress.
- Designating of rural lifestyle lots on the elevated land and a single larger lot on the lower lying land.
- Identification of a significant revegetation and creek protection area.

Lot sizes range from 1 hectare with a larger lot located on the lower lying land. The incorporation of the low lying land within the proposed lot is considered preferable for ongoing management reasons when compared with the alternative of setting the land aside as public open space. The latter option has ongoing cost implications for Council particularly in terms of weed and fire management.

In terms of market demand, there is an increasing preference for smaller lots, down to 1 hectare. The main reason appears to be the increased time and cost required to manage the larger lots. From an overall planning perspective, the smaller lots clearly make better use of the land resource and more effectively utilise the service infrastructure.

11. CONCLUSION

Lot 126 Lowanna Drive is included within the City of Albany's Local Rural Strategy with the potential to rezone for rural residential development, subject to identified constraints and land management needs being resolved.

The site constraints have been identified and an indicative plan prepared which addresses the constraints and land management needs. Management provisions have been prepared and will be incorporated into Council's Town Planning Scheme to ensure the area can be effectively managed into the future.

Testing and assessment confirm that capability and suitability of Lot 126 Lowanna Drive for subdivision into lots of 1 hectare (min). The rezoning and subdivision proposal will facilitate growth and will result in a net environmental benefit. A large area of the creekline is to be protected and rehabilitated, the potential for nutrient export from the site will be reduced and extensive revegetation will be undertaken.

Appendix 1

SOIL SUMMARY

Soil Characteristics	Deep Sand	Sand over Gravel and Silt
Location	Ridges	Mid and lower slopes
Origin	Sand shed from weathered Pentagenet Group	Developed on silts and fine sands of the Pentagenet Group
Top soil Texture	Grey sand relatively fine	Grey sand relatively fine
Sub soil Texture	White sand relatively fine	Gravel and indurated sand over yellow silts and sands
Stone in profile	Nil	Minor hardpan of ferricrete
Bedrock	Deep	Deep
Grave	NI	Common
Hardpan	Minor traffic hardpan possible	Ferricrete layer
PH	Weakly acidic	Weakly acidic
Salinity	Nil	Nil
Soil Permeability	High	High in upper horizons to moderate to low in subsoils
Soil Shrinkage	Little potential for soil shrinkage	Little soil shrinkage. More likely in subsoils

LAND QUALITIES

Land Qualities	Deep Sand	Sand over Gravel and Silt
Slope	Gentle	Gentle
Slope Stability	High	High
Wind Erosion Risk	Low	Low
Water Erosion Risk	Low	Low
Drainage	Good	Good
Moisture Availability	Moderate	Moderate
Water Logging	NI	Nil
Flood Risk	NI	NI
Surface Water Availability/Quality	Unlikely	Nil
Ground Water Availability/Quality	High from shallow superficial aquifer	High from shallow superficial aquifer
Salinity Risk	Very low	Very low
Microbial Purification	Moderate if wastewater is contained within the soil. ATUs recommended	Moderate to high if wastewater is contained within the soil. Conventional septic with semi-inverted leach drains and deep ripping or ATUs
Water Pollution Risk	Low if recommended waste water systems correctly installed and maintained.	Low if recommended waste water systems correctly installed and maintained.
Phosphate Retention - profile	Low for this soil, ATUs recommended	High if recommended waste water systems correctly installed and maintained.
Nitrogen loss - Profile	High, based on the interpreted degree of anoxic conditions and estimated microbial activity	High, based on the interpreted degree of anoxic conditions and estimated microbial activity

DEVELOPMENT CAPABILITY

Development Capability	Deep Sand	Sand over Gravel and Silt
Ease of Excavation	High	High
House and Road Construction	High	High
Foundation Soundness	Moderate to high AS 2870 Site Class A to S. Care with compaction is recommended. Site Class P will apply to seasonal waterlogged soils outside the development area. See 5.1 Foundation Stability	Moderate to high AS 2870 Site Class A to S. In some cases of deep cut and fill Site Class M will apply. See 5.1 Foundation Stability
Effluent Disposal	High if recommended waste water systems correctly installed and maintained.	High if recommended waste water systems correctly installed and maintained.

Appendix 2

Regolith and Hydrological Logs

Project	Lowanna	Site Assessed by	L Stephens
Location	Lot 126 Lowanna Drive, Albany	Date of Inspections	5 August 2005

Test Hole Number	1	Natural Surface	
Location	Central east, 573238E, 6125631N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	600 mm
Depth	Description	Comments	
0 - 200 mm	Dark grey sand		
200 - 1350 mm	Light grey sand medium grained	Fine grained	
Groundwater	500 mm		
Comment			

Test Hole Number	2	Natural Surface	
Location	Central, 573113E, 6125667N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	1250 mm
Depth	Description	Comments	
0 - 220 mm	Grey sand		
220 - 1300 mm	Light grey sand	Fine grained	
Groundwater	1250 mm		
Comment			

Test Hole Number	3	Natural Surface	
Location	Central, 573039E, 6125689N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	1000 mm
Depth	Description	Comments	
0 - 250 mm	Grey sand		
250 - 1290 mm	Light grey sand fine grained		
Groundwater	1000 mm		
Comment			

Test Hole Number	4	Natural Surface	
Location	Central 572939E 6125594N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	1100 mm
Depth	Description	Comments	
0 - 280 mm	Grey sand		
280 - 1360 mm	light grey sand	Fine grained	
Groundwater	1100 mm		
Comment			

Test Hole Number	5	Natural Surface	
Location	Central	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 1500 mm
Depth	Description	Comments	
0 - 150 mm	Grey sand		
150 - 1490 mm	White sand		
1460 - 1500 mm	indurated laterite layer	Could not be penetrate	
Groundwater	Not intersected		
Comment			

Test Hole Number	6	Natural Surface	
Location	Central west 572745E 6125697N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	1200 mm
Depth	Description	Comments	
0 - 150 mm	Grey sand		
150 - 1500 mm	White sand	Fine sand	
Groundwater	1200 mm		
Comment			

Test Hole Number	7	Natural Surface	
Location	Central west 572679E 6125667N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 1400 mm
Depth	Description	Comments	
0 - 200 mm	Grey sand		
200 - 1400 mm	White sand	Damp sand at base	
Groundwater	Not intersected		
Comment			

Test Hole Number	8	Natural Surface	
Location	West. 572445E, 6126645N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 1100 mm
Depth	Description	Comments	
0 - 100 mm	Grey sand		
100 - 1250 mm	White sand		
1050 - 1100 mm	Brown sand		
Groundwater	Not intersected		
Comment			

Test Hole Number	9	Natural Surface	
Location	West. 572360E, 6126670N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	500 mm
Depth	Description	Comments	
0 - 150 mm	Grey sand		
150 - 700 mm	White sand		
700 - 750 mm	Brown indurated ferricreted sand	Could not be penetrate	
Groundwater	500 mm		
Comment			

Test Hole Number	10	Natural Surface	
Location	Central west, 572378E, 6126783N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	1250 mm
Depth	Description	Comments	
0 - 300 mm	light grey sand		
300 - 1550 mm	White sand		
1550 - 1600 mm	Brown indurated ferricreted sand	Could not be penetrate	
Groundwater	1250 mm		
Comment			

Test Hole Number	11	Natural Surface	
Location	Central west, 572484E, 6126624N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 500 mm
Depth	Description	Comments	
0 - 100 mm	Grey sand		
100 - 400 mm	Light grey sand		
400 - 500 mm	Yellow brown indurated ferricreted sand	Could not be penetrate	
Groundwater	Not intersected		
Comment			

Test Hole Number	12	Natural Surface	
Location	Central west	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 500 mm
Depth	Description	Comments	
0 - 500 mm	Light grey sand		
500 mm	Yellow brown gravel	Could not be penetrate	
Groundwater	Not intersected		
Comment			

Test Hole Number	13	Natural Surface	
Location	Central	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 100 mm	Grey sand		
100 - 300 mm	Light grey sand		
300 - 400 mm	Yellow brown gravel	Could not be penetrate	
Groundwater	Not intersected		
Comment			

Test Hole Number	14	Natural Surface	
Location	South west, 572439E, 8125338N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 900 mm
Depth	Description	Comments	
0 - 700 mm	Grey sand		
700 - 900 mm	Yellow brown gravel	Could not be penetrate	
Groundwater	Not intersected		
Comment			

Test Hole Number	15	Natural Surface	
Location	Central south west, 572551E, 8125363N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 450 mm	Grey sand		
450 mm	Yellow brown gravel	Damp at base	
Groundwater	Not intersected		
Comment			

Test Hole Number	16	Natural Surface	
Location	Central, 572697E, 612382N	Base of Hole	
Test Hole Type	Excavation	Depth	
Diameter		Depth of static water level	700 mm
Depth	Description	Comments	
0 - 100 mm	Grey sand		
100 - 700 mm	White sand		
700 - 830 mm	Yellow brown gravel		
Groundwater	Wet areas in base at 700 mm		
Comment			

Test Hole Number	17	Natural Surface	
Location	Central, 572758E, 6125044N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 850 mm
Depth	Description	Comments	
0 - 100 mm	Dark grey sand		
100 - 400 mm	Grey sand		
400 - 550 mm	Yellow brown gravel	Could not be penetrate	
Groundwater	Not intersected		
Comment			

Test Hole Number	18	Natural Surface	
Location	Central south	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 80 mm	Grey sand		
80 - 250 mm	Light brown sand		
250 mm	Yellow brown gravel	Could not be penetrate	
Groundwater	Not intersected		
Comment			

Test Hole Number	18	Natural Surface	
Location	Central south, 573057E, 6125350N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 800 mm
Depth	Description	Comments	
0 - 100 mm	Grey sand		
100 - 230 mm	Light grey sand		
300 - 600 mm	Dark yellow brown silty clay	Typical of the silts that underly sand/gravel ridges such as this	
Groundwater	Not intersected		
Comment	The silty basal layers drain slowly		

Test Hole Number	20	Natural Surface	
Location	Central south east, 5731841E, 6125402N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 650 mm
Depth	Description	Comments	
0 - 150 mm	Dark grey sand		
150 - 600 mm	Grey sand		
600 - 650 mm	Yellow brown gravel	Could not be penetrated	
Groundwater	Not intersected		
Comment			

Test Hole Number	21	Natural Surface	
Location	Central south east, 573281E, 6125365N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 580 mm
Depth	Description	Comments	
0 - 80 mm	Grey sand		
80 - 550 mm	Grey sand		
550 - 580 mm	Yellow brown indurated ferruginous sand	Could not be penetrated	
Groundwater	Not intersected		
Comment			

Test Hole Number	22	Natural Surface	
Location	South east, 573413E, 6125339N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	
Depth	Description	Comments	
0 - 300 mm	Grey sand		
300 mm	Yellow brown gravel		
Groundwater	Not intersected		
Comment			

Test Hole Number	23	Natural Surface	
Location	East, 573469E, 6125444N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 1100 mm
Depth	Description	Comments	
0 - 150 mm	Dark grey sand		
150 - 1100 mm	White sand		
Groundwater	Not intersected		
Comment			

Test Hole Number	24	Natural Surface	
Location	Central east, 573343E, 6125524N	Base of Hole	
Test Hole Type	Backhoe	Depth	
Diameter		Depth of static water level	> 1 050 mm
Depth	Description	Comments	
0 - 80 mm	Grey sand		
80 - 1 050 mm	White sand		
1 050 mm	Yellow brown indurated ferruginated sand	Could not be penetrated	
Groundwater	Not intersected		
Comment			

Test Hole Number	25	Natural Surface	
Location	East, 573326E, 6125641N	Base of Hole	
Test Hole Type	75 mm hand auger hole	Depth	
Diameter		Depth of static water level	600 mm
Depth	Description	Comments	
0 - 420 mm	light grey brown sand		
420 - 1 000 mm	White sand		
Groundwater	600 mm		
Comment			

Test Hole Number	26	Natural Surface	
Location	East, 573483E, 6125571N	Base of Hole	
Test Hole Type	75 mm hand auger	Depth	
Diameter		Depth of static water level	> 1 000 mm
Depth	Description	Comments	
0 - 300 mm	Grey sand		
300 - 1 000 mm	White sand		
Groundwater	Not intersected		
Comment			

Test Hole Number	27	Natural Surface	
Location	North east	Base of Hole	
Test Hole Type	Shiel excavation	Depth	
Diameter		Depth of static water level	> 750 mm
Depth	Description	Comments	
0 - 200 mm	Light grey sand		
200 - 750 mm	Yellow brown gravel		
Groundwater	Not intersected		
Comment			

Appendix 3



LAND CAPABILITY – LOT 126 TOWANA DRIVE, GELDOW, ALBANY

Lot 126, Towana Drive, Geldow (Albany), of 20,306 hectares, lies on the western outskirts of the greater Albany township, some 8 km from the town centre.

A site study was carried out on 5 August 2005 in association with Greg Harwood, Senior Environmental Health Officer for the City of Albany to investigate the land capability and environmental issues associated with a change in land use on Lot 126.

A Land Capability Report (dated August 2005) was prepared and should be referenced for all other data relating to Lot 126.

Potential and Likely Landuses

The site has potential for a subdivision to unsewered smaller lots with areas down to 4 000 m² or less, based on soil and land capability conditions.

CONCLUSIONS

The main issues with the site are the leached sands in the upper soil horizons at lower elevations which reduce the nutrient retention capability of the soils in the upper horizons, and the wetter wet conditions on the valley floor where the 300 mm separation to the winter water table cannot be achieved without site modification.

Of the 20,306 hectares, approximately 54 hectares is suitable for development to smaller lots. The smaller the lot size the less likely there will stock retained. Calculations show that under average lot sizes ranging from 1.0 hectares down to 0.4 hectares are anticipated to provide reduced nutrient inputs to the site when compared to the current grazing landuse.

Of the 54 hectares available for smaller lots, 35% will be required to have nutrient retaining waste water disposal systems (ATU's). These areas have a land capability of Class II for rural living and dwellings.

The higher elevation which represent 67% of the 54 hectares of the site has a land capability of Class I with either conventional septic systems with semi-inverted leach drains, installed to City of Albany standard conditions, or an ATU recommended.

The remaining 19 hectares of low lying potentially waterlogged land can be either ceded as Public Open Space or retained on larger lots with some protection measures in place. These are land capability class IV with a small area of remnant wetland vegetation not recommended for development. The area of remnant wetland vegetation is assigned land capability class X.

With the suggested management actions there are no environmental or land capability issues that should preclude subdivision to lot sizes down to 0.4 hectares on the suitable development area, with lot sizes being determined by planning issues.

Lindsay Shephens
April 2006

CONSTRAINTS ON SOILS FOR DEVELOPMENT

	CONSTRAINTS IDENTIFIED	POSSIBLE ENVIRONMENTAL MANAGEMENT STRATEGIES
a	Soil permeability limitations	<ul style="list-style-type: none"> Provide appropriate waste water treatment systems
b	Foundation soundness	<ul style="list-style-type: none"> Requires in-situ pack of sufficient depth to a controlled position of clay or expanding sub-soils. Original sub-soils may need to be removed if present. AS 2870 Site Class P generally applies to cut and fill. Provide appropriate foundation design. Landscape credit claims recognised. Up-slope water loading to be avoided. Traps to be suitably located.
c	Variable slope instability	<ul style="list-style-type: none"> Maintain soil cover. Use contour drains and agricultural practices. Streamways to be controlled.
d	Water erosion risk	<ul style="list-style-type: none"> Requires erosion to be set back results to limit down-slope erosion water level to minimise capillary effects. Landscape developments suitable prior to clearing.
e	Potential flooding	<ul style="list-style-type: none"> Requires erosion to be set back results to limit down-slope erosion water level to minimise capillary effects. Landscape developments suitable prior to clearing.
f	Subject to storm water treatment or water logging risk	<ul style="list-style-type: none"> Alternative waste water treatment systems likely to be required. Cut and drains and other drainage likely to be required. Raise waste water disposal areas. Fill may be required for developments. Flow elevations to have a minimum above water risk levels.
g	Soil stability	<ul style="list-style-type: none"> Requires erosion pack, clay sub-soils or other stabilisation.
h	Loss moisture or ill-drainage of soil	<ul style="list-style-type: none"> Reduce stock. Restrict clearing to building envelopes.
i	Low natural sub-soil stability	<ul style="list-style-type: none"> Alternative waste water treatment systems may be required. Stock drains may need to be present or suitable level, funded by material soil or impermeable systems on down-slope side. Soil & developments appropriate distance from water table/surface. Feed stormwater through detention basins and waste drains. Reduce erosion loading by land use change or reduced stock. Restrict clearing to building envelopes. Restrict the depth of development.
j	Water pollution risk by runoff flow	<ul style="list-style-type: none"> Retain surface water in basins, wet-lands and grass filters. Reduce stock and potentially polluting land uses.
k	Potentially low microbial populations	<ul style="list-style-type: none"> Alternative waste water treatment systems may be required. Comply with waste water systems. Raise waste water disposal areas sufficiently.
l	Restricted soil type conditions	<ul style="list-style-type: none"> Avoid rock, hardpan or other restrictions.
m	Water pollution risk by sub-surface flow	<ul style="list-style-type: none"> See (m) above.
n	Low top soil natural retention	<ul style="list-style-type: none"> See (m) above.
o	Retention capabilities	<ul style="list-style-type: none"> Restrict clearing to building envelopes, maintain drainage.
p	Wind erosion risk	<ul style="list-style-type: none"> Reduce stock, reduce and improve pasture. Restrict clearing to building envelopes.
q	Reduced soil cover available	<ul style="list-style-type: none"> Remove rock, improve and control of areas.
r	Salinity risk	<ul style="list-style-type: none"> Provide drainage and reduce possible. Monitor by water species.
s	Wetland contamination	<ul style="list-style-type: none"> Restrict building envelopes and developments. Provide appropriate buffer distances. Place drainage channels on wetlands and/or vegetation.
t	Individual use of soil conditions	<ul style="list-style-type: none"> Minimise deep penetration of water. Neutralise regions of affected soils. Minimise permeable development and retention of groundwater.
u	Reduction water	<ul style="list-style-type: none"> Water will be restricted for general agriculture land uses.
v	Some restricted livestock use	<ul style="list-style-type: none"> Leach drains should be used and sited, funded by material soil or impermeable formations on the down-slope side.
w	Alternative waste water treatment systems required	<ul style="list-style-type: none"> Provide for alternative waste water treatment systems. All lots will be required to use alternative waste water treatment systems to comply with Regulations, Policy and Departmental conditions.
x	Restricted water availability	<ul style="list-style-type: none"> Restrict agriculture land uses may require sufficient water for all activities.



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Appendix 4

ACID SULFATE ASSESSMENT FORM

This assessment sheet is modified from Planning Bulletin 64, Draft December 2003. The Self Assessment Form has been converted to a geotechnical assessment form.

Location	LOT 126, LOWANNA DRIVE GLEDHOW (ALBANY)
Date	18 August 2005 - Site assessed 5 August 2005

QUESTION	YES	NO	COMMENT
STEP 1			
1a		<input checked="" type="checkbox"/>	The assessment refers to the development area. See Figure 4.
2a	<input checked="" type="checkbox"/>		Not on the development area but in the excluded area subject to seasonal waterlogging. See Figure 4.
2b		<input checked="" type="checkbox"/>	No deep excavations are proposed with the plans being 200 to 600 mm deep.
STEP 2 IF YES TO ANY OF THE ABOVE GO TO STEP 2			
3a		<input checked="" type="checkbox"/>	
3b		<input checked="" type="checkbox"/>	The area subject to seasonal waterlogging is excluded from development. See Figure 4.
4a		<input checked="" type="checkbox"/>	
4b		<input checked="" type="checkbox"/>	Drains could flow to swale drains along roads and then to infiltration basins. These are best described in Water and Rivers Commission, 1998, <i>A Manual for Managing Urban Stormwater Quality in Western Australia</i> Water and Rivers Commission.
5a		<input checked="" type="checkbox"/>	If deep excavations are required within the seasonally waterlogged area likely to disturb 100m ³ material a special assessment of the earthworks may be warranted.
5b		<input checked="" type="checkbox"/>	No peat soils have been found on the development area.
5c		<input checked="" type="checkbox"/>	No sulfides have been identified on site in the development area.
STEP 3 IF YES TO ANY OF THE ABOVE, CARRY OUT A PRELIMINARY SITE ASSESSMENT IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENT GUIDELINES			
6		<input checked="" type="checkbox"/>	Not in the development area.
STEP 4 IF YES, CARRY OUT A DETAILED SITE ASSESSMENT IN ACCORDANCE WITH DEPARTMENT OF ENVIRONMENT GUIDELINES			
7		<input checked="" type="checkbox"/>	Not applicable.
IF YES, MODIFY THE DESIGN OF THE PROPOSAL OR PREPARE AN ACID SULFATE MANAGEMENT PLAN			

SIGNATURE DATE.....
ASSESSORS NAME Lindsay Stephens / Landform Research

Comment No further consideration is necessary

Available Reports	J	Geotechnical or Land Capability Report
	J	Preliminary Site Assessment Results
	J	Detailed Site Assessment Results - 27 soil test holes
	J	The proposal has been designed to avoid disturbance of acid sulfate soils at this location Completed acid sulfate management plan

Landform Research
25 Leather Road
Roleystone WA 6111
Phone 9397 5145
Fax 9397 5350

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Memb. Aus. Geoscientists Soc. - Mem. WA Environ. Cons. Assoc.

Appendix 5

CITY OF ALBANY

FIRE MANAGEMENT PLAN

LOT 126 LOWANNA DRIVE, ALBANY

Prepared
by



AYTON TAYLOR BURRELL
Consultants in Urban & Regional Planning
11 DUKE STREET, ALBANY WA 6330 Ph: 9842 2304

JUNE 2006

1.0 INTRODUCTION

It is proposed to rezone Lot 126 Lowanna Drive from the Rural zone to Special Rural zone. As part of the rezoning documentation a Fire Management Plan is required and is outlined below.

2.0 LOCATION, AREA & ZONING

Lot 126 is located approximately eight kilometres west of the Albany city centre between South Coast Highway and Lower Denmark Road. Refer Location Plan.

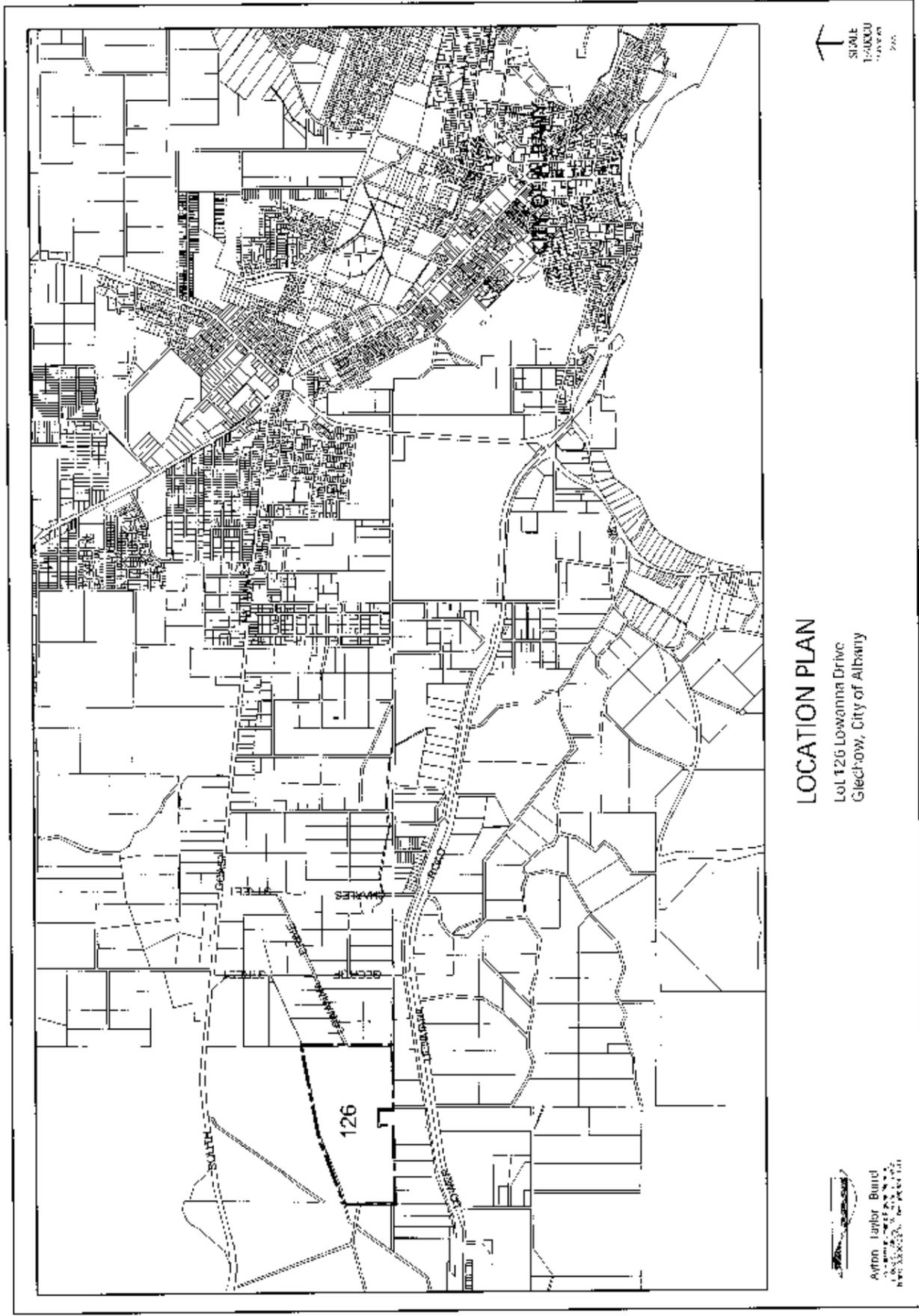
The property is 70ha in area and consists of moderately sloping land which is dissected by a broad low lying drainage line. Slopes range from 1:10 on the mid slope to relatively flat on the ridge top and low lying area.

The land has been predominantly cleared and developed for pasture with some scattered stands of remnant vegetation retained in narrow strips across the property. Understorey has largely been removed.

3.0 FIRE HAZARD ASSESSMENT

The fire hazard assessment for the subject land is shown on the attached plan. The assessment takes into account the slope of the land and vegetation types both within and surrounding the site.

The cleared area of the property has a low bush fire hazard rating. The scattered areas of remnant vegetation and shelter belts are classed as open woodland and have a medium fire hazard rating. Generally there is no understorey as these areas are currently grazed. Following subdivision/development, these areas will be parkland cleared. Vegetated areas along the drainage line are classed as Open Shrubland and Grassland and have medium and low fire hazard ratings respectively. Abutting the site to the east and west are more substantial areas of forest which have an extreme fire rating.



LOCATION PLAN

Lot 126 Lowanna Drive
 Glebe, City of Albany

Arton Taylor Bund
 100/102/104/106/108/110/112/114/116/118/120/122/124/126/128/130/132/134/136/138/140/142/144/146/148/150/152/154/156/158/160/162/164/166/168/170/172/174/176/178/180/182/184/186/188/190/192/194/196/198/200/202/204/206/208/210/212/214/216/218/220/222/224/226/228/230/232/234/236/238/240/242/244/246/248/250/252/254/256/258/260/262/264/266/268/270/272/274/276/278/280/282/284/286/288/290/292/294/296/298/300/302/304/306/308/310/312/314/316/318/320/322/324/326/328/330/332/334/336/338/340/342/344/346/348/350/352/354/356/358/360/362/364/366/368/370/372/374/376/378/380/382/384/386/388/390/392/394/396/398/400/402/404/406/408/410/412/414/416/418/420/422/424/426/428/430/432/434/436/438/440/442/444/446/448/450/452/454/456/458/460/462/464/466/468/470/472/474/476/478/480/482/484/486/488/490/492/494/496/498/500/502/504/506/508/510/512/514/516/518/520/522/524/526/528/530/532/534/536/538/540/542/544/546/548/550/552/554/556/558/560/562/564/566/568/570/572/574/576/578/580/582/584/586/588/590/592/594/596/598/600/602/604/606/608/610/612/614/616/618/620/622/624/626/628/630/632/634/636/638/640/642/644/646/648/650/652/654/656/658/660/662/664/666/668/670/672/674/676/678/680/682/684/686/688/690/692/694/696/698/700/702/704/706/708/710/712/714/716/718/720/722/724/726/728/730/732/734/736/738/740/742/744/746/748/750/752/754/756/758/760/762/764/766/768/770/772/774/776/778/780/782/784/786/788/790/792/794/796/798/800/802/804/806/808/810/812/814/816/818/820/822/824/826/828/830/832/834/836/838/840/842/844/846/848/850/852/854/856/858/860/862/864/866/868/870/872/874/876/878/880/882/884/886/888/890/892/894/896/898/900/902/904/906/908/910/912/914/916/918/920/922/924/926/928/930/932/934/936/938/940/942/944/946/948/950/952/954/956/958/960/962/964/966/968/970/972/974/976/978/980/982/984/986/988/990/992/994/996/998/1000

4.0 FIRE MANAGEMENT PLAN

4.1 Road System

Access to the site is provided via Lowanna Drive which will be upgraded to a sealed standard. Access within the site is by way of a loop road which provides alternative access and egress from each lot. As Lowanna Drive is the only constructed access, emergency access/egress will be provided to Cuming Road to the south via an unnamed road.

4.2 Strategic Firebreaks

Given the lot size and ease of access provided to each lot, perimeter strategic firebreaks are not considered necessary. An emergency egress link will be provided to Cuming Road and Old Elleker Road to the south.

The owner of the proposed larger northern lot will be responsible for installing and maintaining appropriate firebreaks along the lot boundary/creepline revegetation areas.

4.3 Hazard Separation Zone

The only vegetation with an extreme fire rating is on adjoining land to the east and west. 60 metre Hazard Separation Areas are proposed to buildings located on lots abutting these vegetated areas. Fuel loads within the hazard separation zones are to be maintained at a low level ie. 8 tonnes per ha.

4.4 Building Protection Zone

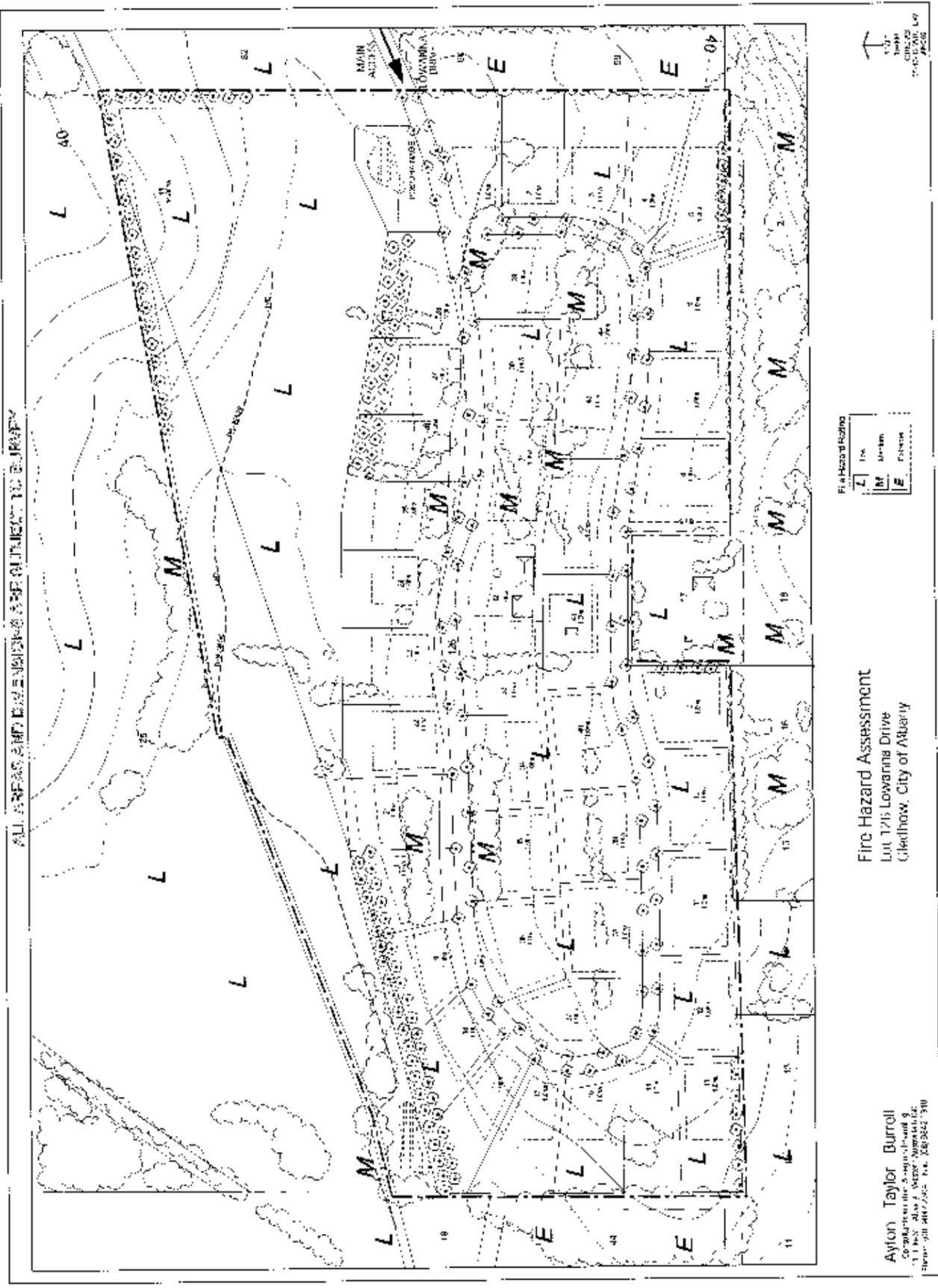
Building Protection zones twenty metres wide are required around all dwellings based on the slope of the land within the subdivision which at no point reaches 10 degrees.

The zones must be kept in a low fuel state and fulfil the following conditions:

- bush fire fuels must be maintained below 10cm in height;
- trees and branches which may fall onto a house must be removed; and
- lower branches of remaining trees must be trimmed.

4.5 Water Supply

As scheme water will be provided to the site, fire hydrants will be provided every 200 metres along the proposed subdivisional road.



5.0 IMPLEMENTATION

5.1 Developers Responsibility

Following subdivision approval, the developer is responsible for the following actions:

- Construction of the subdivisional road system.
- Installation of the emergency access/egress link shown on the Subdivision Guide Plan.
- Provision of scheme water and fire hydrants every 200 metres along the road reserve.
- Supply a copy of this Fire Management Plan and Bush Fire Survival Manual to each owner on settlement of the property and a copy of the approved Fire Management Plan shall be attached to all contracts of sale for all lots sold.

5.2 City of Albany Responsibility

The City of Albany shall be responsible for the following matters:

- Develop and maintain district fire fighting facilities.
- Provide advice on standards and methods to achieve community fire protection to owners/occupiers of the lots.
- Ensure the Fire Management Plan is implemented, maintained on an ongoing basis and incorporated into its district fire fighting strategy.

5.3 Property Owners Responsibility

Property owners of lots created by this proposal are responsible for the following matters:

- Each landowner will be responsible for maintenance of a 20 metre wide Building Protection Area around their residence and associated outbuilding, in accordance with the conditions set out in Section 4.4 above.
- The owners of Lots 1 – 6 and 23 – 27 will be responsible for maintaining the fuel loads within remnant vegetation areas on their property in accordance with the conditions outlined in Section 4.3 above.
- The owners of Lots 13 & 26 will be responsible for maintaining Hazard Separation Areas on their property.
- All landowners within the subdivision must comply with Council's Fire Break Order and this Fire Management Plan.

Appendix 6

REFERENCES

- Allen D G and R C Jeffrey, 1990, *Methods for Analysis of Phosphorous in Western Australian Soils*, Chemistry Centre, Report on Investigation No 37.
- ARMCANZ, ANZECC, September 1995, *Guidelines for Groundwater Protection in Australia*,
- Coles and Moore, 1998, *Runoff and Water Erosion*, in Soil Guide, WA Department of Agriculture, Bulletin 4343.
- Dames and Moore, undated, *Nitrate management in the Jandakot UWPCA*.
- Data from *Select Committee on Metropolitan Development and Groundwater Supplies*, Legislative Assembly 1994.
- Dawes L and A Goonetilleke, 2001, *The importance of site assessment in designing effluent disposal areas*, Proceedings of the 2nd Australia and New Zealand Conference on Environmental Geotechnics - Geoenvironment, University of Newcastle, New South Wales.
- Department of Agriculture of Western Australia/State Development/Great Southern Development Authority/ Rainbow Coast Horticulturists Association, 1992, *Proceedings Horticulture Growing Opportunities in the Lower Great Southern*, Seminar 30 August 1992,
- Department of Environment WA, 2004, *Stormwater Management Manual for Western Australia*.
- Department of Health, Western Australia, 2002, *Draft Country Sewerage Policy*, 22 September 2002 SOCWM meeting.
- Department of Mineral and Petroleum Resources, 1995, *Mount Barker - Albany 1 : 250 000 Hydrological Series*.
- Environmental Protection Authority Victoria/ Melbourne Water, undated, *Urban Stormwater*,
- FESA, 2000, *Planning for Fire*, Fire and Emergency Services Authority of Western Australia.
- Gerritse et al, 1995, *Retention of Nitrate and Phosphate in Soils of the Darling Plateau in Western Australia: Implications for Domestic Septic Tank Systems*, Aust. J. Soil Res. 33, 363-67.).
- Gerritse et al, 1995A, *Nitrogen Losses from a Domestic Septic Tank System on the Darling Plateau in Western Australia*, Wat. Res. Vol 29, No 9.
- Gerritse et al, 1995B, *Retention of Nitrate and Phosphate in Soils of the Darling Plateau in Western Australia: Implications for Domestic Septic Tank Systems*, Aust. J. Soil Res. 33, 353-67.).
- Gerritse R G and J A Adeney, *Nutrient export from various land uses on the Darling Plateau in Western Australia CSIRO Report 92/41*.

Gerritse R, 1993, *The influence of landuse and soil type on nutrient losses*, IN Swan River - The Future, Swan River Trust Report No 8.

Government of Western Australia, *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 and updates*, Health Act 1911

Lantzke N, 1997, *Phosphorous and nitrate loss from horticulture on the Swan Coastal Plain*, Department of Agriculture Miscellaneous Publication 16/97.

Luke G J, 1990, *Water and Nutrient Applications on Horticultural Crops*, IN Horticulture and the Environment, WA Department of Agriculture.

Muhling P C and A T Brakel, 1985, *Albany - Mount Barker 1 : 250 000 Geological series*, WA Geol Surv. WA.

Van Gool D, K Angell and Lindsay Stephens, 2000, *Stocking Rate Guidelines for Rural Small Holdings, Swan Coastal Plain and Darling Scarp, Western Australia*, Department of Agriculture, Miscellaneous Publication 02/2000.

Water and Rivers Commission, 1997, *Survey of River Foreshores in the Oyster Harbour Catchment*.

Smith R, 1997, *Hydrogeology of the Mount Barker - Albany 1 : 250 000 Sheet*, Water and Rivers Commission.

PLANNING AND DEVELOPMENT ACT 2005

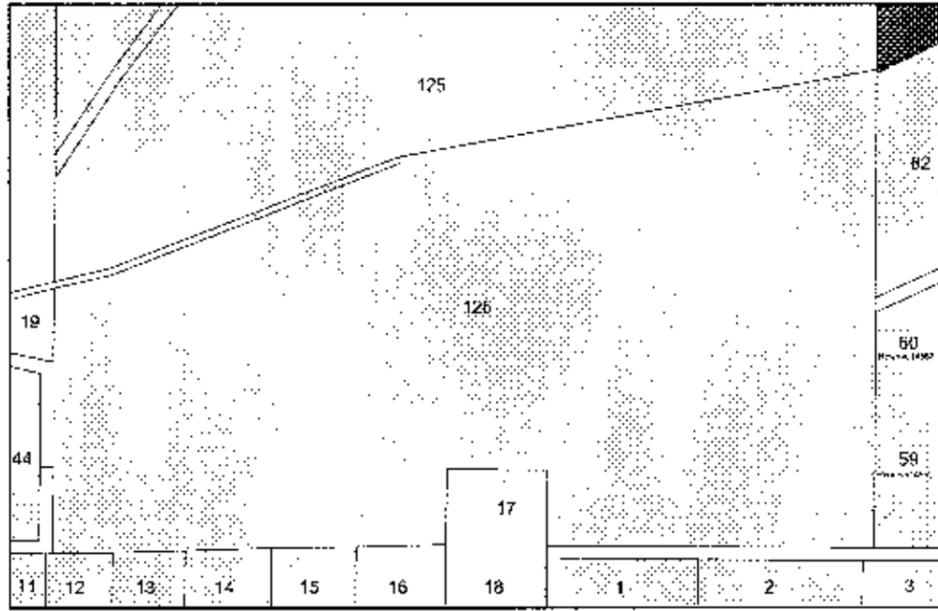
CITY OF ALBANY

**LOCAL PLANNING SCHEME No. 3
AMENDMENT No. 255**

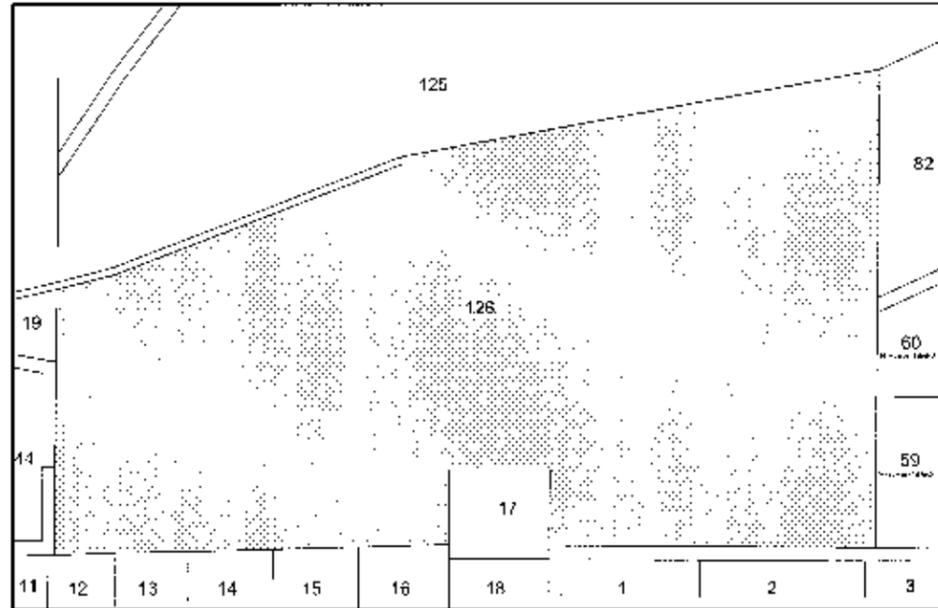
The Albany City Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005, hereby amends the above Local Planning Scheme by:

- i) Rezoning Lot 126 Lowanna Drive from the "Rural" zone to "Special Rural" zone;
- ii) Modifying Schedule 1 – Special Rural Zones; and Provisions relating to specified Area 22 as follows
 - a) Adding Lot 126 Lowanna Drive within the land description (column a);
 - b) Inserting a new Provision 5.4 "on those lots designated with a 'Building Envelope' on the Subdivision Guide Plan, dwellings and structures shall be confined to the Building Envelope unless otherwise approved by Council."
 - c) Within the existing Special Provision 5.4 after the words 'George Street' inserting the words 'or Lowanna Drive.'
 - d) Inserting a New Provision:
"7.5 Council may request the Commission to impose a condition at the time of subdivision for the preparation of a Foreshore Management Plan for the drainage line within Lot 126 Lowanna Drive."
 - e) Within 12.1, after the words 'Special Provisions' insert the words "and the Fire Management Plan (if applicable)."
- iii) Adopting the Subdivision Guide Plan for Lot 126 Lowanna Drive and;
- iv) Amending the Scheme Maps accordingly.

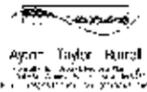
EXISTING ZONING



PROPOSED ZONING



City of Albany
 Town Planning Scheme No. 3
 Amendment No. 255



ZONES

- Special Residential
- Rural

RESERVES

- Parks and Recreation
- Public Purposes



SCALE
 1:10000
 04/6/2025

Agenda Item Attachments

CORPORATE & COMMUNITY SERVICES SECTION

CHQ	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
22233	03/07/2006	BOB HOWARD	EXPENSES INCURRED IN TRAVEL FOR ABORIGINAL DOC. HERITAGE PROJECT	296.90
22234	03/07/2006	BANKWEST	AUDIT CERTIFICATE	30.00
22235	06/07/2006	ALBANY PUBLIC LIBRARY	TEA MONEY - LIBRARY	72.00
22236	06/07/2006	ALBANY DRIVING SCHOOL	Tuition for HR Licence - Construction Employee	595.00
22237	06/07/2006	ALBANY DJ HIRE	MC/PA EQUIPMENT FOR ALBANY CLASSIC	500.00
22238	06/07/2006	R.R. ATTWELL	CUBIC METRES OF LIMESTONE	3,960.00
22239	06/07/2006	BRONZ BROWN	EMERGING ARTIST FUND - VAC	500.00
22240	06/07/2006	CLIFTON CONEY GROUP (WA) PTY LTD	YAKAMIA SUBDIVISION	16,505.90
22241	06/07/2006	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	120.65
22242	06/07/2006	HACIENDA PHARMACY	FLUVAX SYRINGES - ALAC	192.00
22243	06/07/2006	KATANNING PUBLIC LIBRARY	DAMAGED LIBRARY ITEM	7.50
22244	06/07/2006	KMART ALBANY	GOODS - VAC	994.98
22245	06/07/2006	STEVE MARSHALL	COUNCILLOR ALLOWANCE	2,350.00
22246	06/07/2006	CHAD MARWICK	LOCAL GOVERNMENT WEEK BANNER PROJECT - DESIGN/PAINTING AND MATERIALS	400.00
22247	06/07/2006	MEIER BUSINESS SYSTEMS PTY LTD	IBM p650Q Server as per quote	47,450.18
22248	06/07/2006	J L PEARSON	AUTOCAD TRAINING	352.00
22249	06/07/2006	PETTY CASH - DEPOT	PETTY CASH - DEPOT	234.90
22250	06/07/2006	PETTY CASH - ALBANY VOLUNTEER CENTRE	PETTY CASH - ALBANY VOLUNTEER CENTRE	120.05
22251	06/07/2006	SUBWAY ALBANY	Sub platter for 13 (Finding My Place)	85.00
22252	06/07/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	81.36
22253	06/07/2006	DANIEL WISEMAN	COUNCILLOR ALLOWANCE	2,350.00
22254	06/07/2006	MARTIN GUEST	REFUND FOR RETURN OF BOAT PEN KEY A86 FROM PEN #31	50.00
22255	06/07/2006	HELEN KNEWSTUB	REFUND APPLICATION FOR GRANT OF PSC FEE	50.00
22256	13/07/2006	ASSOCIATION FOR THE BLIND INC	KO1000FUGRADE KURZWEIL OMNI 1000 UPGRADE TO CURRENT	222.00
22257	13/07/2006	ALBANY & DISTRICTS SKILLS TRAINING COMM.	WORKSHOP SERVICES - JUNE 2006	1,811.33
22258	13/07/2006	ALBANY EISTEDDFOD INC	ALBANY EISTEDDFOD 2006	1,618.46
22259	13/07/2006	ALL HOSPITALITY	Crackery, wine glasses, teaspoons and other items for the VAC	590.20
22260	13/07/2006	ASHDALE HOLDINGS PTY LTD	RETURN OF 12 MONTH DEFECT LIABILITY BOND FOR SUBDIVISION PT LOT 1 NORTH ROAD	1,869.45
22261	13/07/2006	AVIS ALBANY	HIRE OF VEHICLE FOR DAVID SCHOBBER FROM 13-15/6/06	225.34
22262	13/07/2006	BROADWATER HOSPITALITY PTY LTD	ACCOMMODATION - STEWART GARTLAND	139.00
22263	13/07/2006	CONNELL WAGNER	UNDERTAKE A FLORA AND VEGETATION FIELD SURVEY FOR THE YAKAMIA STRUCTURE PLAN	22,981.20
22264	13/07/2006	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	129.80
22265	13/07/2006	GIARDINIS DELI	CATERING SUPPLIES	53.50
22266	13/07/2006	REBECCA & TODD JEFFERIS	REFUND TRUST BOND FOR RELOCATED DWELLING AT LOT 300 COLLINGWOOD ROAD	5,000.00
22267	13/07/2006	KATANNING MOTEL	2 rooms accommodation - R. Howard & G. Williams - Noongar Heritage Project	300.00

[Agenda Item 12.1.1 refers]
[Bulletin item 1.2.1 refers]

CHQ	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
22268	13/07/2006	KMART ALBANY	goods as selected	60.76
22269	13/07/2006	LOWE PTY LTD	RELEASE OF SUBDIVISION BONDS FOR STAGES 3 AND 4 WOODRISE ESTATE	14,361.65
22270	13/07/2006	NILDRA PTY LTD	RETURN OF MAINTENANCE BOND FOR SUBDIVISION LOT 800	6,796.00
22271	13/07/2006	PROMACO CONVENTIONS PTY LTD	WARTHUYKI COURT BAYONET HEAD	
22272	13/07/2006	ROYAL AUST. ARTILLERY HISTORICAL SOC. OF WA (INC)	Maps for AVC 24 hour board PEPPERCORN RENT FOR GUN BARREL - 25 YEAR AGREEMENT	269.50 25.00
22273	13/07/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	3,070.73
22274	13/07/2006	TIMBER TREATERS BRIDGETOWN	ONLY WOODEN GUIDE POSTS, PAINTED WITH DELINEATORS ATTACHED (PRICE PER POST INCLUDES DELIVERY)	875.16
22275	13/07/2006	WESTERN POWER	REPAIR DAMAGED CABLE AT 211 NORTH RD	710.45
22276	13/07/2006	WHITELINE TRAFFIC MANAGEMENT	TRAFFIC CONTROL	844.80
22277	13/07/2006	WORKSAFE WESTERN AUSTRALIA	CERTIFICATES OF COMPETENCY FOR BOOM TYPE ENP OPERATION" FOR VARIOUS EMPLOYEES"	272.00
22279	13/07/2006	JOHN BOCCAMAZZO	XOVER, 198 COLLINGWOOD ROAD	199.77
22280	14/07/2006	SKAL ALBANY CLUB	MEMBERSHIP TO ALBANY SKAL CLUB	185.00
22281	20/07/2006	ASCOT QUAYS APARTMENT HOTEL	ACCOMMODATION FOR S FOY	569.00
22282	20/07/2006	PATRICIA ANN BRACKNELL	Rehabilitation of gravel pit - East Bank Road	258.00
22283	20/07/2006	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	630.70
22284	20/07/2006	DEPT FOR PLANNING & INFRASTRUCTURE	Lease Rent for 6 months	511.15
22285	20/07/2006	DEPARTMENT OF CORRECTIVE SERVICES	Furniture for children's library as per Quote 43926 (gst inclusive)	2,136.30
22286	20/07/2006	HANNAN'S VIEW MOTEL	ACCOMMODATION FOR J DEVEREUX AND I HUMPHREY	860.00
22287	20/07/2006	ALAC - PLEASE PAY CASH	UMPIRE FEES	1,422.00
22288	20/07/2006	MONTEFIORE, COLIN	ARTWORK FOR MAP & CARTOONS FOR ALBANY CLASSIC	502.00
22289	20/07/2006	NATIONAL GEOGRAPHIC SOCIETY	2007 ANNUAL MEMBERSHIP	59.00
22290	20/07/2006	RAC BUSINESSWISE	BUSINESSWISE ASSIST: 5 VEHICLES A53040, A54659, A54796, A55178 AND A55181	394.80
22291	20/07/2006	RAINBOW COAST CAR RENTALS	CAR RENTAL	205.90
22292	20/07/2006	ANDREW REMAJ	DAY HIRE OF CHERRY PICKER	220.00
22293	20/07/2006	NOEL SMITH	HIRE OF MARQUEE FOR ALBANY CLASSIC 2006	170.00
22294	20/07/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	11,623.92
22295	20/07/2006	WATER CORPORATION	WATER CONSUMPTION	34,656.15
22296	20/07/2006	JEANETTE ANNE BALL	REFUND SCHOOL HOLIDAY PROGRAM	44.80
22297	20/07/2006	ESTHER LEACH	REFUND SCHOOL HOLIDAY PROGRAM	44.80
22298	27/07/2006	ALBANY VINTAGE & CLASSIC MOTORCYCLE CLUB INC.	COMMUNITY EVENT FINANCIAL ASSISTANCE GRANT	2,000.00
22299	27/07/2006	ALBANY SUMMER SCHOOL INC.	ALBANY SUMMER SCHOOL GRANT FOR PUBLICITY	4,000.00
22301	27/07/2006	DEPARTMENT OF CULTURE & THE ARTS	ELECTRONIC FORMAT LICENCE NO.109	200.00
22302	27/07/2006	FERGUSON ARCHITECTS	CONSULTANCY FEES FOR PREPARATION OF REPORT	15,400.00
22303	27/07/2006	FINES ENFORCEMENT REGISTRY	PARKING - LEGAL FEES	533.00

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CHQ	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
22304	27/07/2006	GREAT SOUTHERN REGION MARKETING ASSOCIATION INC.	COMMUNITY EVENT FINANCIAL ASSISTANCE	5,500.00
22305	27/07/2006	MARK REGAN SETTLEMENTS	Rates refund for assessment A81535	223.77
22306	27/07/2006	MONSTER-PIZ	GROSS TICKET SALES FOR CLARE BOWDITCH	1,955.65
22307	27/07/2006	NATIONAL CHILDCARE ACCREDITATION	ANNUAL REGISTRATION FEE ENDING JUNE 2007	155.50
22308	27/07/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	73.88
22309	27/07/2006	VISITOR CENTRE ASSOC. OF WA	MEMBERSHIP RENEWAL VCAWA 2006/07	385.00
22310	27/07/2006	KBE CONTRACTING PTY LTD	REFUND OF PSC APPLICATION FEE	1,406.79
22311	27/07/2006	WILLIAM GIBB	CROSSOVER SUBSIDY - 526 LOWER KING ROAD	258.67
22312	27/07/2006	RONALD SLOBE	CROSSOVER SUBSIDY - 20 CLEAVE CLOSE	241.00
22313	27/07/2006	GARRY NEWBEY	CROSSOVER SUBSIDY - 48 SUSAN COURT	188.00
22314	27/07/2006	ALAN DOWSETT	CROSSOVER SUBSIDY LOT 633 ADONIS GARDENS, YAKAMIA	161.49
22315	27/07/2006	ALAN & MICHELLE YORK	CROSSOVER SUBSIDY - LOT 738 GRANDIS WAY, YAKAMIA	176.22
22316	27/07/2006	KEVIND PULS	CROSSOVER SUBSIDY - 31 ABERCORN STREET	217.44
			TOTAL	227,294.45

C/CARDS	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
	7/06/2006	CONFERENCE LOGISTICS	CONFERENCE	880.00
	7/06/2006	CONFERENCE LOGISTICS	CONFERENCE	1,017.50
	12/06/2006	HOLIDAY INN	ACCOMMODATION	304.50
	2/06/2006	OUR COMMUNITY IT	IT SERVICE	330.00
	8/06/2006	QANTAS	W&S AIRFARES	919.86
	8/06/2006	QANTAS	W&S AIRFARES	1,560.06
	6/06/2006	RYDGES	ACCOMMODATION	76.64
	1/06/2006	SKYWEST	CCS AIRFARES	988.36
	27/06/2006	SKYWEST	CCS AIRFARES	300.80
	13/06/2006	SKYWEST	DS AIRFARES	494.18
	16/06/2006	SKYWEST	LIBRARY AIRFARES	263.40
	27/06/2006	SKYWEST	LIBRARY AIRFARES	364.60
	19/06/2006	SONY	DICTAPHONE CEO	781.00
	10/06/2006	THE BREWERY RESTAURANT	CONFERENCE	306.52
	JUNE	VARIOUS	FUEL	588.23
	JUNE	VARIOUS	VARIOUS PURCHASES <\$299.00	3,189.04
			TOTAL	12,364.69
		PAYROLL	TOTAL	733,099.25

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EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31344	06/07/2006	MANAGEMENT TECHNOLOGY SOLUTIONS P/L	RRIF PROJECT - PROJECT MANAGEMENT - JULY 2006	3,300.00
EFT31345	06/07/2006	AAFT LIMITED	SERVICE & EQUIPMENT CHARGES - VISITOR CENTRE	64.08
EFT31346	06/07/2006	ABA SECURITY	SECURITY SERVICES	322.30
EFT31347	06/07/2006	K.A. ADAM & ASSOCIATES	RIDGE CITY HOLDINGS V CITY OF ALBANY DR 599 OF 2005	6,501.00
EFT31348	06/07/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	91,300.00
EFT31349	06/07/2006	ADVANCED PERSONNEL MANAGEMENT	Assessment of Construction Employee	321.75
EFT31350	06/07/2006	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	879.35
EFT31351	06/07/2006	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	64.68
EFT31352	06/07/2006	ALBANY SIGNS	SIGN PURCHASES	2,677.12
EFT31353	06/07/2006	ALBANY TRAVEL TOWER	HIRE OF CHERRY PICKER	19,250.00
EFT31354	06/07/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	304.43
EFT31355	06/07/2006	ALBANY HISTORICAL SOCIETY INC	MANNING/CLEANING THE BRIG AMITY FOR APRIL 2006	600.00
EFT31356	06/07/2006	ALBANY MOBILE WELDING	WELDING SERVICES	3,295.00
EFT31357	06/07/2006	ALBANY PLUMBING AND BATHROOM SUPPLIES	PLUMBING SUPPLIES	24.06
EFT31358	06/07/2006	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	43.80
EFT31359	06/07/2006	ALBANY PSYCHOLOGICAL SERVICES	14/06/2006 Consultation - Code 104 21/06/2006 Consultation - Code S04	190.00
EFT31360	06/07/2006	ALGAR BURNS	Symantec AV enterprise edition, v10 mntce for 1 year to 13 July 2007	6,605.28
EFT31361	06/07/2006	ALINTA	GAS USAGE CHARGES	355.95
EFT31362	06/07/2006	ALL-WEATHER BUILDING PRODUCTS	PLEASE REPLACE DAMAGED CILLS TO ALL SLIDING DOORS AS PER OUR BUILDING PLAN	2,799.79
EFT31363	06/07/2006	ALLGROW LANDSCAPING	MAINT LAWNS/GDNS LOTT HOUSE	478.50
EFT31364	06/07/2006	AMITY CRAFTS	WORK ON ART COLLECTION JUNE 2006	385.00
EFT31365	06/07/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	3,362.82
EFT31366	06/07/2006	AUSTRALIAN INSTITUTE OF MANAGEMENT	Richard Simonaitis (CBH) Assessment Fees	2,458.02
EFT31367	06/07/2006	AUSTENITIC STEEL PRODUCTS	PLEASE PROVIDE ALL STAINLESS STEEL WORK FOR THE BRIG AMITY AS PER SPECIFICATIONS GIVEN	4,091.40
EFT31368	06/07/2006	BADGE-A-MINIT	100 Pinback Badge Part (57mm)	61.60
EFT31369	06/07/2006	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	743.65
EFT31370	06/07/2006	BEL EYRE MOTEL	CATERING	648.20
EFT31371	06/07/2006	BLACKWOODS ATKINS	GOODS - TOWN HALL	185.76
EFT31372	06/07/2006	MERRYN BOJCUN	COUNCILLOR ALLOWANCE	1,898.72
EFT31373	06/07/2006	BUILDING AND CONSTRUCTION IND TRAINING FUND	TRAINING LEVY -	15,371.54
EFT31374	06/07/2006	BUILDERS REGISTRATION BOARD	BRB LEVY -	3,676.50
EFT31375	06/07/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	132.71
EFT31376	06/07/2006	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	5,481.00
EFT31377	06/07/2006	DONNELLE CAMERON	TRAVEL EXPENSES, CONFERENCE/TAFE COURSE	220.00
EFT31378	06/07/2006	CAPE BYRON IMPORTS	GOODS - ALAC	290.62
EFT31379	06/07/2006	SYNERGY GRAPHICS	TEMPLATE DESIGN OF ALBANY PUBLIC LIBRARY PROMOTIONAL MATERIAL	643.50
EFT31380	06/07/2006	CHADSON ENGINEERING PTY LTD	REPAIRS TO POOL CLEANER - ALAC	427.02
EFT31381	06/07/2006	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	1,310.22

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31382	06/07/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	399.35
EFT31383	06/07/2006	COLES SUPERMARKETS AUST P/LTD	GOODS - DAY CARE CENTRE	843.41
EFT31384	06/07/2006	ANN COPEMAN	EXHIBITION - VAC	375.00
EFT31385	06/07/2006	COUNTRY CARRIERS	FREIGHT CHARGES	91.19
EFT31386	06/07/2006	COVENTRYS	VEHICLE PARTS	212.56
EFT31387	06/07/2006	CROWNE PLAZA PERTH	ACCOMMODATION-R FENN (DEVELOPERS MEETING-EPA DISCUSSIONS)	155.00
EFT31388	06/07/2006	CRUMPS CANVAS	water proof bag to house the operators manual in the cherry picker	45.00
EFT31389	06/07/2006	CSBP LTD	CHLORINE SUPPLIES POOL	517.00
EFT31390	06/07/2006	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	259.31
EFT31391	06/07/2006	AL CURNOW HYDRAULICS	VEHICLE PARTS	898.53
EFT31392	06/07/2006	BJ & PF DAWSON	RUBBISH REMOVAL	396.00
EFT31393	06/07/2006	DARREN HUTCHENS - DAZART GRAPHICS	BANNER PROJECT LOCAL GOVERNMENT WEEK	400.00
EFT31394	06/07/2006	DAZZAK COMPUTER SOLUTIONS	COMPUTER MAINTENANCE	700.00
EFT31395	06/07/2006	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	ANNUAL LICENCE COMMENCING 1/6/2006 - FACILITY NO: 3322 FILE REF: LM3322	28.00
EFT31396	06/07/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	4,754.86
EFT31397	06/07/2006	BOB EMERY	COUNCILLOR ALLOWANCE	2,350.00
EFT31398	06/07/2006	EVANS MILTON	COUNCILLOR ALLOWANCE	2,350.00
EFT31399	06/07/2006	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	627.00
EFT31400	06/07/2006	FJ EXCAVATOR SERVICE	Rock removal and excavation works on Tassell Street	5,665.00
EFT31401	06/07/2006	FORTE AIRPORT MANAGEMENT	AERODROME MANUAL AND SEPARABLE PART SECTION 2 'EMERGENCY PROCEDURES' HARD COPY & DISK	3,960.00
EFT31402	06/07/2006	GREAT SOUTHERN ALARMS	ATTEND & RECTIFY BEEPING FROM PANEL - DEPOT	45.00
EFT31403	06/07/2006	ALISON GOODE	MAYORAL ALLOWANCE	7,100.00
EFT31404	06/07/2006	GREAT SOUTHERN TAPE	Torrie Murace and Gary Ayres - OSH Representative Course	1,260.00
EFT31405	06/07/2006	GREAT SOUTHERN PACKAGING SUPPLIES	GOODS - DAY CARE CENTRE	94.60
EFT31406	06/07/2006	GHD PTY LTD	WILLYUNG CREEK FLOOD FLOOD PLAIN MANAGEMENT PLAN AS PER PROPOSAL PROVIDED 5 MAY 2006	4,053.50
EFT31407	06/07/2006	HARVEY NORMAN ALBANY	SUPPLY CORDLESS KEYBOARD AND MOUSE FOR CEO OFFICE	67.00
EFT31408	06/07/2006	INTEGRATED RECORDS & INFORMATION SOLUTIONS	CONSULTANCY SERVICES ENDING 31/5/06	9,207.00
EFT31409	06/07/2006	JAMMAS CAFE-SANDY TOWIE	CATERING SUPPLIES - ALAC	266.90
EFT31410	06/07/2006	JOHN JAMIESON	COUNCILLOR ALLOWANCE -	2,350.00
EFT31411	06/07/2006	JIM'S BACKHOES	CLEAN , RE SHAPE AND GRAVEL PATHWAY READY FOR PRIME SEAL , 1.7M SEAL WIDTH.	8,973.36
EFT31412	06/07/2006	JOHN KINNEAR AND ASSOCIATES	Volume Survey on Mettlers Lake Road Gravel Pit	3,007.50
EFT31413	06/07/2006	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	10,979.07
EFT31414	06/07/2006	LAMB PRINT PTY LTD	Printing the Holiday Guide	33,014.30
EFT31415	06/07/2006	LAWRENCE & HANSON	SAFETY EQUIPMENT	77.00
EFT31416	06/07/2006	PAUL LIONETTI	COUNCILLOR ALLOWANCE	2,350.00
EFT31417	06/07/2006	ALBANY LIQUID WASTE	PUMP OUT COMPOSTING TOILET COSY CORNER 230306	398.20
EFT31418	06/07/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	1,128.90

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31419	06/07/2006	ALBANY PARTY HIRE & TEMPTATIONS CATERING	HIRE OF EQUIPMENT - VISITOR CENTRE	176.60
EFT31420	06/07/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	2,271.33
EFT31421	06/07/2006	MICROELECTRONIC TECHNICAL SERVICES	BUSHFIRE RADIO MAINTENANCE	404.50
EFT31422	06/07/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	23.83
EFT31423	06/07/2006	MINTER ELLISON LAWYERS	LEGAL COSTS	355.52
EFT31424	06/07/2006	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	83.20
EFT31425	06/07/2006	PN & ER NEWMAN QUALITY CONCRETE	600mm x 600mm liner (for use on Middleton Road Drainage)	418.00
EFT31426	06/07/2006	NURSERYMENS SUPPLIES (WA) PTY LTD	100m rolls of 12mm trec tie tube	99.33
EFT31427	06/07/2006	MICHAEL O'DOHERTY	WORKSHOPS FEES - VAC	6,374.20
EFT31428	06/07/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	273.37
EFT31429	06/07/2006	ON HOLD MAGIC	SUBS IN ADVANCE TO 24/5/06 - VISITOR CENTRE	102.80
EFT31430	06/07/2006	OPUS INTERNATIONAL CONSULTANTS	WELLINGTON STREET SULFATE TEST	32,060.91
EFT31431	06/07/2006	OUTDOOR WORLD ALBANY	REFUND FEE FOR APPLICATION FOR GRANT OF PSC	50.00
EFT31432	06/07/2006	PALMER & RAYNER EARTHMOVING PTY LTD	Hire of Semi Tipper on the 21st June 2006 (as per daily docket S467)	11,991.40
EFT31433	06/07/2006	ROLAND PAVER	COUNCILLOR ALLOWANCE	2,350.00
EFT31434	06/07/2006	PROTECTOR ALSAFE	lanyard	99.00
EFT31435	06/07/2006	PROGRESSIVE CREATIVE SOLUTIONS PTY LTD	ON SITE ENGINEER	3,947.80
EFT31436	06/07/2006	QUEENSBERRY INFO TECHNOLOGY PTY LTD	STAFF TRAINING - BOOK EASY - DONELLE	177.65
EFT31437	06/07/2006	RECHARGE-IT	CLEAN, REFILL AND TEST CANON EP-32	99.00
EFT31438	06/07/2006	ROADCARE PTY LTD	Linemarking for Lower King/Bayonet Head (as per quotation)	3,993.26
EFT31439	06/07/2006	E M SANDIFORD	Vegetation and flora survey- Reserve 28725	1,078.00
EFT31440	06/07/2006	LISA SCANLON (CARLYLES)	CATERING	270.00
EFT31441	06/07/2006	SIGNS PLUS	Name badges for Dennis Koster and David Evrett	75.90
EFT31442	06/07/2006	THE SINGING TREE ALBANY	BOOKS	54.86
EFT31443	06/07/2006	SKYWEST AIRLINES PTY LTD	AIRFARE-D WELLINGTON-BRIEFING WITH HON ERIC RIPPER	2,127.75
EFT31444	06/07/2006	D A SLEE & CO	VEHICLE PARTS	112.13
EFT31445	06/07/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	1,329.83
EFT31446	06/07/2006	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	53.72
EFT31447	06/07/2006	SPORTSWORLD OF WA	SPORTS EQUIPMENT	601.15
EFT31448	06/07/2006	STATEWIDE BEARINGS	VEHICLE PARTS	95.35
EFT31449	06/07/2006	STANDARDS AUST INTERNATIONAL GLOBAL LTD	AS4910-2002	792.11
EFT31450	06/07/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	20.23
EFT31451	06/07/2006	SUNNY SIGN COMPANY	SIGN PURCHASES	141.90
EFT31452	06/07/2006	DEWSONS	GROCERIES	233.27
EFT31453	06/07/2006	SYNERGY	ELECTRICITY SUPPLIES	24,550.40
EFT31454	06/07/2006	SYRINX ENVIRONMENTAL PTY LTD	ALBANY STORMWATER STRATEGY	2,200.00
EFT31455	06/07/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	328.40
EFT31456	06/07/2006	T-QUIP	CASTER WHEEL	135.90
EFT31457	06/07/2006	TANKNOLOGY	VACUUM TEST THE DEPOT DIESEL UNDERGROUND TANKS AND ADVISE OF CONDITION	4,379.76
EFT31458	06/07/2006	ISS FACILITY SERVICES AUSTRALIA LTD	MONTHLY CLEANING CHARGE	467.48

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31459	06/07/2006	CENTAMAN SYSTEMS PTY LTD	CENTAMAN ADVANTAGE SCHOOL MANAGEMENT SYSTEM USER LICENSE	6,050.00
EFT31460	06/07/2006	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	567.60
EFT31461	06/07/2006	TRAFFIC PLANS AUSTRALIA	Rapid TCP Traffic Control Software - Wayne B	2,695.00
EFT31462	06/07/2006	URBANIZMA	REPRESENTATION AS WITNESS FOR EARL STREET DEVELOPMENT	8,243.60
EFT31463	06/07/2006	IT VISION AUSTRALIA PTY LTD	APPEAL RIDGECITY VS CITY OF ALBANY	
EFT31464	06/07/2006	WA LIBRARY SUPPLIES	Crystal Reports Training Course	440.00
EFT31465	06/07/2006	JOHN WALKER	Fellowes Mini Mail Cart - 801958	589.60
EFT31466	06/07/2006	JAN WATERMAN	COUNCILLOR ALLOWANCE	2,350.00
EFT31467	06/07/2006	WELLINGTON DENNIS	COUNCILLOR ALLOWANCE	2,350.00
EFT31468	06/07/2006	WESTERBERG IRRIGATION	DEPUTY MAYOR ALLOWANCE	3,100.00
EFT31469	06/07/2006	WESTRAC EQUIPMENT PTY LTD	IRRIGATION SUPPLIES	670.89
EFT31470	06/07/2006	LANDMARK LIMITED	VEHICLE PARTS	372.24
EFT31471	06/07/2006	IAN WEST	BLACK 1.8MT STAR PICKETS	48.40
EFT31472	06/07/2006	WESTERBERG MARINE	COUNCILLOR ALLOWANCE	2,350.00
EFT31473	06/07/2006	JUDITH WILLIAMS	FIT DOUBLE GUSSETS TO SEATS ON TIERED SEATING ASSEMBLIES	1,809.50
EFT31474	06/07/2006	THE WINDOW WASHER MAN	ALBANY CLASSIC	
EFT31475	06/07/2006	DES WOLFE	COUNCILLOR ALLOWANCE	2,350.00
EFT31476	06/07/2006	ZAHRA SHIRAZEE	WINDOW CLEANING - VAC	32.00
EFT31477	10/07/2006	CLASSIC CABINETRY	COUNCILLOR ALLOWANCE	2,350.00
EFT31478	13/07/2006	ACTIV FOUNDATION INC	Library Brochure Design Project Management Estimated 15 hours	825.00
EFT31479	13/07/2006	AD CONTRACTORS	VISITOR CENTRE COUNTERS	11,181.80
EFT31480	13/07/2006	ADVANCED PERSONNEL MANAGEMENT	CLEANING RAGS	3,053.95
EFT31481	13/07/2006	AUSTRALIAN AIRPORTS ASSOCIATION	EARTHMOVING WORKS & EQUIP HIRE	24,838.44
EFT31482	13/07/2006	ALBANY TOYOTA	Client: Michael Williamson - A seating assessment on machinery (OSH) by Case Manager Georgina Berger	24.75
EFT31483	13/07/2006	ALBANY HYDRAULICS	ANNUAL MEMBERSHIP SUBS 1/7/06 TO 1/7/07	1,650.00
EFT31484	13/07/2006	ALBANY VALUATION SERVICES	VEHICLE PARTS/MAINTENANCE	3,418.40
EFT31485	13/07/2006	ALBANY PRINTERS	VEHICLE REPAIRS/PARTS	1.33
EFT31486	13/07/2006	ALBANY FARM TREE NURSERY	RENTAL VALUATIONS	165.00
EFT31487	13/07/2006	ALBANY V BELT & RUBBER	BUSINESS CARDS	86.00
EFT31488	13/07/2006	ALBANY STATIONERS	Grotubes Adenanthos cuneatus	480.00
EFT31489	13/07/2006	ALBANY STUMP REMOVAL	FILTERS/VEHICLE PARTS	991.53
EFT31490	13/07/2006	ALBANY LANDSCAPE SUPPLIES	STATIONERY SUPPLIES	1,231.30
EFT31491	13/07/2006	ALBANY PLUMBING AND BATHROOM SUPPLIES	stump grinding as listed	1,358.40
EFT31492	13/07/2006	ALBANY CITY BOOM LIFT HIRE	SQUARE METRE POTTING MIX	33.50
EFT31493	13/07/2006	ALBERT FACEY MOTOR INN	PLUMBING SUPPLIES	7.57
EFT31494	13/07/2006	ALGAR BURNS	MARY THOMPSON HOUSE - REMOVAL OF ASBESTOS	660.00
EFT31495	13/07/2006	AMSON, KEN	PROVIDE MEALS IF REQUIRED	309.50
EFT31496	13/07/2006	ANGUS AND ROBERTSON BOOKSHOP	WINDOWS SVR STD DISK	57.20
EFT31497	13/07/2006	ARBON, BRIAN	TRAVEL ALLOWANCE - FORTS	224.00
			TRAVEL ALLOWANCE - FORTS	453.69
			TRAVEL ALLOWANCE - FORTS	52.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31498	13/07/2006	ARTSOUTHWA INC	TO ENTRY VIA ART AND CRAFT TRAIL - MEMBERSHIP 06/07	105.00
EFT31499	13/07/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	2,612.20
EFT31500	13/07/2006	AUSTRALIA POST	POSTAGE/AGENCY FEES	210.09
EFT31501	13/07/2006	BT EQUIPMENT PTY LTD	VEHICLE PARTS	567.82
EFT31502	13/07/2006	BENARA NURSERIES	PANSY'S	380.64
EFT31503	13/07/2006	BERTOLA HIRE SERVICE	EQUIPMENT HIRE	183.15
EFT31504	13/07/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	3,485.87
EFT31505	13/07/2006	BINNING, WENDY	TRAVEL ALLOWANCE - FORTS	134.40
EFT31506	13/07/2006	ALBANY BITUMEN SPRAYING	Construction of crossover at 506 Lower King Road	3,685.00
EFT31507	13/07/2006	KEVIN BLYTH	REIMBURSEMENT - MOBILE PHONE COSTS	228.46
EFT31508	13/07/2006	ALBANY BOBCAT SERVICES	BOBCAT HIRE SERVICES	2,906.75
EFT31509	13/07/2006	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	180.16
EFT31510	13/07/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	8.76
EFT31511	13/07/2006	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	2,079.00
EFT31512	13/07/2006	DONNELLE CAMERON	REIMBURSEMENT FOR VISITOR CENTRE REFURBISHMENT	89.99
EFT31513	13/07/2006	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	1,369.49
EFT31514	13/07/2006	CATERLINK	TROLLEYS - VAC	1,078.00
EFT31515	13/07/2006	CHADSON ENGINEERING PTY LTD	TABLETS PHOTO CHLORINE	154.00
EFT31516	13/07/2006	CHRIS ANTILL PLANNING & URBAN DESIGN CONSULTANT	Professional services for the preparation of grant applications for the Amity Heritage Precinct Implementation project:- Australian Tourism Development Program and Lotterywest	4,345.00
EFT31517	13/07/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	1,204.58
EFT31518	13/07/2006	COLES SUPERMARKETS AUST P/LTD	DAY CARE GROCERIES	539.18
EFT31519	13/07/2006	CORRIGAN, ERIC	TRAVEL ALLOWANCE - FORTS	168.00
EFT31520	13/07/2006	CORPORATE EXPRESS AUSTRALIA LTD	BRD Balle ICS IMB EA - Code 86830139	139.73
EFT31521	13/07/2006	WA COUNTRY BAKERS PTY LTD	CATERING SUPPLIES	31.52
EFT31522	13/07/2006	COUNTRYWIDE SIGNS	DOG SIGN FOR GOODE BEACH	275.00
EFT31523	13/07/2006	COVENTRYS	VEHICLE PARTS	191.72
EFT31524	13/07/2006	CRISP, CONNIE	TRAVEL ALLOWANCE - FORTS	179.20
EFT31525	13/07/2006	CROWNE PLAZA PERTH	ACCOMMODATION FOR A HAMMOND	872.50
EFT31526	13/07/2006	JENNIFER CROWE	REIMBURSE EXPENSES REVIEW COMMITTEE	47.80
EFT31527	13/07/2006	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	216.48
EFT31528	13/07/2006	AL CURNOW HYDRAULICS	VEHICLE PARTS	257.56
EFT31529	13/07/2006	CUTTING EDGES REPLACEMENT PARTS P/L	VEHICLE PARTS	744.34
EFT31530	13/07/2006	DAVIS LANGDON AUSTRALIA	ADVISORY SERVICES ALBANY ENTERTAINMENT CENTRE	6,589.00
EFT31531	13/07/2006	BJ & PF DAWSON	RUBBISH REMOVAL	198.00
EFT31532	13/07/2006	DCS (AUST) PTY LTD	Opticon OPT-8125 CCD scanners, black, USB	1,408.00
EFT31533	13/07/2006	35 DEGREES SOUTH	RE: EARL STREET	1,023.00
EFT31534	13/07/2006	DENMARK SURVEY & MAPPING	SURVEY TO BE COMPLETED FOR WILLYUNG CREEK FLOODPLAIN MANAGEMENT PLAN AS PER QUOTE	15,640.00
EFT31535	13/07/2006	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	26.30
EFT31536	13/07/2006	DEPARTMENT OF CALM	CALM DISPLAY - ALBANY VISITOR CENTRE	2,000.00
EFT31537	13/07/2006	MARGARET DICKINSON	TRAVEL ALLOWANCE - FORTS	48.00

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EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31538	13/07/2006	DYLANSON THE TERRACE	Breakfast for Glynn Parry (Finding My Place)	15.90
EFT31539	13/07/2006	ECO HEALTH HOLDINGS PTY LTD	ENVIRONMENTAL HEALTH SERVICES	4,731.10
EFT31540	13/07/2006	ELDERS LIMITED	Glyphosate 450 20L	503.70
EFT31541	13/07/2006	ELLEKER GENERAL STORE	FUEL PURCHASES	180.25
EFT31542	13/07/2006	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	2,563.00
EFT31543	13/07/2006	FARMERS CENTRE (1978) PTY LTD	OIL FILTER	35.00
EFT31544	13/07/2006	FORTS VOLUNTEERS	GUIDE FEES - GOLDRUSH TOURS O/NO 00011928 11/7/06	10.00
EFT31545	13/07/2006	GREAT SOUTHERN ALARMS	SECURITY ALARM FOR WELLSTEAD RESOURCE CENTRE NESS dB CONTROL PANEL, LCD KEY PAD, QUANTUM PLUS PIRS, 110DB INTERNAL SCREAMER, EXTENAL SIREN KIT	1,295.00
EFT31546	13/07/2006	MARK FORD	FAREWELL FOR MANUEL ITURBIDE AND WAYNE WHITE	145.35
EFT31547	13/07/2006	GORDON WALMSLEY PTY LTD	Lay Mountable Kerb on Green Island Crescent	17,435.00
EFT31548	13/07/2006	GRAPE SOUTHERN TOURS	Hire bus for Tourism Council WA Board	855.00
EFT31549	13/07/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	6,384.10
EFT31550	13/07/2006	GREAT SOUTHERN DEVELOPMENT COMMISSION	GSDC DINNER FOR MEDAL FOR EXCELLENCE IN NATURAL RESOURCE MANAGEMENT ATTENDANCE BY D WELLINGTON	30.00
EFT31551	13/07/2006	GREAT SOUTHERN SAFETY CONSULTANTS	PROVISION OF OSH CONSULTING FOR JUNE 2006	998.25
EFT31552	13/07/2006	GROCCOTT TRANSPORT	CARTAGE OF GRAVEL	2,851.75
EFT31553	13/07/2006	GSM AUTOMOTIVE ELECTRICAL	AUTOMOTIVE REPAIRS	941.85
EFT31554	13/07/2006	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	45.00
EFT31555	13/07/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	225.00
EFT31556	13/07/2006	HOTKERS BUILDING SUPPLIES	GOODS - VAC	41.88
EFT31557	13/07/2006	IBM AUSTRALIA LTD	AIX CUSTOMISED WORKSHOP	16,477.34
EFT31558	13/07/2006	INTERNATIONAL MOWERS PTY LTD	Supply hydraulic cylinder	5,447.20
EFT31559	13/07/2006	JONSSON, RAY	TRAVEL ALLOWANCE - FORTS	208.00
EFT31560	13/07/2006	JONSSON, GILL	TRAVEL ALLOWANCE - FORTS	353.20
EFT31561	13/07/2006	KENWORTH DAF WA	VEHICLE PARTS	134.40
EFT31562	13/07/2006	KLB SYSTEMS	IBM X346 Server (quote Q80525)	10,087.00
EFT31563	13/07/2006	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	477.34
EFT31564	13/07/2006	KRYSTA GUILLE	REIMBURSE TRAVEL EXPENSES	292.73
EFT31565	13/07/2006	LANDLINE ENTERPRISES PTY LTD	Various drainage works from the 1st May to the 10th May 2006	22,649.00
EFT31566	13/07/2006	LAWRENCE & HANSON	PROVIDE TIMBER SEAL PLUS AS PER PREVIOUS ORDER IN 20 LTR DRUMS	2,492.53
EFT31567	13/07/2006	LEADING EDGE HIFI-ALBANY	DVD Player, CD player, antenna & CD cartridges	725.00
EFT31568	13/07/2006	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	506.15
EFT31569	13/07/2006	LINK ENERGY PTY LTD	FUEL PURCHASES	100,993.05
EFT31570	13/07/2006	ALBANY LIQUID WASTE	PUMP OUT JETTY TOILETS JAN TO MAY 2006	4,315.30
EFT31571	13/07/2006	BELLS LIQUOR MERCHANTS	CATERING	237.86
EFT31572	13/07/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	255.00
EFT31573	13/07/2006	LOWER KING LIQUOR & GENERAL STORE	FUEL SUPPLIES BRIGADE	145.98
EFT31574	13/07/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	21,818.24
EFT31575	13/07/2006	ESPLANADE HOTEL - ALBANY	SUPPLIES - ALBANY CLASSIC	149.00
EFT31576	13/07/2006	MICROELECTRONIC TECHNICAL SERVICES	BUSHFIRE RADIO AERIAL TRANSFER	535.40

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EFT31577	13/07/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	40.54
EFT31578	13/07/2006	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	335.80
EFT31579	13/07/2006	MUNICIPAL PROPERTY SCHEME	INSURANCES	83,064.89
EFT31580	13/07/2006	ALBANY NEAT & TRIM LAWN	MOW LAWN VANCOUVER ARTS CENTRE	109.00
EFT31581	13/07/2006	IAN NEIL	TRAVEL EXPENSES	44.43
EFT31582	13/07/2006	NEWBY'S AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	522.69
EFT31583	13/07/2006	PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	M/HOLE COVER TRAFFIC 1200mm x1200mm x 150mm COMBINATION BEVEL EDGE	1,435.50
EFT31584	13/07/2006	MARIANNE NORTON	TRAVEL ALLOWANCE - FORTS	440.80
EFT31585	13/07/2006	DAVID NORTHERN	TRAVEL ALLOWANCE - FORTS VOLUNTEER	153.60
EFT31586	13/07/2006	NOVOTEL LANGLEY PERTH HOTEL	ACCOMMODATION FOR COUNCILLORS/STAFF	148.00
EFT31587	13/07/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	423.23
EFT31588	13/07/2006	OPUS INTERNATIONAL CONSULTANTS	Provide detailed topographical survey for Nanarup Road (between King River Bridge and Kalgan River Bridge)	22,757.04
EFT31589	13/07/2006	OUTDOOR WORLD ALBANY	STRONGLOCK RETAINING WALLPANELS 600 MM INSTALLED	1,748.96
EFT31590	13/07/2006	PETER GRAHAM CO	Pulse Penetrant 4x 5L	660.00
EFT31591	13/07/2006	PLASTICS PLUS	please supply 12 x rolls gutter guard	84.48
EFT31592	13/07/2006	QUEENSBERRY INFO TECHNOLOGY PTY LTD	BOOKINGS MAY 06 VISITOR CENTRE - DR TAYS	715.99
EFT31593	13/07/2006	RAECO INTERNATIONAL PTY LTD	18551 Vista A4 Portrait Wall Signs	4,136.15
EFT31594	13/07/2006	RECHARGE-IT	CLEAN, REFILL & TEST CANON INKJET CARTRIDGES	44.00
EFT31595	13/07/2006	DOUGLAS REITZE	TRAVEL ALLOWANCE - FORTS	84.00
EFT31596	13/07/2006	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	1,915.36
EFT31597	13/07/2006	THE ROYAL LIFE SAVING SOCIETY AUSTRALIA	POOL LIFE GUARD	1,730.00
EFT31598	13/07/2006	LISA SCANLON (CARLYLES)	CATERING	930.00
EFT31599	13/07/2006	SESCO SECURITY	QRTLY MONITORING	543.40
EFT31600	13/07/2006	SHEILAH RYAN	GARDENING MAINTENANCE - VAC	120.00
EFT31601	13/07/2006	SKILLHIRE	CASUAL STAFF	1,821.60
EFT31602	13/07/2006	SKYWEST AIRLINES PTY LTD	AIRFARES - STEWART GARTLAND	1,363.74
EFT31603	13/07/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	753.68
EFT31604	13/07/2006	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	6,669.72
EFT31605	13/07/2006	SOUTHERN FENCING	Supply and install 4 sets of box strainers and to re-align existing fence and electric wire to same - Link Road	1,408.00
EFT31606	13/07/2006	SQUIRES RESOURCES PTY LTD	FREIGHT FEES	27,968.07
EFT31607	13/07/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	430.50
EFT31608	13/07/2006	STATEWIDE BEARINGS	VEHICLE PARTS	125.00
EFT31609	13/07/2006	SMORGON STEEL	VEHICLE PARTS	49.81
EFT31610	13/07/2006	STIRLING FREIGHT EXPRESS	FREIGHT	456.92
EFT31611	13/07/2006	ST JOHN AMBULANCE AUSTRALIA	ALBANY CAR CLASSIC	780.63
EFT31612	13/07/2006	MERVYN STRANGE	TRAVEL ALLOWANCE - FORTS	65.60
EFT31613	13/07/2006	SUNNY BRUSHWARE SUPPLIES P/LTD	26 EACH GUTTER BROOMS TO BE REFILLED	1,801.80
EFT31614	13/07/2006	SUNNY SIGN COMPANY	SIGN PURCHASES	3,532.00
EFT31615	13/07/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	400.50
EFT31616	13/07/2006	DEWSONS	GROCERIES	128.01

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31617	13/07/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	134.95
EFT31618	13/07/2006	TELSTRA PLANT DAMAGES	REPAIRS TO DAMAGED TELSTRA PLANT AT L5 MERCER ROAD	164.67
EFT31619	13/07/2006	TELSTRA LICENSED SHOP ALBANY	NOKIA DATA CABLE	90.00
EFT31620	13/07/2006	THEYER AUTOMOTIVE	VEHICLE PARTS	84.50
EFT31621	13/07/2006	THE FEDERATION OF WA PCYC'S	ANNUAL CIRCUS QUIRKUS ALBANY	100.00
EFT31622	13/07/2006	TOURISM AUSTRALIA	STATISTICAL TABLE	150.00
EFT31623	13/07/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	1,444.00
EFT31624	13/07/2006	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	1,320.00
EFT31625	13/07/2006	VALUER GENERAL'S OFFICE	GRV'S 22/4 TO 2/6/06	987.97
EFT31626	13/07/2006	RENE VERMEULEN	TRAVEL ALLOWANCE - FORTS	67.60
EFT31627	13/07/2006	IT VISION USER GROUP	MEMBERSHIP SUBSCRIPTION 01/07/06 - 30/06/07	429.00
EFT31628	13/07/2006	WALKER, MICHAEL D	TRAVEL ALLOWANCE - FORTS	288.00
EFT31629	13/07/2006	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	896.70
EFT31630	13/07/2006	WESTERBERG PANEL BEATERS	PICK UP 2 ABANDONED VEHICLES FROM THE FOLLOWING SITES: FALCON STATION WAGON FROM SYMERS ST REGO 1A8D689 AND RED MITSUBITZI COLT FROM KOOYONG ST	132.00
EFT31631	13/07/2006	IAN WEST	COUNCILLOR ALLOWANCE	2,350.00
EFT31632	13/07/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	59.02
EFT31633	13/07/2006	SHEILAH RYAN	GARDENING MAINTENANCE - VAC	390.00
EFT31634	14/07/2006	CENTAMAN SYSTEMS PTY LTD	ANNUAL SOFTWARE SUPPORT & LICENSE FEE FOR 01/07/06 - 30/06/07	5,945.50
EFT31635	20/07/2006	ABA SECURITY	SECURITY SERVICES	72.60
EFT31636	20/07/2006	ACTIVECALL PTY LTD	VISITOR CENTRE CALL CHARGES	16.38
EFT31637	20/07/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	16,586.75
EFT31638	20/07/2006	ALBANY ADVERTISER	ADVERTISING	8,163.77
EFT31639	20/07/2006	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	88.00
EFT31640	20/07/2006	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	66.00
EFT31641	20/07/2006	ALBANY INDUSTRIAL SERVICES	YELLOW SAND	379.50
EFT31642	20/07/2006	ALBANY PRINTERS	40 HIGH QUALITY LASER PRINTS OF THE CITY OF ALBANY TOURISM - STRATEGY BOUND AND WITH COVERS	1,190.00
EFT31643	20/07/2006	ALBANY FARM TREE NURSERY	plants as selected	285.55
EFT31644	20/07/2006	ALBANY TRAVEL TOWER	HIRE OF CHERRY PICKER	13,200.00
EFT31645	20/07/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	222.90
EFT31646	20/07/2006	ALBANY SWEEP CLEAN	Sweep Frenchman Bay cycleway	704.00
EFT31647	20/07/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	255.00
EFT31648	20/07/2006	ALBANY CHAMBER OF COMMERCE	ADVERTISING	5,945.45
EFT31649	20/07/2006	ALBANY TRUCK SERVICING AND REPAIRS	OIL CAP	50.37
EFT31650	20/07/2006	ALBANY AGRICULTURAL SOCIETY INC	Site at Albany Show	556.90
EFT31651	20/07/2006	ALBANY REFRIGERATION	4th Quarterly Air Con Maintenance Library 05/06	638.00
EFT31652	20/07/2006	REDLION BUS & COACH	additional shuttle bus services - 14 Feb	256.00
EFT31653	20/07/2006	ALBANY SCREENPRINTERS & SIGNWRITERS	UV stickers 280mm x 280mm stickers white background black text 'Human waste not permitted in this bin. Contact Cleanaway on 1300 784 468 for Dump Sites'	143.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31654	20/07/2006	ALBANY LANDSCAPE SUPPLIES	buckets of black pine mulch	159.00
EFT31655	20/07/2006	ALBANY SKIPS AND WASTE SERVICES	SKIP BIN FOR LIBRARY	170.00
EFT31656	20/07/2006	ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	2,370.90
EFT31657	20/07/2006	ALBANY CAR RENTALS	WEEKS HIRE OF UTILITY UP TO 29 JUNE 2006 WITH THE POSSIBILITY OF FURTHER EXTENSION TO THIS LEASE PERIOD	2,700.00
EFT31658	20/07/2006	ALBANY CITY CLEANERS	CLEANING SERVICES	480.48
EFT31659	20/07/2006	ALINTA	GAS USAGE CHARGES	4,950.25
EFT31660	20/07/2006	AMITY MOTORS	CARRY OUT SERVICE	253.40
EFT31661	20/07/2006	AMITY PAINTING & DECORATING	PLEASE PAINT THE CAFE AT THE FORTS AS PER YOUR QUOTE	6,292.00
EFT31662	20/07/2006	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS	666.01
EFT31663	20/07/2006	ARDESS NURSERY	agnonis flexuosa 200mm pots	78.87
EFT31664	20/07/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	2,567.93
EFT31665	20/07/2006	AUSSIE DRAWCARDS PTY LTD	July service fec	159.17
EFT31666	20/07/2006	AUSTRALIA POST	POSTAGE/AGENCY FEES	2,836.88
EFT31667	20/07/2006	AUST INSTITUTE OF BUILDING SURVEYORS WA	REGISTRATION FOR STATE CONFERENCE FOR K BARNETT	1,160.00
EFT31668	20/07/2006	AUST INSTITUTE OF BUILDING SURVEYORS	REGISTRATION FOR SEMINAR - BUILDING CONTROL BASICS 30TH JUNE 2006 @ NARROGIN (DENNIS KOSTER & DAVID EVRETT)	600.00
EFT31669	20/07/2006	AUSTRALIAN INSTITUTE OF MANAGEMENT	ONE TO ONE COACHING	1,430.00
EFT31670	20/07/2006	RECALL INFORMATION MANAGEMENT PTY LIMITED (AUSDOC)	20 PACKS (10 HALF ARCHIVE BOXES)	478.19
EFT31671	20/07/2006	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	6,974.00
EFT31672	20/07/2006	BT EQUIPMENT PTY LTD	VEHICLE PARTS	31.58
EFT31673	20/07/2006	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	1,328.15
EFT31674	20/07/2006	BARCINO	CATERING	305.00
EFT31675	20/07/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	1,169.65
EFT31676	20/07/2006	ALBANY BETTA ELECTRICAL	OIL HEATER FOR FORTS GAURD ROOM DL 24007	175.00
EFT31677	20/07/2006	BLOKTEK PTY LTD	1000 x 350 x 350 blocks	5,350.00
EFT31678	20/07/2006	ALBANY BOBCAT SERVICES	construct bmx track at milpara pk	770.00
EFT31679	20/07/2006	BROCKS	PURCHASE OF TILES FOR MARY THOMSON HOUSE, VAG TO BE PICKED UP BY JOHN MITCHELL	139.65
EFT31680	20/07/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	1,454.44
EFT31681	20/07/2006	C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	18.70
EFT31682	20/07/2006	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	1,318.35
EFT31683	20/07/2006	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	9,031.05
EFT31684	20/07/2006	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	462.00
EFT31685	20/07/2006	CAROLINE & ASSOCIATES	CAN DO PROGRAM - MODULE 2	2,603.58
EFT31686	20/07/2006	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	1,362.15
EFT31687	20/07/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	191,377.53
EFT31688	20/07/2006	JOHN CLEARY PLANNING	EARL STREET APPEAL - LANDSCAPE & VISUAL ASSESSMENT & STATEMENT	9,845.00
EFT31689	20/07/2006	COCKLES PTY LTD	ELECTRICITY TO 30/6/06	34.43
EFT31690	20/07/2006	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	869.53
EFT31691	20/07/2006	COURIER AUSTRALIA	FREIGHT FEES	497.71

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EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31692	20/07/2006	COUNTRY CARRIERS	FREIGHT CHARGES	112.35
EFT31693	20/07/2006	COVENTRYS	VEHICLE PARTS	436.89
EFT31694	20/07/2006	EMOLEUM	SUPPLY COLDMIX	847.57
EFT31695	20/07/2006	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	256.63
EFT31696	20/07/2006	DAZZAK COMPUTER SOLUTIONS	COMPUTER MAINTENANCE	725.00
EFT31697	20/07/2006	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	132.00
EFT31698	20/07/2006	DEPARTMENT OF RACING, GAMING & LIQUOR	OCCASIONAL LIQUOR LICENSE BOOK LAUNCH-DIANNE WOLFER	30.00
EFT31699	20/07/2006	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	1,307.90
EFT31700	20/07/2006	DORALANE PASTRIES	Catering for farewell function at the Hanrahan Landfill Site	23.10
EFT31701	20/07/2006	MELISSA EASTOUGH	REIMBURSEMENT - PUBLIC WORKS MODULE COURSE	32.90
EFT31702	20/07/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	3,518.59
EFT31703	20/07/2006	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	10,335.60
EFT31704	20/07/2006	FARMERS CENTRE (1978) PTY LTD	AIR CLEANER	104.50
EFT31705	20/07/2006	FOCUS CAPITAL GROUP	RICOH PHOTOCOPIERS	2,227.96
EFT31706	20/07/2006	BILL GIBBS EXCAVATIONS	Mulching of Vegetation	14,929.38
EFT31707	20/07/2006	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	136.25
EFT31708	20/07/2006	GOAD RESOURCES PTY LTD	FREIGHT CHARGES	1,247.51
EFT31709	20/07/2006	GREAT SOUTHERN TAPE	Elevated Working Platform 3 & 4 July 2006 - Jayden Flugge, Alison DeJonge, Brett Liliec, Brett Wolfe, Mick Rogers	2,910.00
EFT31710	20/07/2006	GREAT SOUTHERN SAND & LANDSCAPING	HOURS DOZER HIRE - KOMATSU 355-5 450 HP	25,893.00
EFT31711	20/07/2006	GREAT SOUTHERN PACKAGING SUPPLIES	JUMBO TT & BIN LINERS	248.27
EFT31712	20/07/2006	CHRIS GROGAN	REIMBURSE MBA STUDY FEES	1,210.00
EFT31713	20/07/2006	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	125.00
EFT31714	20/07/2006	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	23.76
EFT31715	20/07/2006	HARLEY SURVEY GROUP PTY.LTD.	LODGEMENT OF DEPOSITED PLAN 51546 TO DLI FOR LOT 9 MCLEOD STREET, MIRA MAR	124.00
EFT31716	20/07/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	1,275.00
EFT31717	20/07/2006	HAYNES ROBINSON	LEGAL FEES	550.00
EFT31718	20/07/2006	HEAVY AUTOMATICS P/L	VEHICLE PARTS	8.26
EFT31719	20/07/2006	DAVID HEAVER ARCHITECTS P/L	VAC-ARCHITECTURAL SERVICES DOC-THE MORGUE	1,760.00
EFT31720	20/07/2006	HOTKERS BUILDING SUPPLIES	TILES & SUPPLIES	57.80
EFT31721	20/07/2006	HUDSON SEWAGE SERVICES	QUARTERLY MAINTENANCE	108.75
EFT31722	20/07/2006	ICKY FINKS WAREHOUSE SALES	Good purchased	86.85
EFT31723	20/07/2006	INSTANT SCAFFOLDS & ACCESS EQUIPMENT	7.4m Tube	3,971.44
EFT31724	20/07/2006	JOHN JAMIESON	COUNCILLOR ALLOWANCE -	1,144.56
EFT31725	20/07/2006	JUST A CALL DELIVERIES	INTERNAL MAIL	1,021.90
EFT31726	20/07/2006	KLB SYSTEMS	LCD MONITORS	4,048.00
EFT31727	20/07/2006	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	611.84
EFT31728	20/07/2006	KOSTERS STEEL CONST PTY LTD	PLEASE SUPPLY AND REPLACE THE SUPPORT COLUMNS AT THE MT MELVILLE LOOKOUT AS REQUESTED	3,916.00
EFT31729	20/07/2006	LAMP REPLACEMENTS AUST PTY LTD	BLUE FILTERS FOR TOWN HALL	35.20
EFT31730	20/07/2006	LANDLINE ENTERPRISES PTY LTD	Drainage Works on Middleton Road (2 Men daily rate)	8,932.97

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EFT31731	20/07/2006	LAWRENCE & HANSON	PLEASE PROVIDE TIMBER SEAL PLUS AS PER PREVIOUS ORDER IN - 20LTR DRUMS	1,208.02
EFT31732	20/07/2006	BELLS LIQUOR MERCHANTS	GOODS - VAC	293.81
EFT31733	20/07/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	1,609.60
EFT31734	20/07/2006	LOWER KING LIQUOR & GENERAL STORE	FUEL SUPPLIES BRIGADE	112.43
EFT31735	20/07/2006	LYONS AIRCONDITIONING SERVICES WA	REPAIRS/MAINTENANCE AIR CONDITIONER	233.40
EFT31736	20/07/2006	ALBANY PARTY HIRE & TEMPTATIONS CATERING	HIRE OF STAGE BLOCK FOR ONE DAY - THURSDAY 13TH JULY 2006 FOR HMAS ALBANY CIVIC RECEPTION	35.00
EFT31737	20/07/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	3,420.80
EFT31738	20/07/2006	MASTER BUILDERS ASSOCIATION OF WA	ASSOCIATE MEMBERSHIP - GOVERNMENT & EDUCATION REGIONAL	477.00
EFT31739	20/07/2006	IAN MCLOUGHLIN	TRAVEL REIMBURSEMENT	142.98
EFT31740	20/07/2006	MERLE-ANNE FLORISTS	Flowers for Amanda Mandzij	100.00
EFT31741	20/07/2006	MICROELECTRONIC TECHNICAL SERVICES	ROUTINE MAINTENANCE AL1049 GNOWELLEN	132.00
EFT31742	20/07/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	7.39
EFT31743	20/07/2006	MINTER ELLISON LAWYERS	LEGAL COSTS	25,535.58
EFT31744	20/07/2006	MORVEN RURAL DEVELOPMENTS PTY LTD	Rates refund for assessment A194499	350.03
EFT31745	20/07/2006	MUNICIPAL WORKCARE SCHEME	INSURANCES	117,911.50
EFT31746	20/07/2006	MUNICIPAL LIABILITY SCHEME	PUBLIC LIABILITY INSURANCE - FIRST INSTALMENT	75,828.50
EFT31747	20/07/2006	MUSEUMS AUSTRALIA	Conference Registration and Dinner for Sharon Webb - Princess Royal Fortress	100.00
EFT31748	20/07/2006	BROADCAST AUSTRALIA PTY LTD	ANALOGUE SERVICE 01/07/06 - 31/12/06	137.50
EFT31749	20/07/2006	NEVILLE'S HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	680.65
EFT31750	20/07/2006	NORTH ROAD PHARMACY	MEDICAL SUPPLIES - DEPOT VEHICLES	383.90
EFT31751	20/07/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	99.01
EFT31752	20/07/2006	OPUS INTERNATIONAL CONSULTANTS	FREDERICKSTOWN WARD PATHWAY CONTRUCTION	1,666.50
EFT31753	20/07/2006	PAGEMASTER AUSTRALIA PTY LTD	PHOTOCOPIER CHARGES - VISITORS CENTRE	388.85
EFT31754	20/07/2006	PALMER & RAYNER EARTHMOVING PTY LTD	MTS OF GRAVEL FOR YUNGUP RD	6,442.13
EFT31755	20/07/2006	J & R PEMBERTON T/A WILDLIFE BOTANICA	PHOTOGRAPH USEAGE FOR ALBANY VISITOR CENTRE DESKS AND PANELS	600.00
EFT31756	20/07/2006	TONY PERRELLA PTY LTD	To supply & install fence to lime pit. Fence to be the lighter option as quoted. Work to be carried out in compliance with Pit Operation Conditions.	36,238.50
EFT31757	20/07/2006	BRUCE PETERSSON	REIMBURSE DOCTOR'S FEES	93.85
EFT31758	20/07/2006	PEVAMIKI	BATTERY PURCHASES	125.00
EFT31759	20/07/2006	PLASTICS PLUS	240l. yellow wheeltie bin	99.00
EFT31760	20/07/2006	PRESTIGE PROPERTY SERVICES PTY LTD	Emergency cleaning of Library due to building dust.	264.90
EFT31761	20/07/2006	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	123.98
EFT31762	20/07/2006	REECE PTY LTD	PLUMBING SUPPLIES CAPE RICHE	849.38
EFT31763	20/07/2006	ALBANY ALUMINIUM FABRICATION	ALTERATIONS TO HEIGHT OF ALUMINIUM GARDEN GATE	85.00
EFT31764	20/07/2006	ROYALS FOOTBALL & SPORTING CLUB (INC.)	50% OF COST OF SECURITY SERVICES FOR GREAT BIKE RIDE	632.50
EFT31765	20/07/2006	RULES HAULAGE	HAULAGE CHARGES	99.44
EFT31766	20/07/2006	SERENITY PARK	DISPOSAL OF DOGS	200.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31767	20/07/2006	SESCO SECURITY	QRTLTY MONITORING	171.60
EFT31768	20/07/2006	G & L SHEETMETAL	SUPPLY & FIT STAINLESS STEEL EXTRACTION HOOD 2700MM LONG WITH 4 FILTERS, FAN AND DUCTING TO SUIT, INTO THE KITCHEN AT THE FORTS KIOSK, AS PER QUOTATION	7,771.45
EFT31769	20/07/2006	SIGNS PLUS	Name badge for Sharon Verheyden	44.00
EFT31770	20/07/2006	SKYWEST AIRLINES PTY LTD	Flight for journo - tax only as flight is FOC	120.29
EFT31771	20/07/2006	SOUTHERN STATIONERY	STATIONERY SUPPLIES	49.75
EFT31772	20/07/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	4,237.25
EFT31773	20/07/2006	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	132.53
EFT31774	20/07/2006	SOUTHWAY PETROLEUM SERVICES	REPAIR DIESEL PUMP	142.61
EFT31775	20/07/2006	SQUIRES RESOURCES PTY LTD	FREIGHT FEES	1,448.80
EFT31776	20/07/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	48.15
EFT31777	20/07/2006	STATEWIDE BEARINGS	VEHICLE PARTS	77.35
EFT31778	20/07/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	489.54
EFT31779	20/07/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	545.20
EFT31780	20/07/2006	DEWSONS	GROCERIES	36.99
EFT31781	20/07/2006	SYNERGY	ELECTRICITY SUPPLIES	22.70
EFT31782	20/07/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	899.90
EFT31783	20/07/2006	T-QUIP	ASP Blades for Toro Laser XP ZRT mower (60in.)	260.55
EFT31784	20/07/2006	TECTONICS CONSTRUCTION GROUP P/L	Construction of skate track as per design and quotation for Lake Weelara	48,549.00
EFT31785	20/07/2006	TELSTRA LICENSED SHOP ALBANY	KYOCERA KX440 MOBILE PHONE	599.00
EFT31786	20/07/2006	ISS FACILITY SERVICES AUSTRALIA LTD	MONTHLY CLEANING CHARGE	11,537.40
EFT31787	20/07/2006	TEMPLAR DISTRIBUTION	WA ADMIN, WA STORAGE, WA DISTRIBUTION TOP UPS & WA FREIGHT DISPATCH ORDER	284.59
EFT31788	20/07/2006	THOMAS, BRUCE	Upon preparation of DRAFT CONCEPT PLANS for all development nodes to the satisfaction of the city of Albany Parks and Reserves Planner	3,500.00
EFT31789	20/07/2006	THOMAS CABINET CRAFTS	Supply and fit slat wall (incl. gst)	417.00
EFT31790	20/07/2006	TIMELESS MARKETING	Stone colour - Ladies Scarves with Amazing Albany logo full colour	926.20
EFT31791	20/07/2006	TOTAL EDEN	refulation goods as quoted ref. EQU036-2006.6	8,336.73
EFT31792	20/07/2006	TOURISM COUNCIL WESTERN AUSTRALIA	RENEWAL BRONZE MEMBERSHIP OF TOURISM COUNCIL WA	330.00
EFT31793	20/07/2006	COMFORT INN ALBANY	ACCOMMODATION - B EMMETT	117.00
EFT31794	20/07/2006	TRAILBLAZERS	SAFETY EQUIPMENT	1,176.35
EFT31795	20/07/2006	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	6,166.16
EFT31796	20/07/2006	TRADE TRAVEL	TRADE TRAVEL EXPO	380.00
EFT31797	20/07/2006	TRUCKLINE	VEHICLE PARTS	30.62
EFT31798	20/07/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	1,100.00
EFT31799	20/07/2006	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	10,853.00
EFT31800	20/07/2006	VALUER GENERAL'S OFFICE	COUNTRY TOWNS URBAN UV REVALUATION 2005/2006	191.50
EFT31801	20/07/2006	VISUAL ECHO	HOME SUPPORT LINE	75.00
EFT31802	20/07/2006	WA LIBRARY SUPPLIES	STATIONERY SUPPLIES	98.89
EFT31803	20/07/2006	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	1,686.20
EFT31804	20/07/2006	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	3,149.80
EFT31805	20/07/2006	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING - WEST AUSTRALIAN	22,470.80

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31806	20/07/2006	WIN TELEVISION WA PTY LTD	ADVERTISING FOR CLASSIC CAR RACE	434.50
EFT31807	20/07/2006	WOOD & GRIEVE PTY LTD	DESIGN FOR DRAINAGE WORKS TO BE DONE FOR LOT 133 MCLEOD STREET	198.00
EFT31808	20/07/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	15.66
EFT31809	27/07/2006	A-Z COMMERCIAL STEEL CONST	5.3m x 1.8m movable gate	528.00
EFT31810	27/07/2006	AGPARTS WAREHOUSE PTY LTD	LOWER IMP M/PIV DUAL CAT	26.40
EFT31811	27/07/2006	ALBANY SOIL & CONCRETE TESTING	Test 2 gravel samples and 1 sand sample from Paul Boccamazzo property on Cochrane Rd	698.50
EFT31812	27/07/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	19.40
EFT31813	27/07/2006	ALBANY AGRICULTURAL SOCIETY INC	FINANCIAL ASSISTANCE PROGRAMME GRANT	8,800.00
EFT31814	27/07/2006	ALBANY RACING CLUB	COMMUNITY EVENT FINANCIAL ASSISTANCE PROGRAMME	3,300.00
EFT31815	27/07/2006	ALBANY RSL	COMMUNITY FINANCIAL ASSISTANCE GRANT	4,100.00
EFT31816	27/07/2006	ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	19.30
EFT31817	27/07/2006	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	83.30
EFT31818	27/07/2006	ALBANY CITY CLEANERS	WINDOW CLEANING	264.00
EFT31819	27/07/2006	ALPHA LYRAE PTY LTD	Rates refund for assessment A67957	1,622.22
EFT31820	27/07/2006	ARRB GROUP	SEALED LOCAL ROADS WORKSHOPS	990.00
EFT31821	27/07/2006	ARTSOUTHWA INC	COMMUNITY FINANCIAL ASSISTANCE PROGRAM GRANT	2,000.00
EFT31822	27/07/2006	ASHDALE HOLDINGS PTY LTD	Rates refund for assessment A186743	2,034.13
EFT31823	27/07/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	2,566.34
EFT31824	27/07/2006	AUSSIE DRAWCARDS PTY LTD	SOUTH WEST CAPE SERVICE WAREHOUSING FEE & SERVICE FEE FOR AUGUST 2006	159.17
EFT31825	27/07/2006	BT EQUIPMENT PTY LTD	VEHICLE PARTS	26.14
EFT31826	27/07/2006	BANDICOOT NURSERY	Juncus Pallidus	258.75
EFT31827	27/07/2006	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	227.35
EFT31828	27/07/2006	JON BERRY	REIMBURSE TRAVEL EXPENSES	61.00
EFT31829	27/07/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	382.00
EFT31830	27/07/2006	MERRYN BOJUN	COUNCILLOR ALLOWANCE	912.05
EFT31831	27/07/2006	HOLIDAY INN BURSWOOD	ACCOMMODATION M EASTOUGH	518.50
EFT31832	27/07/2006	CADBURY SCHWEPPE PTY LTD	KIOSK SUPPLIES	402.09
EFT31833	27/07/2006	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	580.91
EFT31834	27/07/2006	CENTRAL TAFE	TUTION FEES, RESOURCE FEES & ENROLMENT FEES	266.68
EFT31835	27/07/2006	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	621.87
EFT31836	27/07/2006	COLES SUPERMARKETS AUST P/LTD	DAY CARE GROCERIES	912.42
EFT31837	27/07/2006	COMMANDER AUSTRALIA LIMITED	CONTRACT - TOWN HALL	150.02
EFT31838	27/07/2006	CORNERSTONE LEGAL PTY LTD	PROFESSIONAL FEES	1,799.00
EFT31839	27/07/2006	SARAH CORNWELL	UNIFORM SUBSIDY	200.00
EFT31840	27/07/2006	COUNTRY ARTS WA	PERFORMANCE FEE	5,115.00
EFT31841	27/07/2006	COVENTRYS	VEHICLE PARTS	194.31
EFT31842	27/07/2006	DAZZAK COMPUTER SOLUTIONS	COVER HELP DESK	375.00
EFT31843	27/07/2006	AEROTECH MANAGEMENT SERVICES	AIRPORT:CONT	5,604.71
EFT31844	27/07/2006	ECO HEALTH HOLDINGS PTY LTD	ENVIRONMENTAL HEALTH SERVICES	3,575.00
EFT31845	27/07/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	6,398.98

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31846	27/07/2006	EVERTRANS	VEHICLE REPAIRS	746.90
EFT31847	27/07/2006	FORTS VOLUNTEERS	TOUR GUIDE FEE FOR GOLDRUSH TOURS BOOKING 27/07/06	10.00
EFT31848	27/07/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	4,608.85
EFT31849	27/07/2006	GREAT SOUTHERN PERSONNEL	LIBRARY ASSISTANT SERVICES	61.31
EFT31850	27/07/2006	GREAT SOUTHERN PACKAGING SUPPLIES	JUMBO TT & ENCORE 25L	195.69
EFT31851	27/07/2006	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	1,459.20
EFT31852	27/07/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	578.15
EFT31853	27/07/2006	YOGASUN (H LEEDER-CARLSON)	3 HOUR MIXED MEDIA ART CLASSES	180.00
EFT31854	27/07/2006	DARREN JOHN HENDRY	Rates refund for assessment A176796	365.95
EFT31855	27/07/2006	HIT PRODUCTIONS	ROYALTIES HOTEL SORRENTO	1,120.17
EFT31856	27/07/2006	HOWARD & ASSOC. ARCHITECTS	ALBANY CONFERENCE FACILITY	2,051.50
EFT31857	27/07/2006	IAN BRAYSHAW	ACTING SECRETARY, LAUNCH OF ALBANY BRANCH OF SKAL INTERNATIONAL	1,595.00
EFT31858	27/07/2006	JACK THE CHIPPER	LOPPING OF TREES	1,200.00
EFT31859	27/07/2006	JOHN KINNEAR AND ASSOCIATES	Volume Survey Mettlers Lake Road gravel pit	676.50
EFT31860	27/07/2006	LET'S PARTY HIRE	HIRE CHAIRS	180.00
EFT31861	27/07/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	218.40
EFT31862	27/07/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	128.65
EFT31863	27/07/2006	MICROELECTRONIC TECHNICAL SERVICES	SERVICE FIRE TRUCK RADIO BORNHOLM 3.4R - REPAIRS INTERCOM WIRING	253.00
EFT31864	27/07/2006	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	338.80
EFT31865	27/07/2006	MUNICIPAL INSURANCE BROKING SERVICES WA	INSURANCES	147,549.11
EFT31866	27/07/2006	MUNICIPAL LIABILITY SCHEME	INSURANCES	4,623.92
EFT31867	27/07/2006	NORTHSIDE CAR CARE	VEHICLE REPAIRS/MAINTENANCE	1,990.65
EFT31868	27/07/2006	SHIRE OF GNOWANGERUP	STABILISE CHILLINUP CROSSING & SEAL	8,206.69
EFT31869	27/07/2006	PAGEMASTER AUSTRALIA PTY LTD	PHOTOCOPIER CHARGES - VISITORS CENTRE	388.85
EFT31870	27/07/2006	PAINT 'N' QUIP	PAINT & SUPPLIES	33.88
EFT31871	27/07/2006	CHRIS PRESCOTT	TRAVEL EXPENSES	59.75
EFT31872	27/07/2006	PROTECTOR ALSAFE	MOXHAM DURAFLEX HARNESS 03402268.	372.90
EFT31873	27/07/2006	RECORDS MANAGEMENT ASSOC OF AUST	MEMBERSHIP FEES	822.80
EFT31874	27/07/2006	WP REID	Brick paving (Middleton Beach carpark)	8,080.00
EFT31875	27/07/2006	SAFETY CARE	SAFETY AWARENESS DVD & MANUAL	275.00
EFT31876	27/07/2006	LISA SCANLON (CARLYLES)	CATERING	2,380.00
EFT31877	27/07/2006	SKILLHIRE	CASUAL STAFF	6,557.43
EFT31878	27/07/2006	D A SLEE & CO	VEHICLE PARTS	1,492.05
EFT31879	27/07/2006	SMITHS ALUMINIUM & 4WD CENTRE	SUPPLY OF COMPUTER STAND FOR UTES	301.50
EFT31880	27/07/2006	STEWART & HEATON CLOTHING PTY LTD	PROTECTIVE CLOTHING	372.08
EFT31881	27/07/2006	STEPHENS, ME & RM	Pasture rehabilitation on Matt Stephens gravel pit located at Redmond West	279.00
EFT31882	27/07/2006	STIRLING CONFECTIONERY PLUS	KIOSK SUPPLIES	228.50
EFT31883	27/07/2006	SYNERGY	ELECTRICITY SUPPLIES	32,322.00
EFT31884	27/07/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	132.28
EFT31885	27/07/2006	TELSTRA LICENSED SHOP ALBANY	Nokia Digital Mobile Phone - Steve	99.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31886	27/07/2006	ISS FACILITY SERVICES AUSTRALIA LTD	MONTHLY CLEANING CHARGE	360.67
EFT31887	27/07/2006	THE ROCKS ALBANY	accommodation and breakfast booking for cruise ship presentation	310.00
EFT31888	27/07/2006	TICKETS.COM	DATABOX SUPPORT	93.98
EFT31889	27/07/2006	TIMELESS MARKETING	CAPS, AMAZING ALBANY	2,638.00
EFT31890	27/07/2006	UWA PERTH INTERNATIONAL ARTS FESTIVAL	SPONSORSHIP FEE 2007 FESTIVAL	11,000.00
EFT31891	27/07/2006	VALUER GENERAL'S OFFICE	RURAL UV GEN VALS	15,945.66
EFT31892	27/07/2006	JOHN WALKER	COUNCILLOR ALLOWANCE	538.52
EFT31893	27/07/2006	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	50.40
EFT31894	27/07/2006	MARK WELER	REIMBURSE TUITION FEES	1,080.00
EFT31895	27/07/2006	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING - WEST AUSTRALIAN	8,890.10
EFT31896	27/07/2006	JUDITH WILLIAMS	COUNCILLOR ALLOWANCE	248.45
EFT31897	27/07/2006	DES WOLFE	COUNCILLOR ALLOWANCE	145.90
			TOTAL	2,101,662.19



FINANCE STRATEGY ADVISORY COMMITTEE

Minutes of a meeting held in the Margaret Coates Boardroom, City of Albany Administration Building on Wednesday 26th July 2006.

1.0 MEETING COMMENCEMENT 0837

Committee: Cllr J Williams Deputy Chairperson
Mayor A Goode,
Cllr P Lionetti
Cllr D Wolfe

Council Staff: Mr Peter Madigan
Mr Stan Goodman

2.0 APOLOGIES Cllr B Emery Chairperson
Cllr S Marshall

3.0 DISCLOSURES OF INTEREST
NIL.

Due to the absence of the Chairperson, the Deputy Chairperson, Cllr Williams proceeded.

4.0 MINUTES OF PREVIOUS MEETINGS

ADOPTED:

THAT the minutes of the meeting held on the 29th March 2006 be accepted as a true and correct record of that meeting.

5.0 FUNDING OF THE ALAC PROJECT

The Committee reviewed funding options for the proposed ALAC Upgrade. It was noted that the projections for the Cull Road subdivision were very conservative.

COMMITTEE RECOMMENDATION 1

THAT Council approve the following funding proposal for the ALAC upgrade:

External Grants	\$ 2,962,000
Loan Finance	4,780,000
Sale of surplus City Land	2,250,000
Land Development – Cull Road	1,975,000
Use of City Reserves	1,300,000
Cost control / application of surplus	<u>1,000,000</u>
Total	\$ 14,267,000

COMMITTEE RECOMMENDATION 2

THAT pursuant to Section 3.59 of the Local Government Act (1995), the City of Albany prepare a business plan for the subdivision and sale of lots 296,297,298,299,302,and 303 Wellington St, Centennial.

6.0 ITEMS FOR FUTURE DISCUSSION

6.1 RATING OF SHORT TERM ACCOMMODATION

Mr Goodman noted that subsequent to the Budget Review Meeting, and after reviewing advertised properties, City Rates Officers have created a list of some 65 properties including Bed and Breakfasts, Cottages, and other Short Stay Accommodation. They have also researched recent movement in valuations based on changes in status. The following are examples of changes:

1. Property ceased to be used for short stay

A97467	Previous Valuation	\$10,660
	New valuation	8,320
A106963	Previous Valuation	\$ 27,300
	New Valuation	8,756

2. Property now used for some short stay (minor)

A154158	Previous Valuation	\$9,776
	New valuation	12,792

Officers of the Valuer General (VG) will be in Albany in August/September to do a full revaluation of all GRV properties in Albany. The list of short stay accommodation has been given to the VG who has the right to inspect books and make a determination on an appropriate value for the property.

COMMITTEE RECOMMENDATION:

THAT the Committee endorse the action taken on short term accommodation facilities.

7.0 NEXT MEETING

The next meeting is proposed to be held in the Margaret Coates Boardroom on Wednesday 25th October 2006, commencing at 9:00am.

8.0 CLOSURE

There being no further business to discuss, the meeting closed at 9.32

ALAC REDEVELOPMENT FUNDING

July 2006

ALAC REDEVELOPMENT ESTIMATE – MARCH 06

New Building	7,630,000
External Works	1,150,000
Alterations - Existing building	1,005,000
Furniture & fittings	310,000
Albany Loading	1,090,000
Public Art	120,000
Escalation	890,000
Professional Fees	1,050,000
	13,245,000
Contingency	1,022,000
	14,267,000

ALAC REDEVELOPMENT PROPOSED FUNDING

Loans	4,780
Grants	2,962
Reserves	1,300
Surplus/Cost savings	1,000
Sale of land	2,250
Cull Road Development	1,975
	14,267

ALAC FUNDING-GRANTS

Lotteries Commission	328
Youth Sport & Rec	1,500
WA Government	500
Federal Government	634
	2,962

ALAC FUNDING- RESERVES

- ALAC Development Reserve 300
- AIRPORT RESERVE
(change of purpose) 1,000

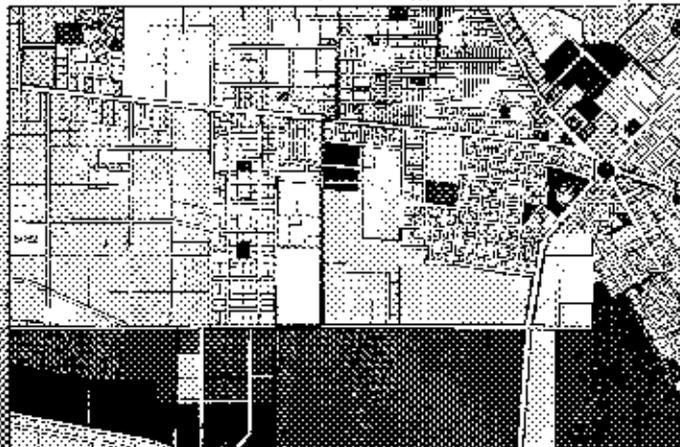
ALAC FUNDING- Surplus/Cost Savings

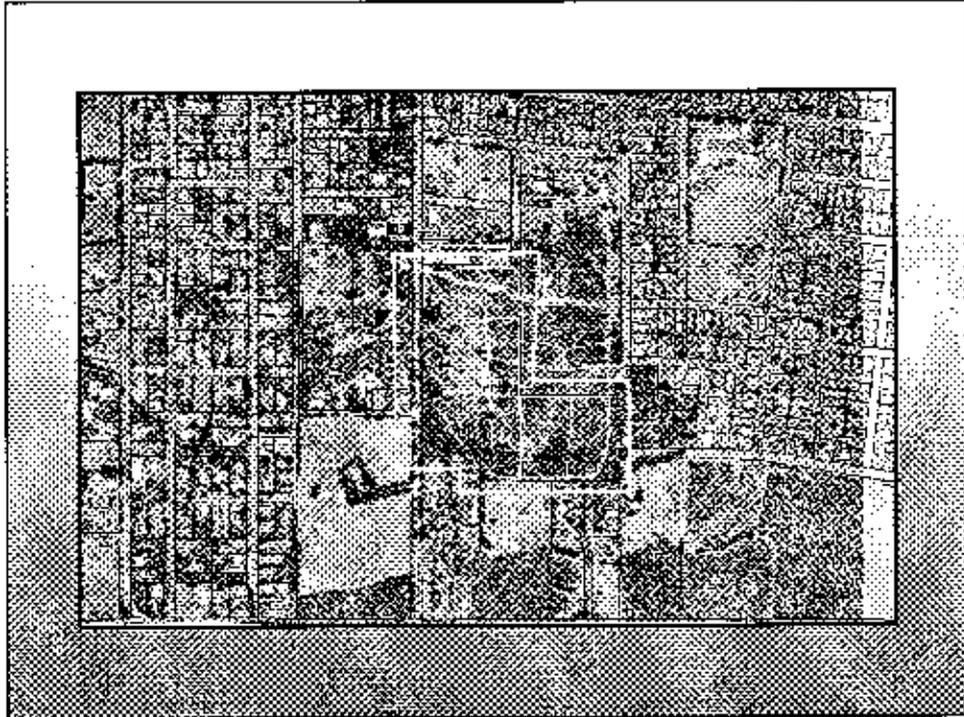
- 2006/07 Budget - \$ 170,000
- Surplus / Cost Savings \$ 830,000
06/07-08/09

ALAC FUNDING –Sale of Land

- York St \$ 1,250,000
– (above \$ 1 million contribution to Waterfront)
Total valuation - \$ 3.2 million
- Wellington St \$ 1,000,000 (6 blocks)
1500 offers - \$800,000 for 4 blocks

Cull Road Subdivision





ALAC FUNDING Cull Road Development

- 34-66 Cull Rd - 12 Hectares
- Zoned - Future urban
- Development assumptions
 - 80 blocks @ \$120,000 - \$60,000 block cost
 - Net profit (after GST) - \$ 2.8 million
- Assumed ALAC requirement - \$1.975m
- Required bridging finance - \$ 3.3 million

ALAC FUNDING Long Term Loans

- Loan 06/07 \$ 2.53 m
- Loan 07/08 2.25 m

City Loan Requirements (Base Case incl Cull Rd Project)

	Jun-07	Jun-08	Jun-09	Jun-10	Jun-11	Jun-12
Council Operations						
ALAC - Long Term	2,530	2,250				
Plant Replacement		200	500	500	200	500
Centennial Oval					877	1,035
Renegotiate / Interest only loans						
Roads - loan 16	3,788					
Roads - loan 21		1,578				
Roads - loan 22				1,500		
Renegotiate Admin Office Loans						
Loan 24%		7,500		1,500		
Loan 26%			1,500	1,500		
Proposed Loan Cull Rd	3,300	7,263	11,857	11,857	11,857	11,857
	9,896	3,624	700	4,800	1,877	1,835
Loan Balance	25,004	21,211	20,261	17,494	17,680	18,127
	84.3%	82.5%	73.0%	68.3%	63.4%	65.2%

Loan Proposal – Commonwealth Banking Corporation

- Commonwealth Bank have indicated
 1. All cases could be funded
 2. CBA offer a flexible variable rate facility
 - addl rate - .25 - .30%

ALAC FUNDING - CONCLUSION

- All cases can be funded
- Loan finance is available
- Worst case scenario (no land sales) would mean addl long term debt servicing \$415,000/year
- Best scenario - fully funded with \$2-3 million from Cull Rd for other purposes

NOTES

OF THE INFORMAL MEETING OF THE ALBANY ARTS ADVISORY COMMITTEE

Held at the Vancouver Arts Centre on Wednesday 12th July 2006, at 4.00pm

1. **PRESENT**

- S Codee
- J Crisp
- J Campbell
- R Mordy

Council Officers

- P Madigan – EDCCS
- T Butko – Arts Project Officer

2. **APOLOGIES**

- J Waterman
- G Waldeck

Due to lack of a quorum, no formal meeting was conducted, and general discussions were held on the items listed in the agenda.

3. **DISCLOSURE OF INTEREST**

Nil.

4. **BUSINESS ITEMS**

4.1 Art Prize Report -Annette Grant

Annette Grant attended the meeting at 4.00pm, and presented her report on the 2006 Albany Art Prize. (Copy attached). The following concerns were discussed:-

- Dedicated storage area at the VAC at least one week prior to the competition. The APO advised that such an area would be made available in the future.
- Age and size of some of the exhibits presented for display which were contrary to the conditions set out in the entry form. It was agreed that these works would continue to be displayed whenever there was room available, but such works would be ineligible for a prize.
- Inflated values on some works, which had a direct effect on insurance premiums. It was agreed to review insurance levels and set a maximum amount any work would be insured for by the City. This would be stipulated on the entry form and conditions of entry.

It was agreed the categories and other elements of the Art Prize would remain unchanged.

Those present unanimously congratulated Ms Grant on her efforts and the standard of the competition.

4.2 Request for loan of Paintings / Hotchin Bust for Touring Exhibition

A request had been received from G White, Curator, City of Bunbury Art Collection for the City to participate in an exhibition entitled 'Bequest', recognising the cultural legacy of Sir Claude Hotchin, through the loan of artworks from the City's collection, and the bust of Sir Claude Hotchin.

After discussion it was decided not to accept the invitation to take part in the exhibition for the following reasons:-

- Concerns at the extent of preparation for the exhibition;
- Insurance;
- Transportation of artworks; and
- Lack of funding support from Art on the Move towards the touring components.

4.3 Pilot Art Exhibition 2007 – Paper Paparazzi

A Davis, Co-ordinator of the Pilot Art Exhibition attended the meeting and presented her oral report on progress to date.

The selection panel consisting of David Walker, Andrew Markovs, Joan Campbell and Annette Davis had reviewed the proposals received to date, and had requested some proposals be more fully developed. Response and quality to date had been excellent. Final selection would take place towards the end of July.

The application to ArtsWA has been submitted.

There has been enthusiastic local support for the Japanese component, with particular reference to the Ports of Albany and Abaratsu(?) Synergetic Agreement adding further impetus to include this cultural element. A proposal is being submitted to the Albany Port Authority Board for support in principle to the concept.

4.5 APO Report (copy attached)

In addition to receiving the report, the following elements were also highlighted:

- 'Seat Yourself' display in the Off the Wall Gallery, depicting images of the process;
- 2007 Gallery Program is currently in the stages of preparation.

4.5 Children's Exhibition

It was reported the Children's Exhibition would be held in conjunction with the October School Holidays, with a possible partnership with the Department of Education, and linked to OBE principles.

The exhibition is being co-ordinated by Ilsa Bennion, and a detailed outline will be circulated when available.

8. OTHER BUSINESS

Nil.

9. MEETING CLOSED

5.05pm.

10. NEXT MEETING

9th August 2006

CITY OF ALBANY ART PRIZE 2006 REPORT

This year important changes were made to the categories, making them non-acquisitive and media based rather than subject. There was little confusion from entrants, however it was dear that because of the non-acquisitive nature of the prizes, many of the artworks that were entered did not comply with entry conditions. A fair number of works were clearly not painted within the past 12 months. Some had been seen in the exhibition in previous years and others were definitely older than one year (noted especially on those with the dates inscribed on the front beside the artist's name!). Had any of these been in contention for a prize they would have been made ineligible. Many entrants, wanting to win a prize but not wanting to sell their artwork, put unreasonably high prices on their work (one was priced at \$10,000!). This distorted the insurance value and caused many comments that reflected badly on the artists in question.

Notwithstanding these minor problems, more entries than ever before were received and more artworks were sold than ever before.

The larger number of paintings did not present a problem with display as had been feared, Six new display screens allowed the extras to be fitted in with ease.

Most sponsors elected to donate a small amount as support for the event but several dropped out altogether. One, Southern Regional Medical Group, which had been a minor sponsor in the past, chose to sponsor a category for \$500. This was a surprise, but greatly appreciated. Only 2 of the sponsors elected to take advantage of the lower- price offer on sales.

Visitor numbers were slightly down this year because less school students are brought to the exhibition. This is because of the rigmarole schools have to go through with risk management, insurance etc. There were 2, 874 visitors including about 180 students.

Again, more than 60 volunteers assisted with unpacking, installation, exhibition supervision and repacking.

During the past couple of years I have had serious concerns regarding the security and safety of entries taken in at the Vancouver Arts Centre. They have been crowded into offices that were rarely locked and easily accessed by anyone coming into the Centre. Because both staff take their lunch breaks at the same time, some artists who brought entries in during the week were not able to leave them and had to return later. I would hope this matter will be resolved in 2007.

My recommendation is that the rules of the competition and the nature of the prizes be left as they are for 2007 and that a review is undertaken after that.

Annette Grant
Coordinator

Arts Project Officer Report

AAAC meeting 12th July 2006

EXHIBITIONS

OFF THE WALL GALLERY

The Centre has been in the process of transporting the gallery to and from the Centre for maintenance. The gallery will be back in operation next week.

MAIN GALLERY

Brumby Roundup – Group Exhibition

Come along to the Official Opening Friday 7th @ 6.30pm ALL WELCOME. The exhibition will be showing until Sunday 16th July. 10% of all sales from this exhibition will be donated to the Mt Barker Riding for Disabled. View some wonderful works and support this worthy cause. The artists represented are all members of the Plantagenet Pottery Group. 'Brumby Roundup' shows the horseflesh that has trotted from their kiln - quirky, long legged, sweaty, delightful horse characters. Don't miss it.

Lower Great Southern Noongar Artist Exhibition

A VAC project that assists Indigenous Australian artists in and around Albany through the provision of opportunity. (See program for further details)

'Seat Yourself' Community Arts Project

The mosaic seats are finally in place at St Emily Way (opposite the ABC, near Jo Jo's Pizza).

VACzine

We have created a partnership with Albany Advertiser to take on the printing side of the project. The magazine will come out monthly and will begin next year. The Advertiser is currently researching advertising opportunities.

WORKSHOP SERIES

Coming up in August: Mandalas with Rosemary Toole

CHILDREN'S PROGRAMS

VAC PAC– SCHOOL HOLIDAY PROGRAM

Monday 17th - Friday 21st July

Vancouver Arts School Holiday Program Sponsored by Healthway 'Act, Belong, Commit'.

Each Vancouver Arts School Holiday Program aims to provide opportunities for children to be involved with the arts in interesting and enjoyable ways, and to gain artistic skills from a wide range of people from the local community, including professional practicing artists, crafts people, hobbyists, musicians, poets and other inspiring individuals.

This program introduces a program that includes toddlers. The VAC PAC program was booked within weeks of the program being available. Congratulations goes to Tanja for putting this new interesting program together.

COMING UP

Recipe For Jam

R4J Auditions for this year's FREE ten-day music residential will be held in late August. 12 spaces are up for grabs for eager, talented, emerging Musicians aged 18 to 35 from Albany and surrounding communities. The residency will run in October and has a high focus on music professional development. You must audition to be part of this residential so watch this space for more information, or register your interest with the VAC today.

Sprung Writers Festival - Friday 15th to Sunday 17th September

In-house - Artist Supporting Artists Exhibition and Auction

This year's In-house Exhibition and Auction will be held from Friday 1st until Saturday 9th December. If you are interested in exhibiting register your interest with the VAC today.

2006 Gallery Program

NAME OF EXHIBITION	INSTALL	EXHIBITION	DISMANTLE	CONTACT	PHONE	TYPE
GALLERY CLOSED 1st - 8th Jan						
Gallery Free 35 Days		9th Jan - 12th Feb				
Positive and Negative	16th Feb	18th - 24th Feb	24th - 26th Feb	AusAID Meghann Dengate	02) 9212 4335	AusAID
Year 12 Perspectives	Arrive 27th Feb	2nd - 26th March		AOTM	9227 7505	AOTM
Gallery Free 14 Days		29th March - 4th April				
Emergo' Music Workshop		5th April		Trina Butko	9841 9265	VAC
Bronz Brown	12th April	13th - 20th April		Bronz Brown	9845 1424	Local
Ripening		26th April - 1st May	22nd Jan	Anna Anderson	9842 5512	Local
Forever and Easy	Arrive 1st May	4th - 25th May	Depart 29th May	AOTM	9227 7505	AOTM
Imprints		11th - 30th June		Trina Butko	9841 9265	VAC
Pottery Exhibition Horse Theme	Install 6th July	7th - 16th July		Linda Morrison	9853 1182	Local
Local Noongar Exhibition	Install 20th July	21st July - 6th Aug		GSDC/VAC		
Configured	Arrive 7th Aug	11th - 29th Aug	Dep 4th Sep	AOTM	9227 7505	AOTM
Albany Pottery Group		1st - 13th Sep		Jean Makin	9845 3226	Local
SPRUNG		15th - 17th Sep		Deborah Rice	0427 481 812	VAC
FREE 15 Days		18th Sep - 2nd Oct				
VAC Children's Competition		3rd - 31st Oct		Rachel Mordy / VAC		VAC
Nat Geo Photography TBC		1st - 24th Nov				
VAC 9x5 Exhibition	Install 27th Nov	1st - 9th Dec		Trina Butko	9841 9265	VAC
ECU Final Show	10th Dec	11 - 24 Dec	24th Dec	Beith Kirkland	9892 8764	Local

MINUTES

[Agenda Item 12.7.3 refers]
[Bulletin Item 1.2.4 refers]

CITY OF ALBANY COMMUNITY FINANCIAL ASSISTANCE COMMITTEE MEETING

Friday 21st July 2006 @ 3.30pm
City of Albany Council Chambers, North Road, Yakamia

1.0 MEETING COMMENCED

2.0 ATTENDANCE

Committee: Cllr M Evans
Cllr D Wolfe
Cllr J Williams

Officers: P Madigan – EDCCS
S Smith – PA/EDCCS

Apologies: Cllr B Emery
Cllr S Marshall

Members of the Public: Approx 20

3.0 OPEN FORUM

- * R de Jong addressed the Committee and spoke in support of the City Band's three applications.
- * M Cameron addressed the Committee and spoke in support of the Youth Care's application towards chaplains in the schools.
- * F Crowley addressed the Committee and spoke in support of the Great Southern Display Committee application for the Perth Royal Show display.
- * I Howard addressed the Committee and spoke in support of the Centre of Regional Innovation's and Enterprise application to develop a knowledge based industry for Albany.
- * D White addressed the Committee and spoke in support of the Great Southern Wine Producer's application in relation to the 5 Vintage of Shiraz.
- * S Puizey addressed the Committee and spoke in support of the Christian Family Church's application for the Community Care Project.
- * B Thornton addressed the Committee and spoke in support of the Princess Royal Sailing Club's application, providing a history of the Jetties.
- * P Terry addressed the Committee and spoke in support of the Princess Royal Sailing's Club from a financial view point.

THAT open forum be extended.

- * K James addressed the Committee and spoke in support of the Tai Chi Society's application for a rate rebate.
- * J Corson addressed the Committee and spoke in support of the Bornholm Tennis Club's application to resurface the courts.
- * C Tomlinson addressed the Committee and spoke in support of the Lions Community Care's application for a respite care facility.
- * P Sundstrom addressed the Committee and spoke in support of the Lions Community Care's application from a Carers view point.
- * G Simmons addressed the Committee and spoke in support of the Agricultural Society's application to reclad Centennial Oval Hall.

* J Elliott addressed the Committee and spoke in support of the Albany Pony Club's application.

* J Beaton addressed the Committee and spoke in support of the Albany Surf Life Saving Club's applications to fund an emergency gaiter vehicle and to supplement funds for the feasibility study.

* J Kostas addressed the Committee and spoke in support of the Albany Youth Care's application to establish an open access youth art studio.

* D Henderson addressed the Committee and spoke in support of the South Coast Country Music Club's application for upgrade the power at the facility.

4.0 DECLARATION OF INTEREST

Councillor M Evans declared an impartiality interest in the City of Albany Band application. The nature of his interest is that he is a patron of the Band.

Councillor M Evans declared an impartiality interest in the Albany Sinfonia application. The nature of his interest is that his wife is a member of the Sinfonia.

Executive Director Corporate & Community Services, P Madigan declared an interest in the King River Horse and Pony Club's application. The nature of his interest is that he is President of the Club.

5.0 ITEMS OF DISCUSSION

5.1 Community Financial Assistance Fund

Applications for financial assistance under Round 1 closed on 31st May 2006, and a schedule of applications received, requested funding and recommendations is attached for Committee consideration.

In financial terms, the amount available for distribution in total is \$246,700 as follows:-

Budget Allocation	\$302,000
Youth Crisis Services	\$ 20,000
Less proposed rate rebates	\$ 75,300
Available for distribution	\$246,700

Distribution of Funds:

	Round 1	Round 2	Total
Community Facilities – 50%	75,300	37,650	112,950
Community Services – 30%	45,600	22,650	68,250
Economic Development – 10%	15,200	7,550	22,750
Emergency Services – 10%	15,200	7,550	22,750
Youth Crisis Services	13,340	6,660	20,000
Totals	\$164,640	\$82,060	\$246,700

RECOMMENDATION

For Committee consideration.

COMMUNITY SERVICES AND OTHER PURPOSE GRANTS

MOVED: Cllr Williams SECONDED: Cllr Evans

Albany Collectors Club – application declined.

CARRIED 3-0

MOVED: Cllr Evans SECONDED: Cllr Wolfe

Albany Fine Music Society – \$2,500 approved.

CARRIED 3-0

<p>MOVED: Cllr Evans SECONDED: Cllr Williams Albany Porcelain Art Camp - \$2,000 approved.</p>	<p>CARRIED 3-0</p>
<p><i>Cllr Evans declared an impartiality interest in this item.</i> MOVED: Cllr Williams SECONDED: Cllr Wolfe Albany Sinfonia Inc - \$1,000 approved.</p>	<p>CARRIED 3-0</p>
<p>MOVED: Cllr Wolfe SECONDED: Cllr Evans Albany TPI Group - \$500 approved.</p>	<p>CARRIED 3-0</p>
<p>MOVED: Cllr Williams SECONDED: Cllr Evans Albany Youth Support Association – application declined.</p>	<p>CARRIED 3-0</p>
<p>MOVED: Cllr Evans SECONDED: Cllr Williams Christian Family Church Inc. - \$2,500 approved.</p>	<p>CARRIED 3-0</p>
<p><i>Cllr Evans declared an impartiality interest in this item.</i> MOVED: Cllr Evans SECONDED: Cllr Wolfe City of Albany Band Inc. - \$1,175 approved.</p>	<p>CARRIED 3-0</p>
<p><i>Cllr Evans declared an impartiality interest in this item.</i> MOVED: Cllr Wolfe SECONDED: Cllr Williams City of Albany Band Inc. - \$2,000 approved.</p>	<p>CARRIED 3-0</p>
<p><i>Cllr Evans declared an impartiality interest in this item.</i> MOVED: Cllr Williams SECONDED: Cllr Evans City of Albany Band Inc - \$4,000 approved.</p>	<p>CARRIED 3-0</p>
<p>MOVED: Cllr Evans SECONDED: Cllr Wolfe Constable Care Child Safety Foundation Inc - \$1,320 approved.</p>	<p>CARRIED 3-0</p>
<p>MOVED: Cllr Williams SECONDED: Cllr Evans Epilepsy Association of WA - \$1,000 approved.</p>	<p>CARRIED 3-0</p>
<p>MOVED: Cllr Wolfe SECONDED: Cllr Evans Great Southern District Display Committee. \$1,500 approved.</p>	<p>CARRIED 3-0</p>
<p>MOVED: Cllr Wolfe SECONDED: Cllr Evans Keep Albany Beautiful Inc. – Application declined.</p>	<p>CARRIED 3-0</p>
<p>MOVED: Cllr Evans SECONDED: Cllr Williams Lower Great Southern Community Living Association - \$2,500 approved.</p>	<p>CARRIED 3-0</p>
<p>MOVED: Cllr Williams SECONDED: Cllr Wolfe Mens Resource Centre - \$3,000 approved.</p>	<p>CARRIED 3-0</p>

MOVED: Cllr Evans	SECONDED: Cllr Wolfe	
Navy League of Australia - \$1,545 approved.		CARRIED 3-0
MOVED: Cllr Williams	SECONDED: Cllr Wolfe	
Neighbourhood Watch – Albany - \$1,000 approved.		CARRIED 3-0
MOVED: Cllr Evans	SECONDED: Cllr Wolfe	
Wellstead Historical & Heritage Committee - \$425 approved.		CARRIED 3-0
MOVED: Cllr Wolfe	SECONDED: Cllr Evans	
Wellstead Primary School P&C Association - \$1,677 approved.		CARRIED 3-0
MOVED: Cllr Evans	SECONDED: Cllr Wolfe	
Youthcare Albany (ASHS) - \$7,000 approved.		
Youthcare Albany (NASHS) - \$7,000 approved.		CARRIED 3-0
COMMUNITY FACILITIES GRANT		
MOVED: Cllr Wolfe	SECONDED: Cllr Williams	
Albany Agricultural Society Inc. – application declined.		CARRIED 3-0
MOVED: Cllr Evans	SECONDED: Cllr Williams	
Albany Eastern Hinterland Inc / Wellstead Progress Association - \$9,890 approved.		CARRIED 3-0
MOVED: Cllr Williams	SECONDED: Evans	
Albany Horsemen's Association - \$5,883 approved.		CARRIED 3-0
MOVED : Cllr Evans	SECONDED: Cllr Williams	
Albany Pony Club – Fencing - \$1,268 approved.		CARRIED 3-0
MOVED: Cllr Evans	SECONDED: Cllr Wolfe	
Albany Pony Club – Shed – application declined.		CARRIED 3-0
MOVED: Cllr Evans	SECONDED: Cllr Williams	
Albany Surf Life Saving Club - \$2,000 approved.		CARRIED 3-0
MOVED: Cllr Wolfe	SECONDED: Cllr Williams	
Bornholm Tennis Club - \$10,000 approved.		CARRIED 3-0
<i>Executive Director Corporate & Community Services declared an impartiality interest in this item.</i>		
MOVED: Cllr Evans	SECONDED: Cllr Williams	
King River Horse & Pony Club - \$7,183 approved.		CARRIED 3-0
MOVED: Cllr Evans	SECONDED: Cllr Williams	
Lower Great Southern Community Living Association - \$10,000 approved.		CARRIED 3-0

MOVED: Cllr Wolfe SECONDED: Cllr Evans
Lower Kalgan Progress Association Inc. – application declined.

CARRIED 3-0

MOVED: Cllr Williams SECONDED: Cllr Evans
The UWA Perth International Arts Festival - \$8,500 approved.

WITHDRAWN 3-0

MOVED: Cllr Evans SECONDED: Cllr Williams
The UWA Perth International Arts Festival – that this application be referred to the second round considerations.

CARRIED 3-0

MAJOR FORWARD PLANNING GRANT

MOVED: Cllr Williams SECONDED: Cllr Wolfe
Albany Light Opera Theatre Co – THAT Council support this application.
Princess Royal Sailing Club – THAT Council not support this application.
Senior Citizens Centre of Meals on Wheels – THAT Council not support this application and request / investigate further options over the next 12 months in conjunction with the applicant.

CARRIED 3-0

RATES REBATES

MOVED: Cllr Evans SECONDED: Cllr Williams

THAT the 2006/07 rates rebate as listed be approved and the Committee undertake a review of the rates rebate criteria for the 2007/08 financial year.

Albany & District Trotting Club	\$ 4,037
Albany Athletics Group	\$ 1,173
Albany BMX Club	\$ 493
Albany Boating & Offshore Fishing Club	\$ 493
Albany Bowling Club	\$ 2,455
Albany Bridge Club Inc	\$ 1,473
Albany Club Inc (1932)	\$ 3,273
Albany Girl Guides Assn	\$ 682
Albany Golf Club	\$ 12,546
Albany Italian Club	\$ 1,091
Albany Light Opera Company	\$ 1,503
Albany Maritime Foundation	\$ 3,688
Albany Play Group Incorporated	\$ 493
Albany Racing Club Inc.	\$ 1,735
Albany Sea Rescue Squad	\$ 1,191
Albany Soccer Federation	\$ 1,255
Albany Speedway Club	\$ 936
Albany Sprint Kart Club	\$ 493
Albany Volunteer Fire Brigade	\$ 493
Albany Womens' Institute	\$ 851
City Of Albany Band Inc	\$ 818
Emu Point Sporting Club	\$ 2,946
Jaycees Whaleworld	\$ 3,744
Lawley Park Tennis Club	\$ 736
Merrifield Park Tennis Club	\$ 493
Middleton Beach Bowling Club	\$ 4,255
North Albany Football Club	\$ 2,727

Railways Football Club	\$ 2,291
Riverview Golf Club	\$ 2,951
Royals Football Club	\$ 2,537
Scout Assoc Of WA	\$ 600
South Coast Country Music Club Inc	\$ 493
Spectrum theatre inc.	\$ 539
Stirling club inc.	\$ 6,240
TS Vancouver Naval Cadets	\$ 1,091
Taoist Tai Chi Society	\$ 2,479
TOTAL	\$ 75,294

CARRIED 3-0

**5.2 Community Financial Assistance Program
Review of Council Policy & Guidelines and Application Form**

The Council Policy in relation to the Community Financial Assistance Program has been revised, primarily to give effect to the changes in the administration of the program and to change the date of closure of the major grant program to enable approved funding requests to be funded in the subsequent financial year.

The Guidelines and Application Form has similarly been revised to more closely reflect the Council Policy.

Both documents are attached to the Agenda.

RECOMMENDATION

THAT the revised Council Policy in relation to the Community Financial Assistance Program and the associated Guidelines be adopted.

MOVED: Cllr Evans

SECONDED: Cllr Wolfe

THAT the revised Council Policy in relation to the Community Financial Assistance Program and the associated Guidelines be adopted.

CARRIED 3-0

6.0 CLOSURE

There being no further business to discuss the meeting closed at 5.03pm.

Agenda Item Attachments

WORKS & SERVICES SECTION

MINUTES

MINUTES OF THE MEETING OF THE STREETScape COMMITTEE MEETING HELD AT THE NORTH ROAD CHAMBERS ON 20TH JULY 2006 AT 7:30 AM

1.0 PRESENT

Committee Members	Cr Jan Waterman (Chairman) Cr Dennis Wellington Cr John Walker Cr Merryn Bojcun (arrived 7.45am)
Executive support	Les Hewer, Executive Director Works & Services Stephen Deering, Landscape Architect / Reserves Officer Fran Buswell, PAEDWS (Minutes)
Invited Guest Speaker:	Sally Malone

2.0 APOLOGIES

Cr Paul Lionetti

3.0 MEETING OPENED

The meeting was declared open at 8.00am.

4.0 DISCLOSURE OF INTEREST

Nil

5.0 CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

THAT the minutes of the Streetscape Committee meeting held on Thursday 18th May 2006 be confirmed as true and accurate.

MOVED: COUNCILLOR WALKER
SECONDED: COUNCILLOR WELLINGTON

THAT the minutes of the Streetscape Committee meeting held on Thursday 18th May 2006 be confirmed as true and accurate.

CARRIED 4 / 0

6.0 CORRESPONDENCE

Nil

7.0 BUSINESS ARISING FROM PREVIOUS MINUTES

7.1 York Street Planter Boxes.

Stephen Deering presented an overall concept drawing showing planter box layout. Refer to General Business for incorporation into manual/kit.

7.2 Chester Pass Roundabout – Stage 2

Invited Guest – Sally Malone (arrived 7.55am)

Councillor Walker reported that the 1st Stage of the roundabout had met with overall approval for a great job.

Sally reported that Stage 2 would incorporate the islands on the exit roads. However, there were some safety concerns regarding pedestrian crossing and these issues could be looked at with Main Roads.

Sally also suggested:

- That the islands need to be of a simple design and low planting
- Pruning of lower tree branches for better visibility

In regards the main roundabout it was suggested that there were several alternatives in regards the centre planting:

- Pine trees added height to the centre and could be left
- Take the pine trees out and plant an alternative
- Inter plant a local species (i.e. red flowering gum) and remove pine trees when the local species has grown sufficiently.

Regarding the art work for the centre roundabout the consensus was not to have art work but to look at incorporating art pieces around Albany that followed through with the Wind, Water, Air theme.

ACTION:

- **Sally Malone to present a brief on centre design and islands.**
- **EDWS would approach Parks & Reserves staff for suggestions on suitable trees for the centre of the roundabout.**

8.0 GENERAL BUSINESS

8.1 Streetscape Design Manual

Stephen Deering submitted an overall elevation drawing detailing several design concepts for Streetscape furniture to be included in the design manual, these included:

- Bus shelters (incorporating designs that are sensitive to the heritage shelters already in and around Albany)
- Litter bins (similar to the designs recently installed in York Street)
- Planter boxes
- Bollards
- Bike racks (that serve a dual purpose of a bollard)

ACTION:

Stephen Deering to bring to the next Streetscape meeting a kit showing the various designs.

8.2 Café Alfresco Areas

Councillor Waterman voiced her concerns as to pedestrian safety regarding the proposal for the alfresco area outside Sails and the subsequent crossing of the roundabout at the top of York Street.

ACTION:

- **Further discussion required on this subject.**

8.3 Graffiti

Councillor Waterman was concerned with the increase in the graffiti around Albany. Councillor Bojcun reported that the owners of any property vandalised needed to notify the Police, they would issue a Incident Report Number and they would take pictures of the graffiti tags (signatures) and follow through with prosecution if the offenders were apprehended. Councillor Waterman suggested that Council look at producing a Policy on this issue.

ACTION:

- **EDWS to look at producing a Policy document in regards graffiti and the Councils responsibilities.**

8.4 Keep Albany Beautiful

Councillor Walker discussed concerns regarding KAB, the present Committee handle quite a few projects that are possibly not under the banner of Keep Albany Beautiful. Suggestions were made to take off KAB some of those projects and to assign them back to Council for a project officer to run with. Leaving KAB to concentrate on more of the Tidy Town issues, such as litter drives also the "Best Kept Street" and "Garden" awards.

ACTION:

- **Recommendation required from Council to take back some of the KAB projects that are currently funded by Council.**

9.0 NEXT MEETING

Thursday 21st September 2006 at 7.30am.

10.0 MEETING CLOSED

The meeting was declared closed at 8.40am.



MINUTES ALBANY AIRPORT ADVISORY COMMITTEE

COMMITTEE MEETING HELD AT THE ALBANY AIRPORT 1 JUNE 2006 AT 8.30 AM

1. PRESENT

Steve Marshall, Councillor
Ian Neil, Manager City Services
Cyril Ecob, Albany Airport
Jason Waller, Wing Commander RAAF
Bevan Johnson, Skywest
Graham McLure, Skywest
Tanya Catherall, Minute Taker

2. APOLOGIES

Ralph Burnett, Airport User

3. MEETING OPENED

Councillor Steve Marshall declared the meeting open at 8.35am and welcomed all the representatives and thanked them for their attendance.

4. CONFIRMATION OF PREVIOUS MINUTES

Recommendation:

That the minutes of the Albany Airport Advisory Committee meeting held on 15 September 2003 be confirmed as true and accurate.

Moved: Ian Neil
Seconded: Jason Waller
Carried: 6 / 0

5. CORRESPONDENCE

Nil.

6. BUSINESS ARISING FROM PREVIOUS MINUTES

Jason Waller, Wing Commander RAAF advised that the Instrument Landing System (ILS) is a major reason to hold RAAF activities at the Albany Airport. The implementation of flying using GPS has not yet been adopted as it could possibly be five years before completely functional; therefore the use of ILS is still incorporated in RAAF pilot training.

7. GENERAL BUSINESS

7.1 Role of the Airport Advisory Committee

The role of the Airport Advisory Committee is to provide a forum for key Airport users to discuss general business. Council will continue to manage the Airport and its finances.

It is anticipated that this committee will meet on a six monthly basis.

7.2 Regional Airport Security Requirements

Ian Neil, Manager City Services outlined the new security measures that have been implemented at the Airport with funds provided by the Commonwealth Governments 'Securing Our Regional Skies' package.

7.3 Review of Landing Fees

The City is currently reviewing the landing fees structure in place for Airport users, with a view to removing the charge for light general aviation aircraft.

7.4 Airport Terminal Upgrade

The City is developing plans to upgrade the Airport terminal. The new 'Amazing Albany' brand will be badged on the airside of the terminal welcoming passengers to Albany.

7.5 Instrument Landing System (ILS)

The City is investigating the benefits of the Instrument Landing System (ILS) to Albany. Maintenance of the ILS costs the City \$130,000 per year.

RAAF and Skywest both use the Albany Airport to train pilots because of the ILS. The ILS provides pilots a precise guidance system when approaching the runway. In addition the ILS features in fuel planning for flights to Albany as they carry less fuel because aircraft have greater ability to land.

RAAF would consider using different Airports for pilot training if the ILS were removed.

Skywest will provide the City of Albany with statistical data on the benefits to RPT flights into Albany since the installation of the ILS.

7.6 Future Planning – Airport Master Plan

The Airport Master Plan will be reviewed and submitted to Council.

All major items of capital expenditure will be received and associated transfer to reserves budgeted for. Capital expenditure items include the upgrade of the Airport terminal and resurfacing of the runway.

8. OTHER BUSINESS

8.1 Fire Services Shed

The Fire Services Shed at the Airport will become vacant in the near future and was offered to the RAAF for use. RAAF will inspect and advise the City of a decision.

8.2 RAAF - Hangar Space

The RAAF would be interested in additional hangar space at the Airport if it were to become available in the future.

8.3 RAAF – Expression of Gratitude

Jason Waller, Wing Commander RAAF expressed his gratitude to Cyril Ecob, Airport Manager for the professional service provided to the RAAF.

9. MEETING CLOSED

The meeting was declared closed at 10.30am.

10. NEXT MEETING

To be advised, November/December 2006.

General Report Items

DEVELOPMENT SERVICES SECTION

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – July 2006
Date : 1 August 2006

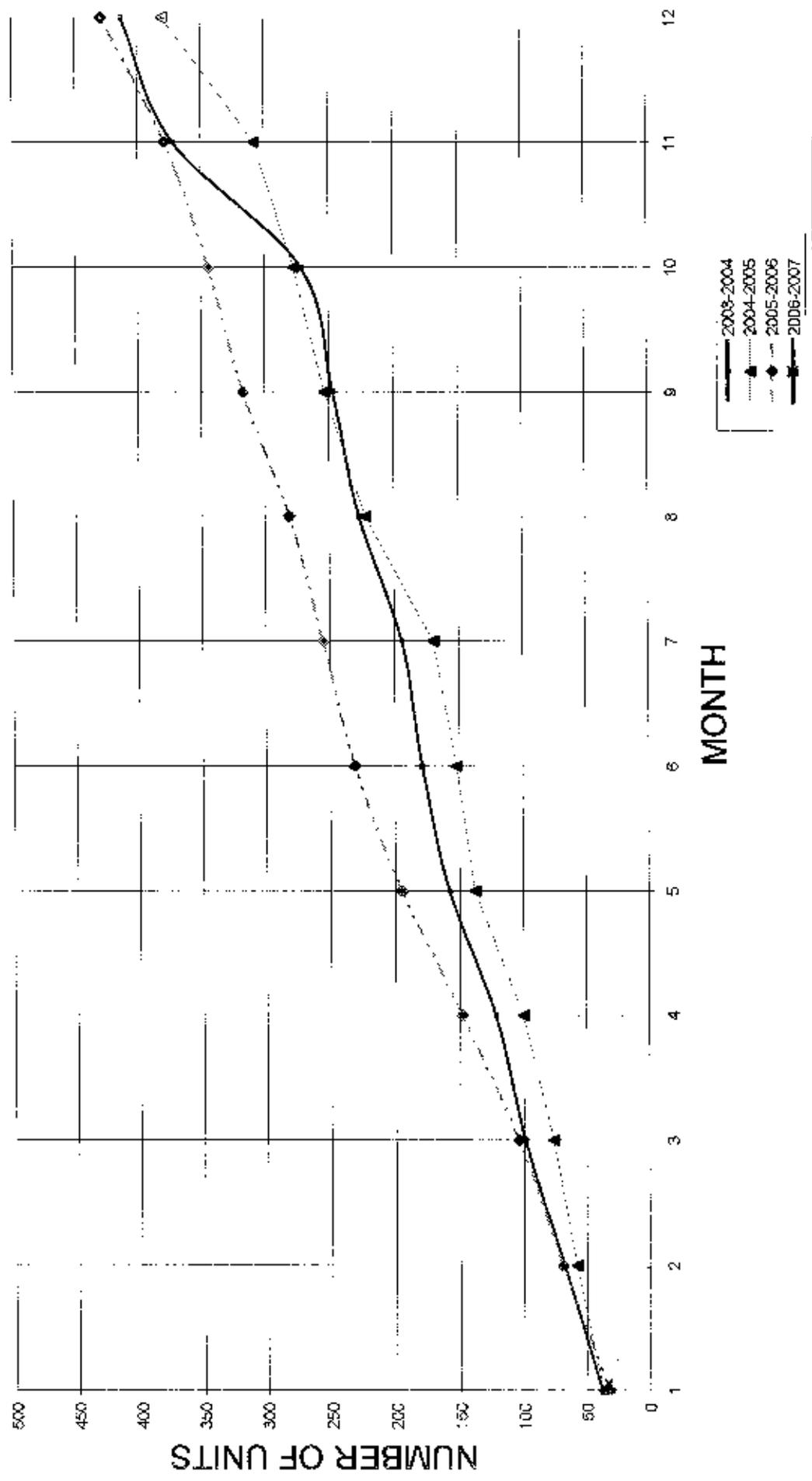
1. In August 2006, one hundred and twenty two (122) building licences were issued for building activity worth \$9 390 972, five (5) demolition licences and four (4) sign licences.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for July 2003, the 1st month of activity in the City of Albany for the financial year 2006/2007.



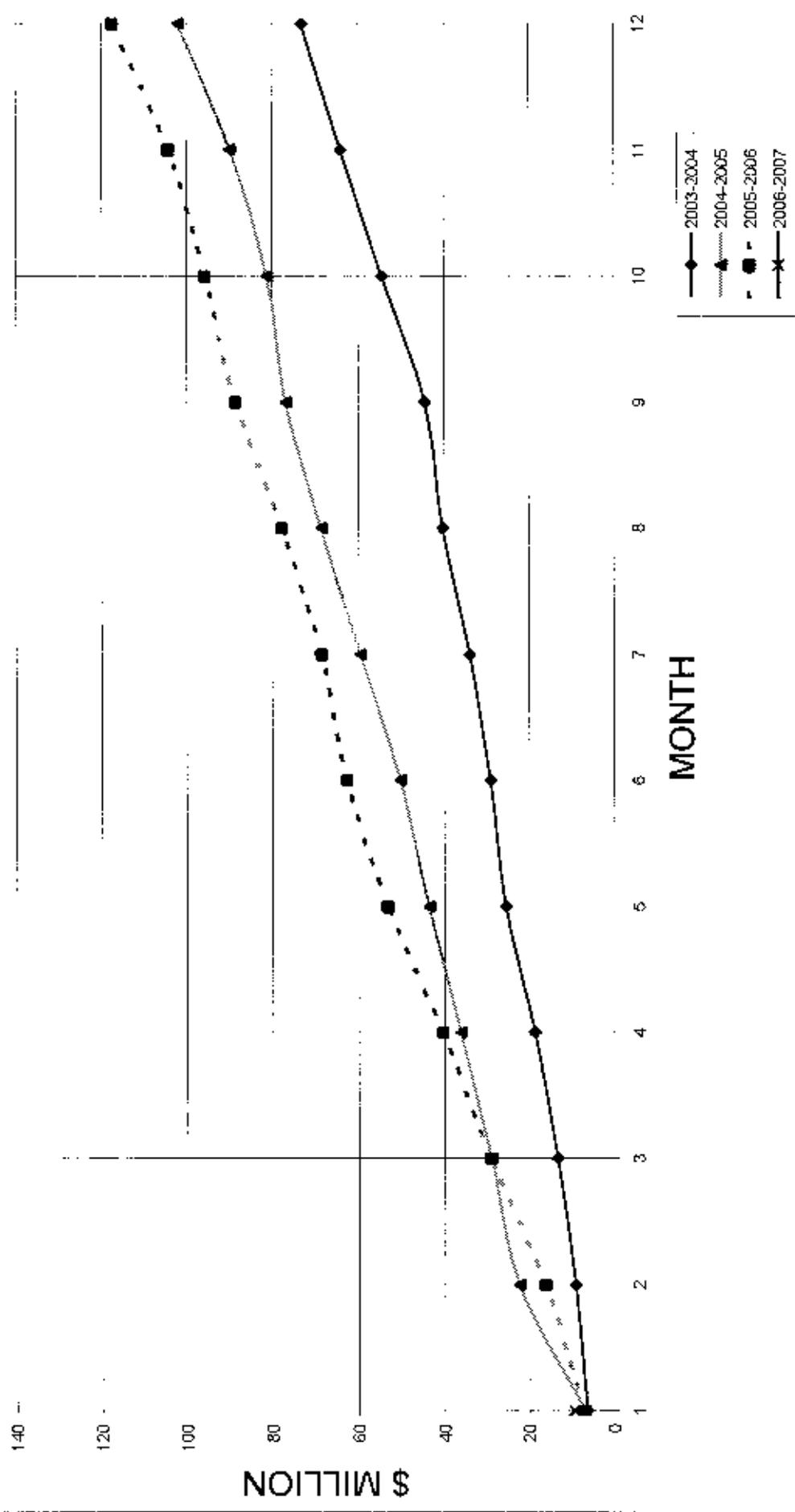
Olia Hewer

Administration Officer – Development

DWELLING UNITS



BUILDING ACTIVITY \$M Value



CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2006-2007

2005	SINGLE DWELLING		GROUP DWELLING		DOMESTIC/ OUTBUILDINGS DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE			
	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value				
JULY	26	5,476,351	9	1,232,866	35	44	441,808	30	438,327	2	150,000	1	280,000	7	1,109,410	12	252,210	9,390,972
AUGUST																		0
SEPTEMBER																		0
OCTOBER																		0
NOVEMBER																		0
DECEMBER																		0
2006																		0
JANUARY																		0
FEBRUARY																		0
MARCH																		0
APRIL																		0
MAY																		0
JUNE																		0
TOTALS TO DATE	26	5,476,351	9	1,232,866	35	44	441,808	30	438,327	0	150,000	1	290,000	7	1,109,410	12	252,210	9,390,972

BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for July 2006

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260631	MA BOCCAMAZZO	Owners Name & Address not shown at their request	OFFICE FIT OUT AND SHOP FRONT	181	Location ATL 1017 Lot 302	STIRLING TERRACE	ALBANY
260751	GG LITTLE	D KINNEAR & D THORNTON & C SMITH	COMMERCIAL SHED	234-238	Location ATS 48 Lot 14	STIRLING TERRACE	ALBANY
260780	ALBANY DEMOLITION	Owners Name & Address not shown at their request	DEMOLITION OUTBUILDING	244-248	Location TS108 Lot 18 1	YORK STREET	ALBANY
260810	OWNER BUILDER	TL & JM POPE	RETAINING WALL	16	Location ASL 131 Lot 21	FINLAY STREET	ALBANY
260812	ALBANY INDUSTRIAL SERVICES	Owners Name & Address not shown at their request	RETAINING WALL	9-11	Location ALB TOWN Lot	CLIFF STREET	ALBANY
260880	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	187	Location ASL 121 Lot 65	SERPENTINE ROAD	ALBANY
260538	DAVID PLAISTOWE	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	35	Location 1196 Lot 186	YATANA ROAD	BAYONET HEAD
260872	KOSTERS STEEL CONSTRUCTION	JP COX	SHED	3	Location 371 Lot 41	YOKANUP ROAD	BAYONET HEAD
260880	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	36	Location 282 Lot 170	MEANANGER CRESCENT	BAYONET HEAD
260922	KOSTERS STEEL CONSTRUCTION	M & MR ROBERTS	PATIO	3	Location 1196 Lot 170	TAYLOR STREET	BAYONET HEAD
260774	OWNER BUILDER	Owners Name & Address not shown at their request	UNAPPROVED STRUCTURE DWELLING ADDITIONS	35	Location 108 Lot 11	PANORAMA ROAD	BIG GROVE
260779	IRONMONGER BUILDING COMPANY	Owners Name & Address not shown at their request	VERANDAH FOR OFFICE AND INTERNAL RENOVATIONS	93	Location SL129 Lot 33	COCKBURN ROAD	CENTENNIAL PARK
260803	KOSTERS STEEL CONSTRUCTION	Owners Name & Address not shown at their request	STORAGE SHED AND OFFICE	46	Location ASL 02 Lot 122	SANFORD ROAD	CENTENNIAL PARK
260806	LAWSON PROJECTS PTY LTD	Owners Name & Address not shown at their request	DEMOLITION WORKS	70-88	Location ALB TOWN Lot 1274	ALBANY HIGHWAY	CENTENNIAL PARK
260860	LAWSON PROJECTS PTY LTD	Owners Name & Address not shown at their request	SHOP FIT OUT DOME	70-88	Location ALB TOWN Lot 1274	ALBANY HIGHWAY	CENTENNIAL PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260811	SIGNCRAFT	Owners Name & Address not shown at their request	SIGN BEST AND LESS	70-88	Location ALB TOWN Lot 1274	ALBANY HIGHWAY	CENTENNIAL PARK
260817	METROOF ALBANY	Owners Name & Address not shown at their request	PATIO	30-48	Lot 43	PIONEER ROAD	CENTENNIAL PARK
260829	ALBANY SIGNS	Owners Name & Address not shown at their request	FASCIA SIGN X 4	294-296	Location SL66/67 Lot 5	MIDDLETON ROAD	CENTENNIAL PARK
260849	COCKLES PTY LTD	COCKLES PTY LTD	PYLON SIGN X 1 DOG ROCK SHOPPING CENTRE	302-324	Location ASL 65/66 Lot 200	MIDDLETON ROAD	CENTENNIAL PARK
260852	CHESTERS CONSTRUCTIONS	CHURCH OF THE FOURSQUARE GOSPEL IN AUSTR	SHED	45-47	Location 8/9/10 Lot 52	PIONEER ROAD	CENTENNIAL PARK
260918	KOSTERS STEEL CONSTRUCTION	BS PANNETT	SHED	41	Location 43 Lot 187	LOWER KING ROAD	COLLINGWOOD HEIGHTS
260922	RJ TWEDDLE	CR & RK WESTCOTT	SHED CONVERSION TO DWELLING	425	Location 536 Lot 4	ELLEKER-GRASMERE ROAD	ELLEKER
260920	KOSTERS STEEL CONSTRUCTION	MR & C DONOHOE	PATIO	432	Location 536 Lot 10	ELLEKER-GRASMERE ROAD	ELLEKER
260679	B MALATZKY	D BINNING	DWELLING GARAGE AND VERANDAH	87	Location 233 Lot 111 B	CULL ROAD	GLEDHOW
260809	WALSON (WA) PTY LTD	Owners Name & Address not shown at their request	SHED	34	Location GLEDHOW Lot B	SYDNEY STREET	GLEDHOW
260882	MD PHILIP	GREAT SOUTHERN GRAMMAR INC.	EXTENSION TO EXISTING ART SHED	244	Location 21 Lot 14	NANARUP ROAD	KALGAN
260760	DA NORTON	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	Location 3111	Lot SOUTH COAST HIGHWAY 109		KALGAN
260765	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	178	Location 1569 Lot 134	GULL ROCK ROAD	KALGAN
260815	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	Location 1569	Lot OSPREY HEIGHTS 513		KALGAN
260853	A KELLEHER	LE BIRD & AG KELLEHER	DWELLING GARAGE VERANDAH AND GAMES ROOM	Location 1569	Lot VALLEY POND HEIGHTS 500		KALGAN

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260876	OWNER BUILDER	KL ROST & SA WATSON	SHED	304	Location 6511	TWO PEOPLES BAY ROAD	KALGAN
260249	NA BUSH	NA & JIM BUSH	RELOCATED DWELLING		Location 568 Lot 107	GREATREX ROAD	KING RIVER
260896	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED		Location 566 Lot 107	GREATREX ROAD	KING RIVER
260732	OWNER BUILDER	Owners Name & Address not shown at their request	GARAGE AND CARPORT	10	Location TAA 36 Lot 10	TANIA ROAD	KRONKUP
260800	R & D SNOW	DJ & R SNOW	ANCILLARY ACCOMMODATION	238	Location TAA 35 Lot 52	HORTIN ROAD	KRONKUP
260813	CHESTERS CONSTRUCTIONS	AJ CLEMENT	SHED	13	Location TAA 37 Lot 46	KILLINI ROAD	KRONKUP
260865	METROOF ALBANY	Owners Name & Address not shown at their request	CARPORT	41	Location TAA 41 Lot 4	SHELLEY BEACH ROAD	KRONKUP
260381	OWNER BUILDER	D & TS BURSTON	SHED	189	Location 24 Lot 88	BAY VIEW DRIVE	LITTLE GROVE
260823	OWNER BUILDER	BG & KE WOOD	PATIO	36	Location 226 Lot 106	ADMIRAL STREET	LOCKYER
260837	CHESTERS CONSTRUCTIONS	Owners Name & Address not shown at their request	PATIO	18	Location 226 Lot 117	BANKS STREET	LOCKYER
260862	CHESTERS CONSTRUCTIONS	KR FEATHERSTONE	SHED	18	Location 226 Lot 117	BANKS STREET	LOCKYER
260864	MD PHILIP	Owners Name & Address not shown at their request	SHED	27	Location PL226 Lot 6314	PARKER STREET	LOCKYER
251436	OWNER BUILDER	PE & KL STONHAM	SHED	131	Location 50 Lot 151	BUSHBY ROAD	LOWER KING
260731	W SPAANDERMAN	Owners Name & Address not shown at their request	UNAPPROVED STRUCTURES - BEDROOM EXTENSION SHED AND PATIO'S GARAGE	43	Location 50 Lot 68	SHELL BAY ROAD	LOWER KING
260808	OUTDOOR WORLD	Owners Name & Address not shown at their request	GARAGE	21	Location 1077 Lot 94	LOT HYDE COURT	LOWER KING
260846	WA COUNTRY BUILDERS PTY LTD	JL & J CLARKE	DWELLING CARPORT AND ALFRESCO		Location 520 Lot 28	KING RIVER DRIVE	LOWER KING

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260871	KOSTERS STEEL CONSTRUCTION	D HART	SHED	10	Location 7 Lot 150	RAE ROAD	LOWER KING
260906	OWNER BUILDER	DA & TR GREEVE	REROOF EXISTING PATIO	71	Location 50 Lot 80	BUSHBY ROAD	LOWER KING
260752	B & C FORM	Owners Name & Address <i>not shown at their request</i>	CHALET'S X 2	233	Location 985 Lot 13	PIGGOT MARTIN ROAD	LOWLANDS
260813	K & T CASTLEHOW	DJ SCHOBER & JA BATEMAN	DWELLING ALTERATION AND ADDITIONS	319	Location 7222 Lot 151	MARBELUP NORTH ROAD	MARBELUP
260610	PW NORMAN	BR & KT WHYATT	DWELLING GARAGE AND PATIO		Location 377 Lot 91	FEDERAL STREET	MCKAIL
260665	WA COUNTRY BUILDERS PTY LTD	L & LA HASARD	DWELLING GARAGE AND ALFRESCO	91	Location 389 Lot 473	GREGORY DRIVE	MCKAIL
260785	SCOTT PARK HOMES PTY LTD	HARDING PROPERTY GROUP PTY LTD	DWELLING CARPORT AND VERANDAH	28	Location 482 Lot 185	ETHEREAL DRIVE	MCKAIL
260803	OWNER BUILDER	AL WALKER & WHITESAND PTY LTD	PATIO	25	Location 80 Lot 584	MCGONNELL ROAD	MCKAIL
260814	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	GARAGE	17	Location 482 Lot 4	SCORPIO DRIVE	MCKAIL
260816	OWNER BUILDER	SM & RV EMMERSON	SHED	31	Location 482 Lot 42	PEGASUS BOULEVARD	MCKAIL
260838	SCOTT PARK HOMES PTY LTD	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE AND ALFRESCO	22	Location 492 Lot 58	ETHEREAL DRIVE	MCKAIL
260840	KOSTERS STEEL CONSTRUCTION	RL & EI TULLOCH	CARPORT	9	Location 80 Lot 532	TODD ROAD	MCKAIL
260841	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	PATIO	53	Location 381 Lot 106	LANCASTER ROAD	MCKAIL
260842	GR GOLDING	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE AND PATIO	84	Location 399 Lot 455	GREGORY DRIVE	MCKAIL
260855	WA COUNTRY BUILDERS PTY LTD	AG & AJ GRADISEN	GROUPED DWELLING CARPORT AND PORCH X	40	Location 381 Lot 9	ALFRED STREET	MCKAIL
260856	WA COUNTRY BUILDERS PTY LTD	WF COOPER	DWELLING GARAGE AND VERANDAH	12	Location 492 Lot 111	PLUTO RISE	MCKAIL

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260867	WA COUNTRY BUILDERS PTY LTD	VM KNUIMAN	DWELLING GARAGE AND VERANDAH	27	Location 492 Lot 56	ETHEREAL DRIVE	MCKAIL
260874	METROOF ALBANY	Owners Name & Address not shown at their request	SHED	2	Location 492 Lot 78	ETHEREAL DRIVE	MCKAIL
260875	METROOF ALBANY	Owners Name & Address not shown at their request	SHED	24	Location 386 Lot 46	LANCASTER ROAD	MCKAIL
260877	WA COUNTRY BUILDERS PTY LTD	GL & MJ ARCHBOLD	DWELLING GARAGE SHED AND ALFRESCO	40	Location 492 Lot 144	PEGASUS BOULEVARD	MCKAIL
260888	SCOTT PARK HOMES PTY LTD	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	51	Location 492 Lot 21	SCORPIO DRIVE	MCKAIL
260889	N BOWDEN	JD & R PERRY	ENCLOSE VERANDAH AND VERANDAH	255	Location 5488 Lot 250	LANCASTER ROAD	MCKAIL
260893	OWNER BUILDER	JL SHARP	SHED WORKSHOP	23	Location 492 Lot 90	PLUTO RISE	MCKAIL
260906	BROOKS	JS & NJ BUCHANAN	PATIO	3	Location 399 Lot 424	HOGARTH ROAD	MCKAIL
251349	OWNER BUILDER	LJ FIELD	RETAINING WALL	10	Location 492 Lot 110	PLUTO RISE	MCKAIL
250346	OWNER BUILDER	AM MOWDAY	UNAPPROVED STRUCTURE SHED AND PERGOLA	115	Location ASL A12 Lot 3	MIDDLETON ROAD	MIDDLETON BEACH
260313	OWNER BUILDER	RENE INVESTMENTS PTY LTD	RETAINING WALL	4B	Location ASL A6 Lot 104	WITTENOOM STREET	MIDDLETON BEACH
260710	WD HAMBLEY	WD HAMBLEY	RETAINING WALL	45	Location ASL A05 Lot 57	WYLIE CRESCENT	MIDDLETON BEACH
260845	ALBANY DEMOLITION	Owners Name & Address not shown at their request	DEMOLITION 2 X OUTBUILDINGS AND COTTAGE	14	Location ASL A14 Lot 95	GARDEN STREET	MIDDLETON BEACH
260723	WALSON (WA) PTY LTD	WALSON (WA) PTY LTD	PYLON SIGN AND FASCIA SIGN	18	Location 384 Lot 309	MERRIFIELD STREET	MILPARA
260770	OWNER BUILDER	RK & JM SAWERS	DWELLING ADDITIONS	82	Location 388 Lot 137	RUFUS STREET	MILPARA
260821	CHESTERS CONSTRUCTIONS	RD & NJ WALKER	SHED	20	Location 135 Lot 19	COOGEE STREET	MILPARA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260826	G PULS	Owners Name & Address not shown at their request	CARPORT TO PARKHOME SITE 98	Site 98 550 4	Location 418 Lot	ALBANY HIGHWAY	MILPARA
260843	OWNER BUILDER	RK & JIM SAWERS	SHED	82	Location 368 Lot 137	RUFUS STREET	MILPARA
260861	CHESTERS CONSTRUCTIONS	MS KING & S WHITFORD	SHED	37	Location 368 Lot 200	ADELAIDE STREET	MILPARA
260821	KOSTERS STEEL CONSTRUCTION	YM & SP ARMANASCO	SHED EXTENSION	89	Location 368 Lot 54	HENRY STREET	MILPARA
260771	WREN (WA) PTY LTD	Owners Name & Address not shown at their request	GROUPED DWELLING AND GARAGE X2	19	Location SB09 Lot 206	WAKEFIELD CRESCENT	MIRA MAR
260772	WREN (WA) PTY LTD	Owners Name & Address not shown at their request	GROUPED DWELLING AND GARAGE X2	19	Location SB09 Lot 209	WAKEFIELD CRESCENT	MIRA MAR
260595	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	20	Location 318 Lot 8	CAMPBELL ROAD	MIRA MAR
260741	S MOZHDEHINIA & R PATAKY	Owners Name & Address not shown at their request	DWELLING ADDITIONS AND GARAGE	14	Location ASL 368 Lot 52	GREENSHIELDS STREET	MIRA MAR
260899	CHESTERS CONSTRUCTIONS	JA ROGERS	CARPORT	56	Location 44 Lot 15	HANSON STREET	MIRA MAR
260834	KD WALLIS	K WALLIS	DEMOLITION WHOLE BUILDING	223	Location ATL 262 Lot 1	MIDDLETON ROAD	MT CLARENCE
260778	M LESLIE & AJ THOMPSON	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	38	Location 33 Lot 46	ROBINSON ROAD	MT ELPHINSTONE
260835	KBE CONTRACTING PTY LTD	Owners Name & Address not shown at their request	REPLACEMENT OF EXTERNAL WALL AND ROOF CLADDING ONLY TO EXISTI	198	Location 2 603	HANRAHAN ROAD	MT ELPHINSTONE
260833	OWNER BUILDER	Owners Name & Address not shown at their request	GARAGE AND RETAINING WALL	333	Location ALBAN S Lot 237	SERPENTINE ROAD	MT MELVILLE
260854	S & B LONIE	BW & S LONIE	DWELLING ADDITIONS	1	Location ALB TOWN Lot 576	CARLISLE STREET	MT MELVILLE
260860	CHESTERS CONSTRUCTIONS	SG PEARCE	SHED	189	Location SL125 Lot 113	SERPENTINE ROAD	MT MELVILLE
260797	GL & AM LEEDER	AI & EV TWENTYMAN	DWELLING GARAGE AND SHED	1237	Location 416/A82	NANARUP ROAD	NANARUP
260848	GEOFFREY HOLMES	AD AITKEN	SHED	Location 2065 Lot 132	Eden Road	EDEN ROAD	NULLAKI
260545	G PULS	Owners Name & Address not shown at their request	PATIO	42	Location PL222 Lot 206	MCGONNELL ROAD	ORANA
260755	WA COUNTRY BUILDERS PTY LTD	HIGH VISTA HOLDINGS	GROUPED DWELLING X 3	56	Location 229 Lot A,B & D	MCKAIL STREET	ORANA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260787	M & J WAUTERS	Owners Name & Address not shown at their request	DEMOLITION OFFICE	25	Location PL363 Lot 102	KELLY STREET	ORANA
260791	NOMINEES PTY LTD	Owners Name & Address not shown at their request	PATIO	24	Location 220 Lot 60	CANNING STREET	ORANA
260804	KOSTERS STEEL CONSTRUCTION	Owners Name & Address not shown at their request	OFFICE	25	Location PL363 Lot 102	KELLY STREET	ORANA
260863	M & J WAUTERS	READYMIX CONCRETE W.A. PTY LTD	SHED	19	Location 355 Lot 54	FLEMINGTON STREET	ORANA
260870	MD PHILIP	Owners Name & Address not shown at their request	CARPORT	80	Location 229 Lot 171	MCKAIL STREET	ORANA
260878	V T UPTON	RM CROSTON & J AMBER	GARAGE	34	Location 222 Lot 248	MCGONNELL ROAD	ORANA
260903	OWNER BUILDER	Owners Name & Address not shown at their request	SHED	48	Location: 220 Lot 18	SOUTH COAST HIGHWAY	ORANA
260895	OWNER BUILDER	WE & TG WACKNESS	ENCLOSED PATIO	105	Location 33 Lot 135	FRENCHMAN BAY ROAD	ROBINSON
260637	OWNER BUILDER	N & TL SLEEMAN	TEMPORARY DWELLING	193	Location 4419/418 Lot 327	DELORAINE DRIVE	RRENUP
260725	GJ COWIE	Owners Name & Address not shown at their request	SHED	106	Location 4419/418 Lot 152	RANDELL CRESCENT	RRENUP
260792	WJ BENNETT	Owners Name & Address not shown at their request	DWELLING GARAGE AND ALFRESCO	106	Location 4419/418 Lot 162	RANDELL CRESCENT	RRENUP
260799	KOSTERS STEEL CONSTRUCTION	CR & LB PURNELL	SHED	45	Location 4929 Lot 229	WARRENUP PLACE	RRENUP
260830	WREN (WA) PTY LTD	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	102	Location 4418/418 Lot 161	RANDELL CRESCENT	RRENUP
260839	WALSON (WA) PTY LTD	CP GILPIN & AJ CROFTS	SHED	1	Location 4119 Lot 140	RANDELL CRESCENT	RRENUP
260850	KOSTERS STEEL CONSTRUCTION	BA & CE SCHOOF	SHED	74	Location: 4419/418 Lot 154	RANDELL CRESCENT	RRENUP
260868	R FORGIONE	BP WARBURTON	DWELLING GARAGE AND VERANDAH	75	Location 4419/418 Lot 149	RANDELL CRESCENT	RRENUP
260894	WA COUNTRY BUILDERS PTY LTD	JG TAYLOR	SWIMMING POOL	107	Location 4419 Lot 178	DELORAINE DRIVE	RRENUP
260859	RJ & LR BARR	AD CONTRACTORS	RETAINING WALLS	2A	Location PL42 Lot 405	PREMIER CIRCLE	SPENCER PARK
260836	S & B ORO	Owners Name & Address not shown at their request	DWELLING ADDITIONS AND DECK	21	Location 42 Lot 5 627	ANGOVE ROAD	SPENCER PARK
260847	METROOF ALBANY	IE SIMPSON	CARPORT	22	Location 42 Lot 2	HILLMAN STREET	SPENCER PARK
260851	J & WT DEKKER PTY LTD	Owners Name & Address not shown at their request	DWELLING CARPORT AND VERANDAH	101	Location 42 Lot 627	CHAUNCY WAY	SPENCER PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260825	DK HOLLOWAY	BW TROUCHET	PATIO	43	Location TORBAY Lot 11	PULS ROAD	TORBAY
260740	KOSTERS STEEL CONSTRUCTION	MC & KD YORK	SHED	441	Location 308	WILLOW PLACE	WILLYUNG
260827	FORMATION HOMES	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	618	Location 408	GREENWOOD DRIVE	WILLYUNG
260881	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	618	Location 419	KELTY VIEW	WILLYUNG
251206	TURPS STEEL FABRICATIONS	ALBANY PLAY GROUP INCORPORATED	SHED	18	Location AT177 Lot PT9	CHESTER PASS ROAD	YAKAMIA
260784	SAILBON PTY LTD (ATF THE KING TRUST)	Owners Name & Address not shown at their request	DWELLING GARAGE SHED AND VERANDAH	7426	Location 115	ARDEANA CRESCENT	YAKAMIA
260844	OWNER BUILDER	OM & DK SAGGERS	SHED	42	Location 206	ULSTER ROAD	YAKAMIA
260866	MD PHILIP	HA & DM HOUSE	SHED	356	Location 6	CHESTER PASS ROAD	YAKAMIA
260883	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO AND CARPORT	474	Location 187	ERINDALE COURT	YAKAMIA
260884	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	474	Location 304	KAMPONG ROAD	YAKAMIA
260886	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED AND PATIO	500	Location 34	BARNESBY DRIVE	YAKAMIA
260908	SE AUGUSTSON	MEGASPIN PTY LTD	RETAINING WALL	356	Location 17-19	LEONORA STREET	YAKAMIA
260718	C & C GILMOUR	CA & CJ GILMOUR	DWELLING	2556	Location	LAKE SAIDE ROAD	YOUNGS SIDING

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – July 2006
Date : 1 August 2006

1. The attached report shows what Planning Scheme Consents have been issued under delegation by a planning officer for the month of July.
2. Within the period there was a total of Forty Six (46) decisions made on active Planning Scheme Consents these being:
 - Forty Two (42) Planning Scheme Consents were approved under delegated authority;
 - One (1) Planning Scheme Consent was refused under delegated authority;
 - Two (2) Planning Scheme Consents were cancelled;
 - One (1) Planning Scheme Consent was deferred.



Deb Delury
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for July 2006

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265156	3/04/2006	M Shanks	Stirling Terrace	Albany	Office (Extensions) And Restaurant	Delegate Approved	12/07/2006	Ian Humphrey
265234	17/05/2006	P Lionetti	Stirling Terrace	Albany	Office	Delegate Approved	12/07/2006	Ian Humphrey
265215	3/05/2006	DA Northern	Duke Street	Albany	Showroom - Outbuilding (Addition)	Delegate Approved	13/07/2006	Ian Humphrey
265312	27/06/2006	JR Kinnear	Stirling Terrace	Albany	Office - Storage Shed	Deferred	14/07/2006	Ian Humphrey
265308	26/06/2006	Hj & M Schoof	View Street	Albany	Single House - Design Codes Relaxation - Oversizing	Delegate Approved	20/07/2006	John Devereux
265288	13/06/2006	RK Thurecht	Kurannup Road	Bayonet Head	Outbuilding (Oversize)	Refused	18/07/2006	John Devereux
265244	24/05/2006	M Giuntoli	Sanford Road	Centennial Park	Change of Use - Warehouse Sales Outlet	Delegate Approved	12/07/2006	Ian Humphrey
265240	22/05/2006	Aria Projects Pty Ltd	Albany Highway	Centennial Park	Change of Use - Restaurant	Delegate Approved	24/07/2006	Ian Humphrey
265181	3/04/2006	KJ & VM Scamozzi	Charles Street	Gledhow	Use Not Listed - Chalet (Relocated Dwelling)	Delegate Approved	5/07/2006	Ian Humphrey
265320	3/07/2006	Great Southern Grammar Inc	Nanarup Road	Kalgan	Education Establishment (Relocated Dining Hall/Kitchen & Toilets)	Delegate Approved	13/07/2006	Ian Humphrey
265271	23/06/2005	K J Benson	Cosy Corner Road	Kronkup	Chalet	Cancelled	3/07/2006	Lisa Brown
265233	17/05/2006	G Davies	Pikadon Road	Kronkup	Chalet (1)	Delegate Approved	7/07/2006	John Devereux
265250	29/05/2006	MJ Cameron	Frenchman Bay Road	Little Grove	Single House - Ancillary Accommodation	Delegate Approved	4/07/2006	John Devereux
265277	8/08/2006	J & BL Piper	Jeffcott Street	Little Grove	Grouped Dwelling (x3)	Delegate Approved	5/07/2006	John Devereux
265291	14/06/2006	LJ Brenton	Sims Street	Lockyer	Design Codes Relaxation - Side Setback Relaxation	Delegate Approved	3/07/2006	Lisa Brown
265307	23/06/2006	HW Vandersteen	Shell Bay Road	Lower King	Outbuilding (Overheight)	Delegate Approved	5/07/2006	John Devereux
265347	19/07/2006	WA Country Builders	King River Drive	Lower King	Single House - Setback Relaxation	Delegate Approved	22/07/2006	John Devereux
265269	2/06/2006	DJ Schober & JA Bateman	Marbelup North Road	Marbelup	Rural Industry - Commercial Kitchen	Delegate Approved	12/07/2006	Ian Humphrey

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265280	9/08/2006	WA Country Builders	Gregory Drive	McKail	Single House - Design Codes Relaxation - Retaining Wall (Overheight)	Delegate Approved	10/07/2006	John Devereux
265325	11/07/2006	GR Golding	Gregory Drive	McKail	Single Dwelling DCR Front Setback relaxation	Delegate Approved	13/07/2006	Lisa Brown
265339	14/07/2006	Kosters Steel Construction	Todd Road	McKail	Single House DCR Side Setback Relaxation	Delegate Approved	18/07/2006	John Devereux
265314	28/06/2006	RV & SM Emmerson	Pegasus Boulevard	McKail	Single House - Design Codes Relaxation - Side Setback Relaxation	Delegate Approved	21/07/2006	Lisa Brown
265332	13/07/2006	S Macdonald & DC Rae	Golf Links Road	Middleton Beach	Holiday Accommodation	Delegate Approved	18/07/2006	John Devereux
265343	17/07/2006	Rene Investments Pty Ltd	Wittencorn Street	Middleton Beach	Single House-DCR-Retaining Wall(Overheight)	Delegate Approved	21/07/2006	Lisa Brown
265248	26/05/2006	SR Curran	Middleton Road	Middleton Beach	Single House - Design Codes Relaxation	Delegate Approved	12/07/2006	John Devereux
265297	19/06/2006	AM Wright & AL Noble	Morley Place	Middleton Beach	Single House - Design Codes Relaxation - Side Setback + Overlooking + Overheight Sign (x2)	Delegate Approved	7/07/2006	John Devereux
265282	9/06/2006	Walson (WA) Pty Ltd	Merrifield Street	Milpara		Delegate Approved	5/07/2006	Ian Humphrey
265356	24/07/2006	Chesters Constructions	Adelaide Street	Milpara	Outbuilding - Secondary Street Setback Relaxation	Delegate Approved	29/07/2006	Lisa Brown
265310	26/06/2006	Outdoor World	Campbell Road	Mira Mar	Showroom - Additions	Delegate Approved	5/07/2006	John Devereux
265350	19/07/2006	S Mozdehnia & R Pataky	Greenshields Street	Mira Mar	Single House DCR setback relaxation addition and garage	Delegate Approved	22/07/2006	John Devereux
265299	19/06/2006	PJ Meldrum	Denman Road	Mt Clarence	Outbuilding - Secondary Street Setback Relaxation	Delegate Approved	13/07/2006	John Devereux
265352	20/07/2006	KBE Contracting Pty Ltd	Hanrahan Road	Mt Elphinstone	Light Industry Redevelopment	Cancelled	25/07/2006	Lisa Brown
265261	1/06/2006	Suzanne Hunt Architect	Nullaki Drive	Nullaki	Single House	Delegate Approved	5/07/2006	Ian Humphrey
265296	16/06/2006	WA Country Builders	McKail Street	Orana	Grouped Dwelling (x4)	Delegate Approved	7/07/2006	John Devereux
265279	9/06/2006	GS Puls	Mcgonnell Road	Orana	Single House - Design Codes Relaxation - Side Setback Relaxation	Delegate Approved	13/07/2006	John Devereux

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265365	25/07/2006	WE Mackness	South Coast Highway	Orana	Single House - Design Codes Relaxation - Outbuilding (Setback Relaxation)	Delegate Approved	28/07/2006	Lisa Brown
265114	13/03/2006	Great Southern Managers Australia Limited	Kojaneerup Road West	South String	Silviculture	Delegate Approved	1/07/2006	Ian Humphrey
265329	11/07/2006	K Male	Hillman Street	Spencer Park	Single House DCR setback relaxation carport	Delegate Approved	17/07/2006	Lisa Brown
265336	13/07/2006	BJ Orep	Angove Road	Spencer Park	Single House - Design Code Relaxation - Side Set Back	Delegate Approved	18/07/2006	John Devereux
265243	24/05/2006	IR & N Ross	Pyrus Gardens	Yakamia	Single House - Design Codes Relaxation - Retaining Wall	Delegate Approved	5/07/2006	John Devereux
265330	11/07/2006	Turps Steel Fabrication	Chester Pass Road	Yakamia	Warehouse - Bus Storage	Delegate Approved	17/07/2006	Lisa Brown
265331	11/07/2006	Turps Steel Fabrication	Chester Pass Road	Yakamia	Single House-DCR-Outbuilding-Setback	Delegate Approved	17/07/2006	Lisa Brown
265340	14/07/2006	Outdoor World	Kampong Road	Yakamia	Single House DCR setback relaxation for patio	Delegate Approved	22/07/2006	John Devereux
265362	24/07/2006	SE Augustson	Leonora Street	Yakamia	Single House - Design Codes Relaxation - Retaining Wall (Overheight)	Delegate Approved	28/07/2006	Jessica Ashton
265105	8/03/2006	MS Hoyes	Eden Road	Youngs Siding	Use Not Listed (Chalet x 3) & Single House	Delegate Approved	7/07/2006	Ian Humphrey
265265	2/06/2006	FJ Collier	Lake Saide Road	Youngs Siding	Home Business	Delegate Approved	14/07/2006	Ian Humphrey

General Report Items

GENERAL MANAGEMENT SERVICES SECTION

57 Hillman Street
ALBANY WA 6330

12 July 2006

Her Worship the Mayor
City of Albany
P O Box 484
Albany WA 6330

Doc No: City of Albany Records
ICR6011054
File: REL122
Date: 14 JUL 2006
Office: MAYOR
Attach

Her Worship the Mayor,

SCOUT MEDALLION PRESENTATION

The above presentation was a very special occasion for me, and your presence added greatly to the memories I have taken away.

Thank you so much for giving up your time to come to our function to present to me the City of Albany Certificate Of Acknowledgement which I will always treasure. Your kind words and wise advice for the future were greatly appreciated.

Thank you again.

Yours sincerely

M. Zambonetti

Michael Zambonetti



ROYAL AUSTRALIAN NAVY

MARITIME COMMAND AUSTRALIA



14 - 16 WYLDE STREET, POTTS POINT NSW 2011



AF 1/9/11 (83)
MCAUST 0993/06

Her Worship A. Goode, JP
Mayor of City of Albany
PO BOX 484
ALBANY WA 6331

City of Albany Records
Doc No. ICR6011588
File. MAN103
Date: 24 JUL 2006
Officer: MAYOR
Attach:

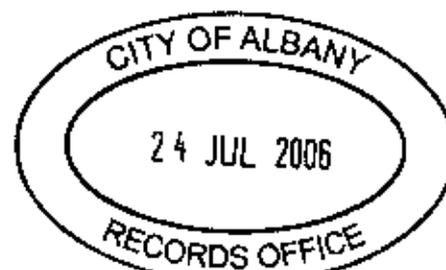
Your Worship

Thank you for attending HMAS *Albany's* Commissioning ceremony on Saturday. The warm hospitality, support, passion and pride shown by the people of Albany towards their new ship made the occasion particularly special for the Ship's Company and myself. The link between a ship and her city is important because it provides our officers and sailors with a sense of community. It helps develop Navy values and allows us to appreciate our heritage and understand the way forward. Thank you again and I look forward to developing a strong relationship between HMAS *Albany* and her city.

Yours faithfully

D.R. THOMAS AM, CSC
Rear Admiral, RAN
Maritime Commander Australia

17 July 2006



GREAT SOUTHERN EMPLOYMENT DEVELOPMENT COMMITTEE INC.

PO Box 5517
ALBANY WA 6332

Tel: 08 9842 9399
Fax: 08 9842 9370

Mrs Alison Goode JP,
Mayor of the City of Albany,
PO Box 484,
Albany, 6330.

Dear Alison,

On behalf of the members of the Great Southern Employment Development Committee Inc (GSEDC) and the coordinator and staff of the Lower Great Southern Local Community Partnership Program (LCP), I pass on our sincere appreciation for the support that you and your staff provided the official launch of the LCP program at the City of Albany council chambers last Wednesday, 12th July.

The launch of the LCP marks an important and practical stepping stone in the long standing strategy developed by the GSEDC committee to better address the needs of all young people in the region who are pursuing further education, vocational training and employment opportunities.

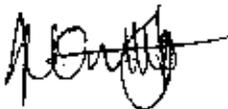
The strategy had its genesis in the Great Southern Local Learning Employment Partnerships research study sponsored by the committee in 2004 which clearly identified the needs and issues now being addressed by the LCP program.

The official launch of the LCP also allows the strategy to become a district wide, collaborative effort, involving the active participation of schools, parents, training organisations, Great Southern TAFE, youth service providers, community groups, local Government, industry bodies and business.

As we discussed, the initiative has very real potential to facilitate action to the City's own commitment to being a 'Learning City', an initiative that I am very keen to pursue with the City. The LCP initiative also has capacity to deliver outcomes for the City's Noongar Accord, an outcome that we discussed is even more pressing now with the retirement of Vernice Gillies.

Once again can I say thank you for your support.

Yours sincerely,



DP
Len van der Waag,
Chairman,
Great Southern Employment Development Committee.

18 July 2006.





Cystic Fibrosis Western Australia

Incorporated as Cystic Fibrosis Association of WA (Inc) ABN 19 166 009 111

Postal Address P.O. Box 969, Nedlands, WA 6909 Street Address 'The Niche', 11 Abordare Road, Nedlands, WA 6001

Telephone (08) 9346 7339 Facsimile (08) 9346 7339

Email info@cysticfibrosiswa.org Website www.cysticfibrosis.org

Patron Mr W. H. Clough AO OF



	City of Albany Records
Doc No	ICR6012005
File	REL122
Date	28 JUL 2006
Officer	CFO

26 July 2006

Attach

Notes

B. Mordaunt

Mr Andrew Hammond
Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6331

Dear Andrew

Thank you for hosting the Mayoral afternoon tea this past Monday. It was welcoming, friendly and most enjoyable and importantly recognition for Mark and Kirk Strathern and their family.

I would appreciate you conveying our appreciation to Her Worship the Mayor Alison Goode and Veronica Dayman for her organisation.

Mark & Kirk got away as planned and I am sure would have welcomed the magnificent dawn with the blue skies.

Once again, it was a pleasure to meet you and thank you for your support.

Yours sincerely

Kerry Mordaunt

Kerry Mordaunt
CHIEF EXECUTIVE OFFICER

