

AGENDA

**For the Ordinary Council Meeting
To be held on
Tuesday, 15 May 2012
6.00pm
City of Albany Council Chambers**

CITY OF ALBANY STRATEGIC PLAN (2011-2021)

The City of Albany Strategic Plan was adopted by Council on 16 August 2011 and is available at www.albany.wa.gov.au

The Plan states our vision and values as:

VISION

Western Australia's most sought after and unique regional city to live, work and visit.

VALUES

The values of the City of Albany apply to elected members and staff who commit to:

- Results
- Ethical behaviour
- Accountability
- Leadership

ORDINARY COUNCIL BRIEFING

AGENDA – 15/05/2012

** REFER DISCLAIMER **

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ORDINARY COUNCIL BRIEFING
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** REFER DISCLAIMER **

- 3.0 REPORTS-COMMUNITY SERVICES**
Nil
- 4.0 REPORTS-CORPORATE SERVICES**
- 4.1 List of Accounts for Payment-April 2012 1-2
- 4.2 Financial Activity Statement-April 2012 3-12
- 4.3 Budget-Final Report will be provided prior to the OCM
- 5.0 REPORTS – WORKS & SERVICES**
- 5.1 Contract C11023-Supply and Delivery of Concrete Drainage Products
- XIV. MOTIONS WITH NOTICE**
- XV. MOTIONS OF WHICH NOTICE WAS GIVEN AT THE PREVIOUS MEETING**
- 15.1 Notice of Motion by Councillor Attwell 1
- XVI. URGENT BUSINESS APPROVED BY DECISION OF THE MEETING.**
- XVII. REQUEST FOR REPORTS FOR FUTURE CONSIDERATION**
- XVIII. ANNOUNCEMENT OF NOTICES OF MOTIONS TO BE DEALT WITH AT THE NEXT MEETING**
- IX. ITEMS TO BE DEALT WITH WHILE THE MEETING IS CLOSED TO MEMBERS OF THE PUBLIC**
- XX. NEXT ORDINARY MEETING DATE**
- XXI. CLOSURE OF MEETING**

I. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

II. OPENING PRAYER

“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”

ITEM 2.0: MOTION 1

THAT Standing Order 3.1 be SUSPENDED to allow recording of proceedings.

III. ANNOUNCEMENTS BY MAYOR AND COUNCILLORS WITHOUT DISCUSSION

ITEM 3.0: MOTION

The Mayor’s Report be RECEIVED.

IV. RESPONSE TO PREVIOUS UNANSWERED QUESTIONS FROM PUBLIC

V. PUBLIC QUESTION AND STATEMENT TIME

Each person asking questions or making comments at the Open Forum will be **LIMITED** to a time period of **4 MINUTES** to allow all those wishing to comment an opportunity to do so.

VI. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Mayor	D Wellington
Councillors:	
Breaksea Ward	V Calleja
Breaksea Ward	R Hammond
Frederickstown Ward	C Dowling
Frederickstown Ward	G Stocks
Kalgan Ward	C Holden
Kalgan Ward	Y Attwell
West Ward	D Dufty
Yakamia Ward	A Hortin JP
Yakamia Ward	R Sutton
Vancouver Ward	D Bostock

Staff:

Chief Executive Officer	F James
Executive Director Community Services	L Hill
Executive Director Planning & Development Services	D Putland
Executive Director Works & Services	S Grimmer

Minutes	J Williamson
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Apologies:

Vancouver Ward	S Bowles
West Ward	G Gregson

VII. APPLICATIONS FOR LEAVE OF ABSENCE

VIII. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ITEM 8.0: MOTION 1

THAT the minutes of the Ordinary Council Meeting held on 17 April 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

ITEM 8.0: MOTION 2

THAT the minutes of the Special Council Meeting held on 3 April 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

ITEM 8.1: MOTION 3

THAT the minutes of the Special Council Meeting held on 26 April 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

IX. DECLARATIONS OF INTEREST

Name	Item Number	Nature of Interest

- X. IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND CLOSED DOORS
- XI. PETITIONS, DEPUTATIONS AND PRESENTATIONS
- XII. ADOPTION OF RECOMMENDATIONS EN BLOC

RISK MANAGEMENT FRAMEWORK

The City of Albany Organisational Risk Management Framework, which will be used as a Reference Document for the “Risk Identification and Mitigation” Section for all Papers in the Agenda, has been previously distributed to all Elected Members.

1.1: AUDIT & FINANCE COMMITTEE MINUTES

Proponent : City of Albany
Attachments :

- Minutes of the confirmed Audit & Finance Committee Meeting held on 26 March 2012

Responsible Officer(s) : Chief Executive Officer (F James)

IN BRIEF

- Receive the confirmed minutes of the Audit and Finance Committee meeting held on 26 March 2012.

ITEM 1.1: COMMITTEE RECOMMENDATION 1
VOTING REQUIREMENT: SIMPLE MAJORITY

THAT the confirmed minutes of the Audit and Finance Committee meeting held on 26 March 2012 be RECEIVED.

CEO:



AUDIT & FINANCE COMMITTEE

MINUTES

for the meeting held from 5.30pm to 8.00pm on Monday 26 March 2012,
in the Margaret Coates Boardroom, City Office, North Road, Albany

(File Ref: FM.MEE.1)

Terms of Reference: *The Committee is established under section 7.1A of the Local Government Act 1995 (the Act) and its Regulations. The Committee does not have any delegated authority from Council.*

1.0 ATTENDANCE

Mayor D Wellington (Deputy Chair)

Councillors:

R Hammond Member (Chair)

Y Attwell Member

S Bowles Member

V Calleja Member

G Gregson Member

C Holden Member

A Hortin Member

G Stocks Member

R Sutton Member

Staff:

Chief Executive Officer F James

Manager Finance D Olde

Executive Director Works & Services S Grimmer

Executive Director Community Services L Hill

Manager Asset Planning and Major Projects A McEwan

Visitors:

Cameron Syme Latro Lawyers

Apologies/Leave of Absence:

Y Attwell Member

D Dufty Member

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM 2.0: RESOLUTION

**MOVED: MAYOR WELLINGTON
SECONDED: COUNCILLOR STOCKS**

The unconfirmed minutes of the Audit Committee meeting held on Tuesday 14 February 2012, as previously distributed, be confirmed as a true and accurate record of proceedings.

CARRIED 10-0

3.0 DISCLOSURE OF INTEREST

[Elected members of Council and staff are asked to use the forms prepared for the purpose, aiding the proceedings of the meeting by notifying the presiding member prior to the conduct of the meeting]

Mayor Wellington declared a financial interest in Item 5.8: Deregulation of Trading Hours-Implementation of Council resolution. The Mayor participated in the discussion and vote of this item.

4.0 STANDING ITEMS FOR DISCUSSION

- 4.1 **Monthly Report-Airport Masterplan**
Reporting Officer: Executive Director Community Services
- 4.2 **Monthly Capital Works-Works and Services Projects Spreadsheet**
Reporting Officer: Executive Director Works and Services
- 4.3 **Quarterly Budget Review (due May 2012))**
Reporting Officer: Executive Director Corporate Services
- 4.4 **Quarterly Major Projects Spreadsheet**
Reporting Officer: Manager Asset Planning and Major Projects
- 4.5 **Quarterly Legal Register Table (next due May 2012)**
Reporting Officer: Chief Executive Officer

5.0 ITEMS FOR DISCUSSION

- 5.1 **ALAC Operating Model**
Reporting Officer: Executive Director Community Services

ITEM 5.1: COMMITTEE RECOMMENDATION

**MOVED: COUNCILLOR MAYOR WELLINGTON
SECONDED: COUNCILOR SUTTON**

That the Committee recommend to Council:

- a) That it invite Expressions of Interest regarding potential contract management of ALAC.
- b) Proceed to prepare for the possibility of outsourcing to a reputable Leisure Centre Facility Management Group.
- c) The City undertake more detailed business comparisons between received Expressions of Interest and a City owned and managed model over a five year period.

CARRIED 10-0

5.2 Joint Venture regarding Septage Waste Facility
Reporting Officer: Chief Executive Officer

ITEM 5.2: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR HORTIN
SECONDED: COUNCILLOR GREGSON

THAT the Committee recommend to Council that:

- 1. The CEO be directed to pursue, to the full extent of the law, the City's rights under agreements it has with WaterCorp and Great Southern Liquid Waste, balancing enforcement of those legal rights, with an economical and commercial resolution regarding any legal breaches by the parties.**
- 2. Council directs the CEO to negotiate with WaterCorp in an attempt to improve contractual agreements between WaterCorp and the City, including the possibility of selling the City's share of the Albany septage waste facility to WaterCorp or another entity.**

CARRIED 10-0

5.3 Risk Management Policy and Framework
Reporting Officer: Chief Executive Officer

ITEM 5.3: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR CALLEJA
SECONDED: COUNCILLOR GREGSON

THAT Council endorse the Enterprise Risk Management Policy and agree to receive monthly reports on all risks rated high or extreme.

CARRIED 10-0

Council expressed a special thank you to Erin Aslett, Mel Organ and Anthony McEwan for their efforts in producing a comprehensive Risk Management and Mitigation evaluation for Anzac Centenary Events.

5.4 Risk Management and Mitigation Associated with Anzac Centenary Events
Reporting Officer: Chief Executive Officer

ITEM 5.4: RESOLUTION

The Committee agreed that this matter should lay on the table until a meeting with the DPC had occurred.

ITEM 5.4: COMMITTEE RECOMMENDATION

THAT the Committee recommend to Council that the:

1. City call for consultancy services (Request for Offer) to undertake, as a matter of urgency, detailed business analysis including financial, risk and asset management analysis, regarding the City's involvement in, commitment to and City of Albany and community economic development opportunities of, the Albany based Anzac Centenary and its associated activities.
2. Payment of such business analysis be funded from the City's Anzac Centenary Reserve.
3. Outcomes of such business analysis guide Council in its budget allocations for the 2012-13 and 2013-14 financial years, and its models of operationalising its commitment to Anzac Centenary.
4. City not commit to any activity as a member of the ACAA, or in its own right, without having a clearly identified and committed funding source available for that activity.

5.5 Buy Local Policy Review

Reporting Officer: Executive Director Corporate Services

ITEM 5.5: COMMITTEE RECOMMENDATION

THAT this matter be brought to the April Audit and Finance Committee meeting for further consideration, including a review of accommodation and travel outsourcing to travel agents.

5.6 Annual Compliance and Audit Return

Reporting Officer: Executive Manager Compliance and Community Safety

ITEM 5.6: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR BOWLES

SECONDED: COUNCILLOR SUTTON

1. THAT a Certified Copy of the Compliance Audit Return is presented to Council and any additional information explaining or qualifying the compliance audit is to be submitted to the Director General of the Department of Local Government.
2. Recommend a panel of suppliers is established for:
 - a. The provision of Casual Employment Services (Labour Hire); and
 - b. The provision of legal services.

CARRIED 10-0

5.7 AEC

Reporting Officer: Chief Executive Officer

ITEM 5.7: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR HOLDEN

SECONDED: COUNCILLOR HORTIN

THAT the Committee recommend to Council:

1. The City not take ownership or operational management responsibility for the AEC for the foreseeable future, and not before at least 1 July 2016.
2. It reassess its position in respect of Recommendation 1 above on or about 30 November 2015.
3. That it allocate “in principle”, in all future budgets (although acknowledging that it will not bind future Council’s in respect of future budgets), a financial contribution amount to the AEC of \$330,000 per year (the amount advised to the State Government in the Business Case the State Government was provided with).

CARRIED 10-0

5.8 Deregulated Trading Hours-Implementation of Council Resolution
Reporting Officer: Chief Executive Officer

ITEM 5.8: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR HOLDEN
SECONDED: COUNCILLOR GREGSON

The City of Albany call for a consultancy (Request for Offer) leading a process to assess community and business support, or otherwise, regarding deregulated trading hours. The Request for Offer to undertake such consultation with the community, local trader organisations, tourism interests and local members of the State Parliament, with the consultancy undertaken over the months of April-August 2012, and bring the outcomes of that Request for Offer back to the Committee for consideration.

CARRIED 7-3

Record of Vote

Against the Motion: Mayor Wellington, Councillors Sutton and Stocks

5.9 Third Quarter Budget Review
Reporting Officer: Executive Director Corporate Services

6.0 ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

- 6.1 Consolidated Debt Obligation (CDO) – Chapter 11 Bankruptcy Plan**
- 6.2 Investment Strategy with Community Banks**
- 6.3 Less Government “red tape”**

7.0 GENERAL DISCUSSION

7.1 Cull Road Finance of Purchases. The Committee requested that:

- 1. The CEO consider City of Albany finance for purchasers; and
- 2. That the CEO investigate mortgage coverage security.

A legislative business analyst is to be engaged when this investigation has been undertaken.

8.0 DATE OF NEXT MEETING: 23 April 2012

9.0 CLOSURE OF MEETING

1.1.1: GOVERNANCE COMMITTEE

Proponent : City of Albany
Attachments : Minutes of the Governance Committee Meeting held on 26 March 2012
Responsible Officer(s) : Chief Executive Officer (F James)

ITEM 1.1.1: COMMITTEE RECOMMENDATION 1

VOTING REQUIREMENT: SIMPLE MAJORITY

THAT the confirmed minutes of the Governance Committee meeting held on 26 March 2012, be RECEIVED.

CEO:



GOVERNANCE COMMITTEE

AGENDA

for the meeting held from 8.00pm on Monday 26 March 2012,
in the Margaret Coates Boardroom, City Office, North Road, Albany

(File Ref: CM.MEE.6)

Terms of Reference: *The Committee is established under section 7.1A of the Local Government Act 1995 (the Act) and its Regulations. The Committee does not have any delegated authority from Council.*

1.0 ATTENDANCE

Mayor	D Wellington
Councillors:	
R Hammond	Member
D Bostock	Member
S Bowles	Member
V Calleja	Member
G Gregson	Member
A Hortin	Member
G Stocks	Member
R Sutton	Member
C Holden	Member
C Dowling	Member
Staff:	
Chief Executive Officer	F James
Apologies/Leave of Absence:	
Y Attwell	Member
D Dufty	Member

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM 2.0: DRAFT COMMITTEE RESOLUTION

MOVED: COUNCILLOR GREGSON
SECONDED: COUNCILLOR HAMMOND

The unconfirmed minutes of the Governance Committee meeting held on 14 February 2012, as previously distributed, be confirmed as a true and accurate record of proceedings.

CARRIED 11-0

3.0 ITEMS FOR DISCUSSION

3.1 RESIGNATION OF WARREN MARSHALL AS MEMBER OF PLANNING AND DEVELOPMENT COMMITTEE

Mr Warren Marshall was appointed as a member of the Planning and Development Committee at the Ordinary Meeting of Council held on 21 February 2012. Mr Marshall has now tendered his resignation from this Committee, stating that he would be unable to meet the minimum attendance requirements of the Committee in the coming year.

Council may wish to appoint another member of the Community to this Committee. Mr Rod Harris is the only community member currently sitting on this Committee. Council may choose to appoint a candidate who has previously applied (other Applications again **enclosed**), or to advertise for new Expressions of Interest.

Readvertising for new Expressions of Interest will delay appointment, and incur advertising expense and additional staff time in collating new applications.

ITEM 3.1: COMMITTEE RECOMMENDATION

**MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR CALLEJA**

THAT no further external members be appointed to the Planning and Development Committee, and the Terms of Reference for this committee be amended to reflect this.

CARRIED 10-1

Record of Vote

Against the Motion: Councillor Bostock

3.2 MARKETING ALBANY COMMITTEE MEMBERSHIP

At its February 2012 meeting the Committee agreed on non-Councillor Committee membership to the Marketing Albany Committee. Unfortunately, Rod Harris's application to the Marketing Albany Committee was not considered (it was attached to his application to the Planning and Development Committee, and overlooked in the collation, although provided to Councillors as part of the entire Committee membership papers). Applications from Mr Harris **enclosed** for convenience.

If the Committee wishes Council to appoint Mr Harris to the Marketing Albany Committee, Council would need to:

1. Amend the membership of the Marketing Albany Committee
2. Appoint Mr Harris to that membership

ITEM 3.2: COMMITTEE RECOMMENDATION

**MOVED: MAYOR WELLINGTON
SECONDED: COUNCILLOR SUTTON**

THAT:

1. **The Terms of Reference for the Marketing Albany Committee be amended to increase the non-Council membership by one.**
2. **Mr Rod Harris be appointed as a member to the Marketing Albany Committee.**

CARRIED 11-0

3.3 COUNCIL REPRESENTATIVE ON THE SOUTH COAST MANAGEMENT GROUP COMMITTEE

Councillor Bowles has expressed interest in representing Council on the SCMG Committee. Such Councillor membership would be welcomed by that Committee. Presently a junior staff City of Albany member attends the Committee meeting, and the CEO has committed to attend future meetings when possible.

Copies of the last three SCMG Committee meeting minutes are **attached**, regarding the membership of, and the business considered by, that Committee.

Given Councillor Bowles' willingness to serve on this Committee as a representative of Council, and the Committee's keenness to have a City of Albany Councillor, it would be advantageous to appoint Councillor Bowles to the SCMF Committee.

ITEM 3.3: COMMITTEE RECOMMENDATION

**MOVED: MAYOR WELLINGTON
SECONDED: COUNCILLOR HORTIN**

That the Committee recommend to Council that it appoint Councillor Bowles to represent it on the South Coast Management Group Committee.

CARRIED 11-0

3.4 TERMS OF REFERENCE: COMMITTEE MEMBERSHIP ATTENDANCE REQUIREMENT

At its December 2011 meeting the Committee agreed that non-Council-member Committee members who do not attend three consecutive meetings without an approved leave of absence from the Committee should be removed as a Committee member. The CEO was requested to change the Terms of Reference of Committees to reflect that.

As the Terms of Reference are endorsed by Council, the changes to the Terms of Reference need endorsement by Council.

ITEM 3.4: COMMITTEE RECOMMENDATION

**MOVED: COUNCILLOR CALLEJA
SECONDED: COUNCILLOR HOLDEN**

That the Committee recommend to Council that it amended all Council Committee Terms of Reference to include a clause that:

Should a non-Council-member Committee member not attend three consecutive Committee meetings without an approved leave of absence from the Committee, that Committee member will automatically be removed as a Committee member.

CARRIED 11-0

3.5 COMMITTEE FUNCTIONING AND RECOMMENDATIONS VERSUS COUNCIL MEETING DECISION MAKING

The Deputy Mayor has raised concerns about the efficacy of operating under a non-delegated decision-making Committee framework, versus Council meetings occurring more regularly (for example every 2 -3 weeks) to process Council business.

Council has the option to disband some or all of its Committees, and or meet more regularly as a Council. While staff “servicing” of Committees (even though the number of Committees is considerably reduced to previous years) incurs resource costs to the City, it is recommended that, given:

- a community advertising process for community members involvement in Council Committees was only recently undertaken, and
- community members have been formally notified of their successful appointment to those Committees,

It could lead to poor community public relations to disband the Committees now or in the near future, without giving the Committees an opportunity to undertake their endorsed roles. It is recommended that the Committee model of undertaking Council work be given a trial of at least six months, and preferably longer.

One issue Executive staff are concerned about regarding the Committee framework is raising expectations of Committee members, particularly non-Councillor members, that the Committee has a budget allocation to undertake “projects” which the Committee is passionate. Given the current budget, and the hard budgetary decisions that will need to be made in the 2012-13 budget, it is unlikely there will be little, if any, discretionary project funding for Committee recommendations implementation. If Council wishes to provide Committees with capacity to lead “projects” (from a governance perspective), then it must make allowance for that in the upcoming budget, or alternatively, make it very clear to all Committees (through the Committee Chair) that the Committee’s objective is to provide strategic and high-level operational advice to Council.

If Council is concerned about the amount of work it has before it at Council meetings, it could resolve to hold more frequent Council meetings. This will incur addition staff and other expenses in holding more frequent Council members.

ITEM 3.5: COMMITTEE RECOMMENDATION

**MOVED: COUNCILLOR DOWLING
SECONDED: COUNCILLOR GREGSON**

THAT the following Committees of Council meetings be held quarterly:

- 1. Cultural and Community Development**
- 2. Seniors Committee**
- 3. Marketing Albany Committee**

The Terms of Reference for those Committees to be amended accordingly.

CARRIED 11-0

3.6 NAME OF WARD-FREDERICKSTOWN

For a long time the accepted and commonly used spelling of “Frederickstown” has been used for the ward name within the City of Albany. This has included advertising for elections using “Frederickstown” as the accepted spelling.

However, the name “Fredrickstown” was gazetted in the Government Gazette, 15 January 1999. The Electoral Commission has brought to the City’s CEO’s attention the incorrect use by the City of the ward name, Frederickstown.

Council can seek to have the gazetted name changed at law, or move to using the 1999 gazetted name in the future. If Council wishes to seek to have the gazetted name changed, there will be some (small) costs regarding advertising and other legislative processes that may need to be undertaken.

The Committee requested that no further action be taken to address this matter.

4.0 ITEMS TO BE DISCUSSED AT NEXT MEETING

4.1 Local Law Meeting Process Update

5.0 GENERAL DISCUSSION (in the absence of staff).

6.0 DATE OF NEXT MEETING: 23 April 2012

7.0 CLOSURE OF MEETING

1.2: COMMON SEAL AND EXECUTED DOCUMENTS UNDER DELEGATION REPORTS

Responsible Officer : Chief Executive Officer (F James)
Attachments : Common Seal Report

IN BRIEF

- Receive the Common Seal Reports for April 2012, which include decisions made by Delegated Authority

ITEM 1.2: RESPONSIBLE OFFICER RECOMMENDATION

THAT the Common Seal Report for April 2012 be RECEIVED.

CEO:

AGENDA ITEM 1.2 REFERS

NCSR1223612 C11022
COPY OF COMMON SEAL
ITEM: 16.2 OCM 20/03/12
REF: CONTRACT C11022-CONSTRUCTION OF CONCRETE KERBING
PARTIES: CITY OF ALBANY AND GORDON WALMSLEY PTY LTD
MAYOR AND CEO 2 COPIES

NCSR1223613 AMD293
COPY OF COMMON SEAL
ITEM: 11.3.2 OCM 18/03/08, ITEM 2.3 OCM 17/05/11, ITEM 2.3 OCM 20/03/12
REF: MODIFICATION OF SUBDIVISION GUIDE PLAN AND ASSOCIATED SPECIAL PROVISIONS FOR SPECIAL RURAL ZONE AREA NO. 5, MCBRIDE ROAD, GOODE BEACH TO CREATE SIX ADDITIONAL LOTS
PARTIES: CITY OF ALBANY AND MJ BATES AND SA SWIFT, J BELL, S METTAM, WF AND FD BEARD, B AND L CAMPBELL, AW AND GM HOGSTROM
SIGNED MAYOR AND CEO 3 COPIES

NCSR1223614 AMD298
COPY OF COMMON SEAL
ITEM: 11.3.6 OCM 19/06/07, ITEM 2.1 OCM 16/08/11, ITEM 2.4 OCM 20/03/12
REF: REZONING OF LOTS 5498 AND 4925 TERRY ROAD AND LOTS 1 (308) AND 2 (314) CHESTER PASS ROAD, WALMSLEY FROM THE RURAL ZONE TO THE RESIDENTIAL DEVELOPMENT ZONE
PARTIES: CITY OF ALBANY AND CAMMIT PTY LTD ATF THE GIUMELLI FAMILY TRUST, G AND S DAVIES, P LIST, L AND W SPINKS, G GRAYSON AND R AND P WEIR.
MAYOR AND CEO 3 COPIES

NCSR1223636 140045
COPY OF COMMON SEAL
ITEM: N/A
REF: NOTIFICATION UNDER SECTION 70A ADVISING PROSPECTIVE PURCHASERS THERE ARE RESTRICTIONS F KIT500 AND 9003 RIVERVALE CHASE, LOWER KING
PARTIES: CITY OF ALBANY AND LANDCHOICE DEVELOPMENTS PTY LTD AND PROSPECTIVE PURCHASERS OF THE LOT
MAYOR AND CEO 2 COPIES

NCSR1223870 PRO357
COPY OF COMMON SEAL
ITEM: 4.6 OCM 15/03/2011
REF: SALE OF LOT 405 (10) GIFFORD STREET, LOCKYER
PARTIES: CITY OF ALBANY AND HHG LEGAL GROUP
MAYOR AND CEO 1 COPY

EDR1223480 PRO338
EXECUTED DOCUMENT
ITEM: 4.6 OCM 15/03/2011
REF: PLANNING CONSENT-CROWN RESERVE 13507, TORBAY AGRICULTURAL HALL
AND FIRE STATION SITE
PARTIES: CITY OF ALBANY AND TORBAY CATCHMENT GROUP
CEO 1 COPY

EDR1223498 ED.PJT.2
EXECUTED DOCUMENT
ITEM: N/A
REF: INVOICE FOR PEACE PARK – PROGRESS CLAIM 5-CONTRACT C11005
PARTIES: CITY OF ALBANY AND SMITHS CONSTRUCTION
CEO 1 COPY

EDR1223499 RD.RDC.1
EXECUTED DOCUMENT
ITEM: 4.6 OCM 15/03/2011
REF: ROAD TRAFFIC AUTHORITY-ANNUAL EVENT-RSL ALBANY SUB BRANCH-
ANZAC PARADE ROAD CLOSURES
PARTIES: CITY OF ALBANY AND RSL SUB BRANCH
CEO 2 COPIES

EDR1223590 A218942
EXECUTED DOCUMENT
ITEM: N/A
REF: APPLICATION FOR GRANT OF PLANNING SCHEME
PARTIES: CITY OF ALBANY
SIGNED BY CEO 1 COPY

EDR1223591 GS.PRG.21
EXECUTED DOCUMENT
ITEM: N/A
REF: FUNDING REQUESTS FOR MOAIN ROADS BLACK SPOTS - LOCKYER
AVE/COCKBURN RD, NORTH RD/BEAUFORT RD, LION ST, LE GRANDE AVE, LOWER
DENMARK RD/ROUNDHAY RD.
PARTIES: CITY OF ALBANY AND MAIN ROADS WA
SIGNED BY CEO 1 COPY

EDR1223594 PH.APV.2
EXECUTED DOCUMENT
ITEM: N/A
REF: FIREWORKS EVENTS NOTICE FOR 9 SEPTEMBER 2012. SIGNED UNDER
DELEGATION BY CEO F JAMES
PARTIES: N/A
CEO F JAMES 1 COPY

EDR1223603 ED.PJT.2
EXECUTED DOCUMENT
REF: INVOICE FOR PEACE PARK - PROGRESS CLAIM 5 - CONTRACT C11005
PARTIES: CITY OF ALBANY AND SMITHS CONSTRUCTION
SIGNED BY CEO 1 COPY

EDR1223676 ODP009
EXECUTED DOCUMENT
ITEM: 2.1 OCM: 15.11.11
REF: DEVELOPMENT GUIDE PLAN FOR LOTS 870 & 873 -877 JOHN STREET AND
MORRIS ROAD, MILPARA
PARTIES: CITY OF ALBANY AND HYSNEX PTY LTD, S.J. FRANEY, E.M. FRANEY & P.G.
FRANEY
SIGNED BY CEO 1 COPY

EDR1223704 A184082
EXECUTED DOCUMENT
ITEM: N/A OCM: N/A
REF: APPLICATION FOR GRANT OF PLANNING SCHEME CONSENT - ROCKY
CROSSING ROAD
PARTIES: CITY OF ALBANY
SIGNED BY CEO 1 COPY

EDR1223707 A116479
EXECUTED DOCUMENT
ITEM: N/A
REF: APPLICATION FOR GRANT OF PLANNING SCHEME CONSENT -NORTH ALBANY
FOOTBALL CLUB
PARTIES: CITY OF ALBANY
SIGNED BY CEO 1 COPY

EDR1223776 PRO380
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.03.2011
REF: RESIDENTIAL TENANCY AGREEMENT FORM 23A FOR 35615 ALBANY HIGHWAY
DROVE, (AIRPORT RESIDENCE)
PARTIES: CITY OF ALBANY AND ANNA PAGE (AIRPORT REPORTING OFFICER)
SIGNED BY CEO 1 COPY

1.3: CITY OF ALBANY PARTICIPATION IN ANZAC CENTENARY EVENTS AND ASSOCIATED INFRASTRUCTURE CONSTRUCTION

File Number (Name of Ward) : (All Wards)
Disclosure of Interest : Nil
Responsible Officer : Chief Executive Officer (F James)

IN BRIEF

- The City has committed to being an integral partner in the delivery of the Anzac Centenary Events, commencing 1 November 2014, with the potential of at least yearly events of significance up to and potentially beyond 2017.
- To date, no formal commitment has been made by either the State or Federal Governments to funding and other resourcing for holding of the Events. The only commitment made by any government to date is a \$6.55M Federal government commitment for construction of the Anzac Interpretive Centre. However, initial indications of Centre construction costs show that those total costs may be in excess of \$9M.
- As a result of formal lack of funding commitment to these Events, and the construction of associated infrastructure, the City now faces extreme legal, financial and other risks regarding its ongoing involvement in these Events.

**ITEM 1.3: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

1. **The City not commit to any activity as a member of the Albany Centenary of Anzac Alliance (ACAA), or in its own right, without having a clearly identified and committed funding source available for that activity.**
2. **To limit the City facing increased legal and other risk, the City and Council Members take no action that may be implied as commitment to any Anzac Centenary activity which requires funding, where such funding is not already clearly identified and committed.**
3. **Council members, with relevant city officers, arrange to meet with Federal and State Government politicians and other decision makers seeking clarity regarding the governance and operational challenges of Anzac Centenary, including ownership and management of the Anzac Interpretive Centre.**

RESPONSIBLE OFFICER:

BACKGROUND

1. The City has been integrally involved in working with various stakeholders regarding progressing the holding of certain Events, and building associated infrastructure, related to the national commemoration of the Anzac Centenary. Those stakeholders include, and or will include, the RSL, the Federal and State governments, various government agencies such as the Defence Force and WA Tourism, and not least, the entire community of Albany and potentially the Great Southern Region.
2. There are various issues that need to be considered as part of the City's commitment, which to date are unresolved. Essentially, to ensure the success of the Events, and timely construction of the associated infrastructure, the commitment made by the City in resourcing terms is potentially significant. Those resources are presently unplanned and unallocated, but could have significant impact on the finances of the City.
3. The Council has already agreed that the City, in partnership with the RSL, take various steps, including entering into contracts, to advance planning and design for the proposed Anzac Interpretive Centre. That work is well advanced and presently cost estimates for the planning, design and construction of that Centre, based on the scope advised to the consultants, is potentially \$9M+. To date the only confirmed funding for this project is \$6.55M (of which \$709,682 is already committed to existing contracts), leaving \$5.8m for construction. Current cost estimates by a Quantity Surveyor has costed the construction at \$8.05m.
4. Council has also agreed to undertake a consultancy, as a matter of urgency, for detailed business analysis, including financial, risk and asset-management analysis, regarding the City's involvement in; commitment to; and City of Albany and community economic development opportunities of; the Albany-based Anzac Centenary Events, and its associated activities. Payment of such business analysis will be funded from the City's Anzac Centenary Reserve.
5. Outcomes of such business analysis will be needed to guide:
 - Council in its budget allocations for the 2012-13, and 2013-14 financial years, and its models of operationalising its commitment to Anzac Centenary.
 - The City in its future discussions with other levels of Government, and with other stakeholders, regarding support the City may require to ensure these Events are a success.

DISCUSSION

6. The Council has made a significant commitment to date in the City's participation in Anzac Centenary. However, to date no detailed business analysis or risk assessment has been undertaken regarding such commitment. Similarly, the Council has not sufficiently considered the current and long term resource implications of such commitment nor budgeted for the resource allocation that will likely be required.
7. Risk analysis undertaken by the City and provided to the last Audit and Finance Committee shows there are many significant risks to the City from its involvement in this Centenary Commemoration. Included in this is the acquisition and management of any new infrastructure, including infrastructure at Mounts Adelaide and Clarence.

8. When considering infrastructure ownership and management obligations, the City is very aware of the poor experience it has had in whole-of-life asset planning regarding the Albany Entertainment Centre. It has learnt valuable lessons from the experience, and wishes to ensure that any infrastructure the City acquires as part of the Anzac Centenary Commemoration has rigorous business planning underpinning it, and does not become a burden to ratepayers.
9. The whole-of-asset life issues and costs for high-technology-based buildings such as the proposed Anzac Interpretive Centre on Mt Adelaide should not be underestimated. Governance and management models for the assets will need determination. The Federal Government representative on the ACAA Board has stated that the Federal Government has no firm expectations on whether the City will own and operate the Interpretive Centre.
10. The construction of this building from a project management perspective is a risk. There are considerable challenges in building into the side of Mt Adelaide; an adequate contingency amount for the project is difficult to gauge; and should construction difficulties be encountered, the budget for the construction could escalate quickly. The amount of funding formally committed for planning, design and construction is insufficient, compared to cost estimates provided by Quantity Surveyors.
11. As the CEO has explained to Council members previously regarding general asset-management, the cost of construction of an asset is usually small, when compared to the whole-of-life operating and depreciation costs of such assets. High-technology infrastructure is usually even more expensive to own and or operate because of the continually changing technology environment. Future ownership and management obligations for the Interpretive Centre must be clarified as a matter of urgency.
12. The business model of operating the Interpretive Centre and the Mounts Precinct generally MUST be considered NOW. While there is huge opportunity for the City to have a military heritage precinct that is world-class (with the tourism and other economic benefits that that accrues), the design, functionality and broader precinct operating models must be determined, before design and construction is complete. The design of the Interpretive Centre, and particularly ancillary design issues relating to traffic management, pedestrian thoroughfares etc will influence the effectiveness of any operating model.
13. The timeframe for this work is urgent, with the contracted consultants about to finalise preliminary design for the Anzac Interpretive Centre in the next three weeks. Any change of design after that point exposes the City (and RSL) to both design rework costs, and time pressures for the lead time in construction. Knowledge of the operating model for that Centre is essential for the design and construction of the Centre. The timeline for the next milestone for work by the architects is 8 May 2012.
14. Conversations with the Department of Premier and Cabinet have now commenced regarding funding and managing the Anzac Commemorative Events and some associated infrastructure.
15. The Department's senior officer has requested that the City provide the Department with as much information as possible regarding the anticipated challenges and costs of the City's involvement in the Anzac Commemorations. To provide this information, a consultant will be engaged to undertake that work.
16. While the City faces considerable risks from its commitment to the Anzac Events, the Albany community and region could significantly benefit from the Events, particularly through tourism profiling, and the economic opportunities generally of having large numbers of visitors to the town.

17. At a minimum, and in addition to resolving the whole-of-life asset management issues stated above, it is anticipated that the following matters need to be considered and resolved by the Council before any more resources are committed to the Centenary:

a. *The role each stakeholder / partner will undertake as part of its involvement in the Events, and associated infrastructure, both from a governance and operational perspective.*

It is unclear what role each level of government, and the ACAA Board will play into the future regarding the huge logistical support that will be needed to coordinate all Events, and who will provide the ongoing funding of those tasks.

While the State Government has made informal approaches to the City offering its support, and is now seeking formal advice from the City regarding the challenges the City anticipates it will face as a result of these Events, the governance and operational responsibilities of all parties need clarification as a matter of urgency.

Without any formal commitment from either level of government in this regard, and in particular, commitment to leadership and who is doing what (including how it is being funded), if the City continues with present activity, the City will continue to assume and expose itself to risk without being able to “retract” on some activity.

b. *Staffing resources needed to fulfil the City's commitment to the Events.*

The City has provided over \$266,000 in staff in-kind salary to supporting the ACAA Board's work. That salary investment will continue to be needed (and indeed significantly increased), if design and construction work progresses for the Anzac Centenary infrastructure projects.

Additionally, depending on the extent of logistical events management the City is expected to undertake for the Events, additional staff time may need to be invested in preparing for those Events. There is no consideration in any City budget to date regarding those resources.

Further, staffing models will need to be considered – who will be the “employer” of those involved in the preparation for the Events. Such staffing model has Occupational Safety and Health, employment indemnity and WorkCover indemnity consequences.

18. The other opportunity for Albany as a community that should be captured as part of the Events, and progress made quickly on implementation, is a ***strategic approach to leveraging the broader economic and tourism opportunities*** the Events could generate.

19. These opportunities go beyond mere Events "logistics" - if the City only focuses on logistical management, then the real economic development opportunities will be lost, particularly in the long term and ongoing.

20. Associated with provision of such services, is **provision of airport services**. It is anticipated that passenger air travel during the Events periods will significantly increase. This will require working with Skywest and private charters to coordinate additional flights from an airport utilisation perspective. It will also require additional logistics support by the City in respect of passenger screening capability, plane "parking" space, and the ability to move much larger numbers of passengers via air in small "windows" of time, for example to cater for dignitaries and visitors who wish to fly-in-fly-out on the day of key Events.
21. In addition to the above, the City is also committing staff and other resources to **projects, such as an "Anzac in my Family"**. Council needs to decide what it will support in respect of such ancillary projects, because as the Events dates draw closer, public interest in those projects will increase, demanding more resource commitment from the City.

STATUTORY IMPLICATIONS

22. Nil

GOVERNMENT CONSULTATION

23. Consultation has occurred regularly with many stakeholders, including both State and Federal Government. However, to date, the only firm commitment of support the ACAA has received is Federal Government funding of \$6.55M for planning, design and construction of the Anzac Interpretive Centre, and various Federal parliamentary resolutions and or statements regarding the government's commitment to the Departure of the Convoy Event, and construction of the Interpretive Centre.

PUBLIC CONSULTATION

24. Consultation has occurred regularly with many stakeholders, including members of the public and key bodies. This consultation has been predominantly led by the consultant engaged by, and or the Chair of, the ACAA Board.
25. The City is now getting increasing requests from community stakeholders for provision of more definite planning information regarding the Events.

STRATEGIC IMPLICATIONS

26. The City's involvement in the Anzac Centenary Events, with associated infrastructure, fulfils many of the City's Strategic Key Focus Areas, with the associated Community Priorities and Proposed Strategies, including:
- Lifestyle and Environment
 - Sustainability and Development
 - Albany's Role as a Regional Hub
 - Organisational Performance

POLICY IMPLICATIONS

27. Nil

RISK IDENTIFICATION AND MITIGATION

28. Risk identification and categorisation relies on the City's Risk Management Framework. A very comprehensive risk analysis has previously been provided to the Council's Audit and Finance Committee regarding the City's involvement with the Anzac Centenary. Council is referred to those Audit and Finance Committee papers in this regard.

FINANCIAL IMPLICATIONS

29. The City has a Reserve Account, the purpose of which is "Anzac Centenary". The amount currently in that Reserve stands at just over \$126,000.
30. Over the 2010-11, and this financial year, the City has expended \$9,000+ in operating expenses on Anzac Centenary preparation. Furthermore the City has also committed large amounts of in-kind support to the Events, through staff time, such amounts having previously been advised to the Council's Audit and Finance Committee. For example, the City is providing over \$266,000 in staff in-kind salary to supporting the ACAA Board's work.
31. At present, the City has no other identified resources, beyond the Reserve Account, to support its involvement in the Anzac Centenary Events, and associated infrastructure.

LEGAL IMPLICATIONS

32. The City faces considerable legal risk in progressing its involvement in the Anzac Centenary without committed funding. The City has already entered into contracts relating to Anzac Centenary.

ALTERNATE OPTIONS

33. While Council could determine that the City not have any further involvement in the Anzac Centenary, such an approach would be severely detrimental to the potential heritage, profiling, economic and other benefits the community may derive from its involvement in the Centenary.
34. Such withdrawal from the Centenary is not reasonably feasible. Rather Council is encouraged to seek firm commitment from the various stakeholders to the Centenary, thus minimising risk to the City.

SUMMARY CONCLUSION

35. The Council has made a significant commitment in the City's participation in Anzac Centenary. However, to date no detailed business analysis has been undertaken regarding such commitment.
36. Similarly, the Council has not sufficiently considered the current and long term resource implications of such commitment nor budgeted for the resource allocation that will likely be required. This lack of analysis before making such commitment is very worrying, and as the Events start to "crystallise" the City's CEO is becoming increasingly concerned that the City will not satisfactorily meet its commitments to these Events.
37. The Council MUST determine the risks it is prepared to bear in relation to the Events, including the financial, legal, governance and operational issues it currently faces.

38. There are essentially two annual budgets available for the Council to properly allocate resources to the Event which will launch Anzac Centenary commemorations nationally and internationally. If the City does not "shine" during the Departure of the Convoys as a favourable visitor destination, then the City will lose the best opportunity it has for economic development and invigoration in decades.
39. Budget allocations must be made in the 2012-13 and 2013-14 financial year budgets, which properly reflect the commitment and scope of the City's involvement in Anzac Centenary. That commitment must be formally resolved by Council.

1.3: CITY OF ALBANY PARTICIPATION IN ANZAC CENTENARY EVENTS AND ASSOCIATED INFRASTRUCTURE CONSTRUCTION.

ALTERNATE MOTION BY COUNCILLOR ATTWELL

DATE & TIME REQUEST FOR ALTERNATE MOTION RECEIVED: Wednesday 02/05/2012 at 11:32 AM

**ITEM 1.3: ALTERNATE MOTION BY COUNCILLOR ATTWELL
VOTING REQUIREMENT: SIMPLE MAJORITY**

- 1. THAT beyond the usual scoping requirements, the City not commit to any activity as a member of the Albany Centenary of Anzac Alliance (ACAA) without having a clearly identified and committed funding source available for that activity.**
- 2. That Council pursue the possibility of the National Trust as the owners and managers of the Mount Clarence and Mount Adelaide Military Precinct.**

Councillor's Reason:

Centenary of Anzac does not belong to Albany, even though Albany is recognised as being significant in the history of Anzac. Anzac belongs to Australia, and extended to New Zealand and the rest of the world.

City of Albany is committed to the Alliance in its present form and we need to keep this operating with our partners. For the next step, the City of Albany is not in a position to open end the cheque book to fund the infrastructure or the continued operation of this major project. Neither can we be seen to be delaying or stopping the project. It must be a national undertaking for which Australia as a whole can contribute and for this to become a major attraction for visitors.

Like the soldiers of Gallipoli who showed tremendous courage and faith to step onto the beach, we need to show faith and move on to the next steps to see this vision occur.

We already have the Forts as a military museum, which increasingly continues to be a financial burden to the ratepayers of Albany. If the Mount Adelaide and Mount Clarence precincts were combined under the one operation and run by a professional body similar to the National Trust, we would have an attraction of worldwide significance. I understand that similar museums over the world are hugely supported.

The Anzac project MUST proceed. We owe it to the memory of the many who did not return, not as a memorial to war, but as a dedication to duty and what they believed in. It is now up to us to do our duty.

We MUST seek urgent clarification on the funding and the ownership and continued operational structure of this project. There are many factors that require attention now for us to be ready for 2014. City of Albany, we need to show leadership on this.

Councillors, my motion is asking you to continue to support what is already in place. It does not ask for further unknown financial commitment. That will be assessed by Council as and when required. It does ask that we make enquiries with the National Trust as to the possibility of them taking over this facility and that would be a wonderful benefit to Albany and the City of Albany.

Please support this motion.

Officer's Comment (Chief Executive Officer):

1. The CEO recommends Councillor Attwell clarify what she means by "usual scoping requirements" – the motion as presently worded does not provide sufficient clarity for City Staff to implement it.

The CEO would be concerned if the Council was to resolve commitment to any activity (whether as a member of ACAA or otherwise) without an identified funding source. The CEO recommends Council consider the Responsible Officer Recommendation which does address this concern.

2. While the National Trust and another entity have expressed interest in managing the Mount Adelaide Fort Precincts, ultimately the Mounts Reserves are not land vested in the ownership of the City and any such discussions as anticipated by Councillor Attwell's motion would need to involve the State Government. Without such State Government consent to such proposals, the motion is premature, may unrealistically raise expectations within the community and stakeholder groups, and make implied commitments which the City may not in the future, be able to honour.

Further, discussion is already occurring with the National Trust and other entities regarding management and ownership of assets/infrastructure on the Mounts.. A Council resolution at this time is unnecessary and premature.

2.1: PLANNING AND SERVICES REPORTS APRIL 2012

Responsible Officer : Executive Director Planning and Development
Services (D Putland)
Attachment : Planning and Services Reports April 2012

IN BRIEF

- Receive the contents of the Planning and Services Report for April 2012.

ITEM 2.1: RESPONSIBLE OFFICER RECOMMENDATION

THAT the Planning and Services Report for April 2012 be RECEIVED.

CEO:

RESPONSIBLE OFFICER:

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – April 2012
Date : 1 May 2012

1. In April 2012 twenty-seven (27) building permits were issued for building activity worth \$6,449,465. This includes (1) demolition licence and two (2) sign licences.

It is brought to Council's attention that these figures include Building Licence #302046 for a Senior School Classroom – estimated value \$3,500,000.

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 permits issued for April 2012, the tenth month of activity in the City of Albany for the financial year 2011/2012.



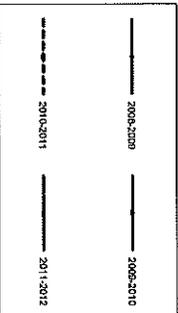
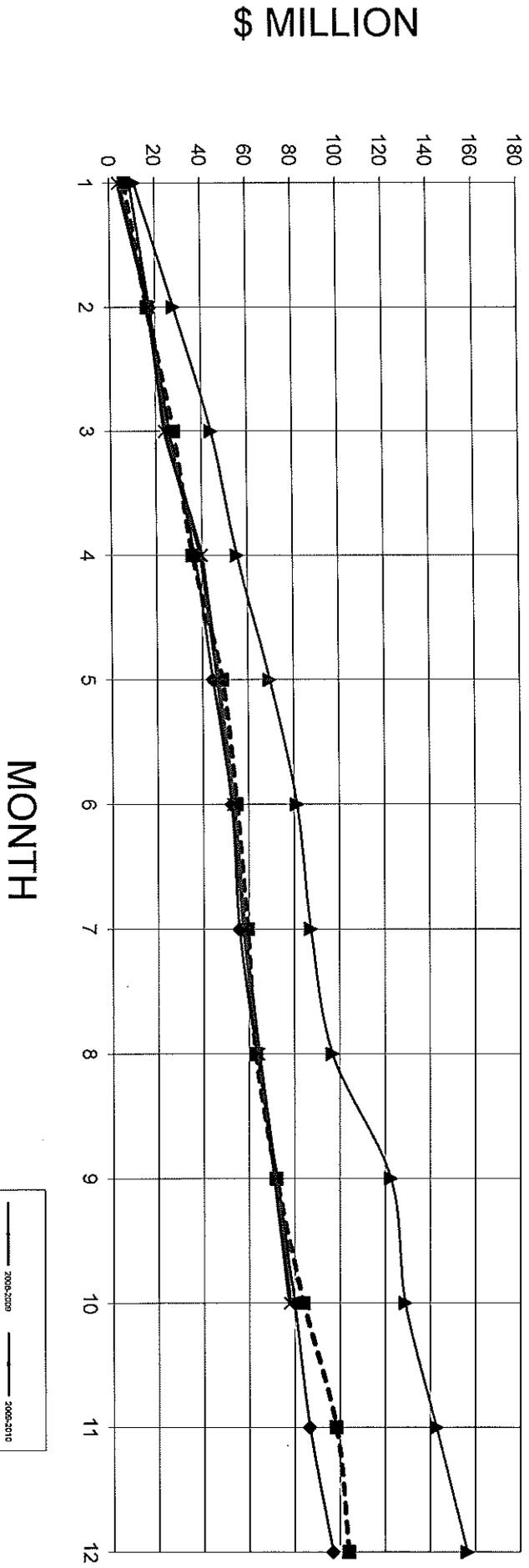
Kaye Hamilton
Administration Officer – Development

CITY OF ALBANY

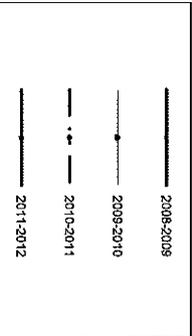
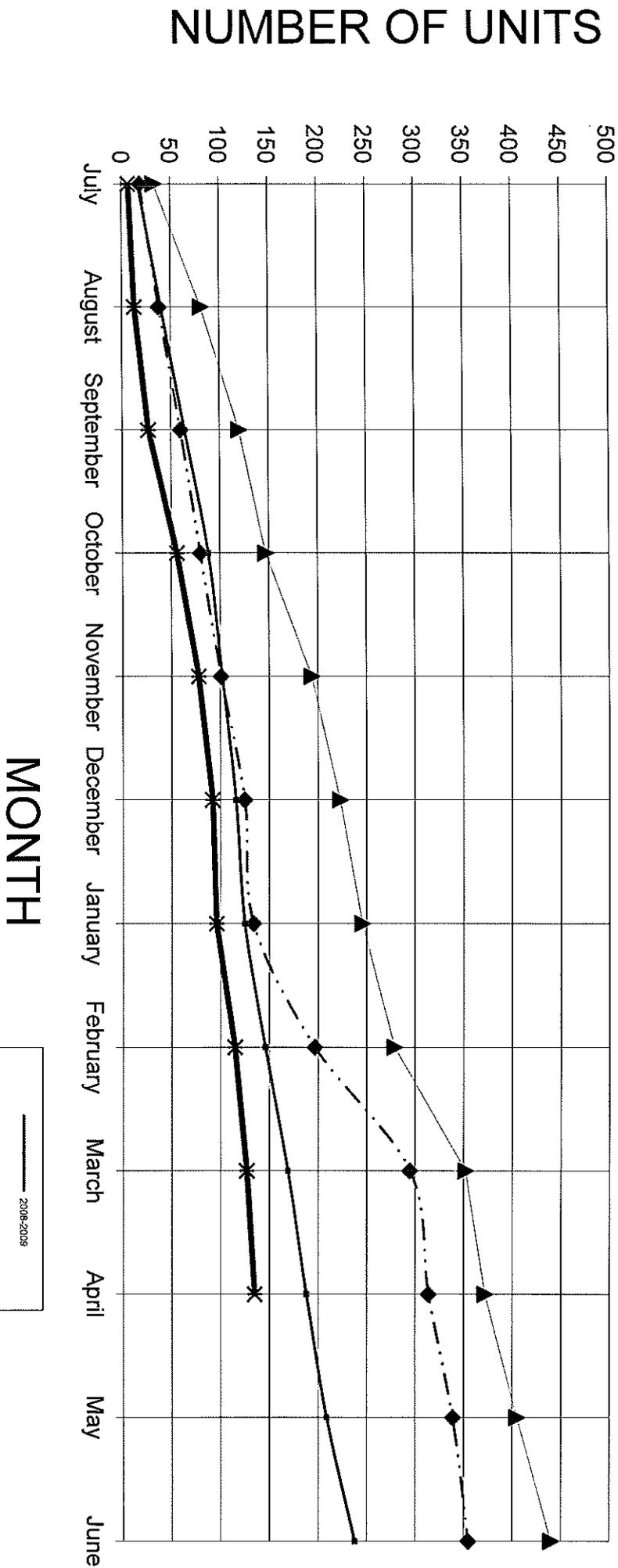
BUILDING CONSTRUCTION STATISTICS FOR 2011 - 2012

2010/2011	SINGLE DWELLING		GROUP DWELLING		TOTAL	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE	
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value		
JULY	7	2,030,335			7	14	253,722	22	547,734			1	30,000	3	953,927	5	35,000	3,850,718	
AUGUST	13	3,921,741			13	7	123,878	8	71,080	1	420,000			7	8,839,775	3	23,800	13,400,274	
SEPTEMBER	13	3,430,898	1	775,000	14	17	236,818	21	508,779					5	921,642	11	784,400	6,657,537	
OCTOBER	18	4,021,693	11	1,122,000	29	13	166,187	26	335,425			1	9,500,000	3	525,000	6	64,100	15,734,405	
NOVEMBER	12	2,964,229	10	1,600,000	22	18	338,943	20	651,957					8	1,251,332	6	157,000	6,963,461	
DECEMBER	14	3,948,628			14	19	437,720	22	618,341			16	1,371,698	1	100,000	9	157,540	6,633,927	
2011																			
JANUARY	4	1,048,284				10	361,591	24	851,381			2	454,860	3	1,509,750	5	145,000	4,370,866	
FEBRUARY	16	4,400,121	3	1,020,430	19	15	285,033	20	390,902			2	237,670			7	35,800	6,369,956	
MARCH	12	4,558,171			12	16	230,165	25	645,991			1	318,952	5	1,551,607	7	72,880	7,377,766	
APRIL	8	2,076,653	0		8	3	56,000	11	500,212	0		1	300,000	1	3,500,000	3	16,500	6,449,465	
MAY																		0	
JUNE																		0	
TOTALS TO DATE	117	32,400,753	25	4,517,430	142	132	2,490,057	199	5,121,802	1	420,000	24	12,213,180	36	19,153,033	62	1,492,120	77,808,375	

BUILDING ACTIVITY \$M Value



DWELLING UNITS



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for April 2012

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
120008	ECOFIT HOMES	ALBANY LIFESTYLE VILLAGE PTY LTD	PARK HOME - SITE 2	SITE 002	Location 359	ALISON PARADE	BAYONNET HEAD
301925	OWNER BUILDER	PTY LTD CHRISTIAN EDUCATION MINISTRIES LTD	SIGN	20	Lot 500	BREWSTER ROAD	COLLINGWOOD HEIGHTS
302136	J & TW DEKKER PTY LTD	Owner's Name and address not shown at their request	DWELLING ADDITIONS	15	Location 288	HARROGATE ROAD	GLEDSHOW
302046	BAROVEN PTY LTD	Owner's Name and address not shown at their request	SENIOR SCHOOL	244	Location 21	NANARUP ROAD	KALGAN
302000	A D MCGONNELL	GRAMMAR SCHOOL K A MCGONNELL	CLASSROOM BUILDING DWELLING AND GARAGE	9	Location 103	WILLIAM STREET	LITTLE GROVE
302140	OWNER BUILDER	R & J R COFFEY	RETAINING LL	136	Location 24	BAY VIEW DRIVE	LITTLE GROVE
302096	GL & AM LEEDER	J J KRIEK	DWELLING GARAGE ALFRESCO AND RETAINING LLS	102	Location 50	BUSHBY ROAD	LOWER KING
302145	OWNER BUILDER	Owner's Name and address not shown at their request	DECK AND PATIO	14	Location 527	REDGUM TRAIL	MARBELUP
302123	FORMATION HOMES PTY LTD	Owner's Name and address not shown at their request	DWELLING GARAGE AND ALFRESCO	11	Location 492	COMET CORNER	MCKAIL
302125	M BUFFHAM & P WILBY	M F BUFFHAM & P D WILBY	DWELLING GARAGE & ALFRESCO	75	Lot 111	GLADVILLE ROAD	MCKAIL
120002	REALFORCE PTY LTD	M P WILKINSON & L E	DWELLING GARAGE AND ALFRESCO	177	Lot 604	FLEMINGTON	MCKAIL
302146	J & TW DEKKER PTY LTD	CRAKER Owner's Name and address not shown at their request	ALFRESCO - UNCERTIFIED DWELLING AND SHED	22	Lot 301	STREET FEDERAL STREET	MCKAIL
302104	DJ HAYDOCK & S COUSINS	A M HAYDOCK	FRONT FENCE	10	Lot 1	SHERWOOD DRIVE	MCKAIL
120024	SCOTT PARK HOMES GREAT	MORVEN RURAL	NEW DWELLING	24	Location 492	DORADO BEND	MCKAIL
302144	SOUTHERN PTY LTD OWNER BUILDER	DEVELOPMENTS PTY LTD S P & G P GATES	PATIO	28	Location 727 Lot 2	JONES ROAD	MILLBROOK

AGENDA ITEM 2.1 REFERS

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
301978IM	M & A STEEL FABRICATION	ALBANY AGRICULTURAL	ROOF COVER OVER WEIGH	37-43	Location RES 28077 Lot	MAXWELL STREET	MT MELVILLE
302007	OWNER BUILDER	SOCIETY INCORPORATED PA JOHNS	BRIDGE VERANDAH		1135 2 Lot 2	ALICIA STREET	MT MELVILLE
120010	KOSTERS STEEL CONSTRUCTION PTY LTD	G A SMITH	PATIO	231	Lot 221	LURLINE STREET	ORANA
301630	MEUZELAAR ENTERPRISES	Owner's Name and address	ADDITIONS AND ALTERATIONS -	2-10	Location RES 25945 Lot	ANGOVE ROAD	SPENCER PARK
301869	G & C PULS PTY LTD	not shown at their request Owner's Name and address	COMMERCIAL ALTERATIONS AND		6817 87 Location 42	HILLMAN STREET	SPENCER PARK
120003	BEN CANDY CONSTRUCTIONS	not shown at their request D J & D HANCOX	ADDITIONS VERANDAH - UNCERTIFIED		Lot 53 21 Location PL42	MUIR STREET	SPENCER PARK
120006	C BROWN	SOUTHERN ABORIGINAL CORPORATION	DEMOLITION - PARTIAL		Lot 41 42 Location PL42	BURVILLE STREET	SPENCER PARK
120011	RANBILD GREAT SOUTHERN	E & A TOMAWIPITNCA	CARPOR - UNCERTIFIED	61-63	Location 506	PREMIER CIRCLE	SPENCER PARK
120015	GREAT SOUTHERN BOUNDARIES	C R NOTAR	RETAINING LL - UNCERTIFIED		Lot 80 86 Location 42	ANGOVE ROAD	SPENCER PARK
302132	B TROUCHET	B W TROUCHET	ALTERATIONS AND		Lot 679 43 Location TORBAY Lot	PULS ROAD	TORBAY
120001	GLOBAL POWER SERVICES	Owner's Name and address not shown at their request	ADDITIONS SIGNS		11 230 Location 392	CHESTER PASS	INSLEY
302111	J LLIS	L J LLIS & D E EDKRS	SHED		Lot 10 79 Lot 186	ROAD DELOIRANE DRIVE	TRENUP
302003	MANTECH SOLUTIONS PTY LTD	CALTEX ENERGY	SERVICE STATION		Location 401 Lot 90	MENANG DRIVE	WILLYJUNG
302128	OWNER BUILDER	J D BASTANI	ABLUTION BLOCK		Location 7127	HUNWICK ROAD	YOUNGS SIDING
120009	RANBILD GREAT SOUTHERN	I W KRANENDONK	FARM SHED	3363	Location 2945	LOWER DENMARK ROAD	YOUNGS SIDING

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors

From : Administration Officer - Planning

Subject : Planning Scheme Consents – April 2012

Date : 3 May 2012

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of April 2012.
2. Within the period there was a total of twenty five (25) decisions made on active Planning Scheme Consents ;
- Twenty five (25) Planning Scheme Consents were approved under delegated authority;



Jessica Davidson
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for April 2012

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2120064	3/04/2012	DC Plaistowe	Berliner Street	Bayonet Head	Single House - Design Codes Relaxation (Overlooking)	Delegate Approved	5/04/2012	Jessica Anderson
P2120071	5/04/2012	Wren (Wa) Pty Ltd T/A Zac Caramia Homes	Barry Court	Collingwood Park	Single House - Additions	Delegate Approved	27/04/2012	Jessica Anderson
P2120066	5/04/2012	Turps Steel Fabrications	Swarbrick Street	Emu Point	Development (Boat Storage)	Delegate Approved	12/04/2012	Adrian Nicoll
P2120063	2/04/2012	RJ & Jim Peterson	Regent Street	Gledhow	Single House - Design Codes Relaxation (overlooking and retaining on boundary)	Delegate Approved	18/04/2012	Adrian Nicoll
P2120060	28/03/2012	WJ Watson	Karrakatta Road	Goode Beach	Single House - Additions (overheight overlooking)	Delegate Approved	17/04/2012	Adrian Nicoll
P2120075	11/04/2012	Powerhouse Architectural Drafting	Manyat Place	King River	Single House (Setback Variation)	Delegate Approved	13/04/2012	Jessica Anderson
P2120076	12/04/2012	SP & DM Taylor	Kilini Road	Kronkup	Residential Dwelling	Delegate Approved	19/04/2012	Jessica Anderson
P2120017	6/02/2012	LL Boston	Migo Place	Kronkup	Single House Outbuilding and Rainwater Tank	Delegate Approved	30/04/2012	Taylor Gunn
P2120061	28/03/2012	R & JR Coffey	Bay View Drive	Little Grove	Development (earthworks in excess of 600mm)	Delegate Approved	16/04/2012	Tom Wenbourne
P2120058	26/03/2012	GI Haley	Greyhound Circle	Lockyer	Development/Earthworks in excess of 600mm	Delegate Approved	16/04/2012	Adrian Nicoll
P2120046	19/03/2012	Agcrete Albany	Cumberland Road	Lower King	Single House - Retaining Wall	Delegate Approved	27/04/2012	Deb Delury
P2120021	15/02/2012	DO Spronk	Ryan Road	Lowlands	Development - Cut And Fill in Excess Of 600mm (Dam)	Delegate Approved	5/04/2012	Deb Delury
P2120008	19/01/2012	PJ Lincoln	Link Road	Marbelup	Country Kitchen (Change of Use) & Educational Establishment (food and wine)	Delegate Approved	2/04/2012	Deb Delury
P2120050	21/03/2012	AJ Penson	Bylund Place	Mckail	Single House - (front setback relaxation)	Delegate Approved	13/04/2012	Taylor Gunn
P2120068	5/04/2012	Ryde Building Company Pty Ltd	Satellite Close	Mckail	Single House (Design Codes Relaxation and Outbuilding)	Delegate Approved	18/04/2012	Taylor Gunn
P2115260	12/12/2011	Concept Building Design And Drafting	Marine Terrace	Middleton Beach	Holiday Accommodation (x4 two storey units)	Delegate Approved	2/04/2012	Tom Wenbourne

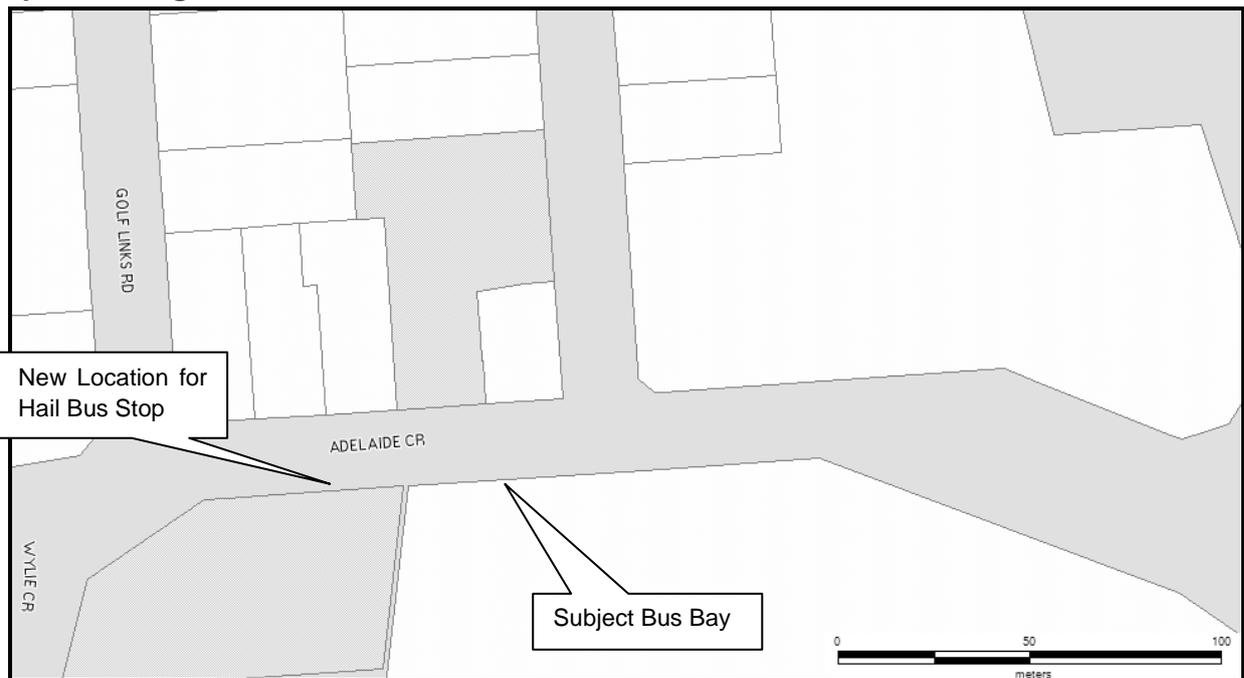
AGENDA ITEM 2.1 REFERS

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2120047	19/03/2012	DJ Palfrey	Golf Links Road	Middleton Beach	Vehicle Sales/Hire (Dinghy And Scooter Hire)	Delegate Approved	12/04/2012	Adrian Nicoll
P2115277	23/12/2011	Powerhouse Architectural Drafting	Wakefield Court	Mira Mar	Single House (Design Codes Relaxation)	Delegate Approved	4/04/2012	Deb Delury
P2120069	5/04/2012	Vuban Homes	Chester Pass Road	Orana	Group Dwelling (x2)	Delegate Approved	20/04/2012	Adrian Nicoll
P2120080	20/04/2012	Ranbuild Great Southern	Premier Circle	Spencer Park	Development (Outbuilding)	Delegate Approved	20/04/2012	Adrian Nicoll
P2120052	21/03/2012	Albany Cemetery Board	Lower King Road	Walmsley	Cemetery/Crematoria - Additions	Delegate Approved	11/04/2012	Tom Wenbourne
P2120030	23/02/2012	Great Southern Sand And Landscaping Supplies	Rocky Crossing Road	Willyung	Industry - Extractive (Sand)	Delegate Approved	4/04/2012	Adrian Nicoll
P2115052	1/03/2011	B Bowman	Negri Road	Willyung	Industry - General (steel fabrication - manufacture & repair)	Delegate Approved	17/04/2012	Adrian Nicoll
P2120065	4/04/2012	Scott Park Homes Great Southern Pty Ltd	Greenwood Drive	Willyung	Single House - Setback Relaxation	Delegate Approved	27/04/2012	Taylor Gunn
P2120045	15/03/2012	JB Wood	Thompson Road	Youngs Siding	Tourist Accommodation	Delegate Approved	16/04/2012	Taylor Gunn

2.3: REMOVAL OF PARKING RESTRICTION – BUS BAY ADELAIDE CRESCENT MIDDLETON BEACH

Land Description	: Bus Bay Adelaide Crescent, Middleton Beach
Proponent	: City of Albany
Owner/s	: City of Albany
Business Entity Name	: N/A
Attachment(s)	: Design of parking layout in verge bay : Aerial photograph with proposed location for Hail Bus Stop
Councillor Workstation	: Copy of OCM 16/11/10 – Item 1.1 : Copy of letter from Public Transport Authority : Copy of letter from Loves Bus Service : Weekly Vehicle Counts 1046 (April 2007) & 1360 (August 2010)
Responsible Officer(s)	: Acting Executive Director Planning and Development Services (S Lenton)

Maps and Diagrams:



IN BRIEF

- Remove the bus stop designation from the Adelaide Crescent road verge bay to allow parking.
- Relocate 'Hail Bus Stop' post and designation at least 20m to the west of the existing road verge bay on the same side of Adelaide Crescent.

CEO:

RESPONSIBLE OFFICER:

**ITEM 2.3: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council resolves to:

- 1) Remove the bus stop designation from the Adelaide Crescent road verge bay and replace with regular parking bays as per the Attached Plan(s);**
- 2) Support the relocation of the 'Hail Bus Stop', at the developer's cost, to a point at least 20m west of the existing Adelaide Crescent road verge bay in accordance with the specifications of the Public Transport Authority.**
- 3) Delineate, via road markings and signage, a no-standing area between the relocated bus stop and the revised regular parking bays to be located in the existing embayment, at the developer's cost.**
- 4) Advise all surrounding landowners of the parking change and place a notification in the local newspaper, at the developer's cost.**

BACKGROUND

1. Council resolved to grant planning scheme consent for a change of use to 'Tavern' at 18 Adelaide Crescent, Middleton Beach at the Ordinary Council Meeting on 16 November 2010 (Item 1.1). The change of use, when implemented, would give rise to an increased demand for parking that cannot be accommodated on the existing developed site.
2. Condition A1 of the planning approval issued reads:

Prior to occupancy of the tavern use, the proponent is to provide 5 new car bays within the Adelaide Crescent Road Reserve, or where this is not possible or practical as determined by the Executive Director Works and Services, provide a cash-in-lieu contribution for the parking shortfall in accordance with the specifications of Council's Policy 'Guidelines for the Assessment of Off-site, Verge and Cash-In-Lieu Car parking Proposals'.
3. The expectation of the City and Council was for the parking requirement associated with the change of use to be accommodated by the construction of bays in the road verge in the immediate vicinity. Such construction was to be to the City of Albany specifications at the developer's cost.
4. Due to the location of services within the road verge and the requirement for the additional parking bays to be located within a 50m walking distance of the use; the developer proposes to utilise the under used 'Hail Bus Stop' bay opposite 18-20 Adelaide Crescent. The bay will be upgraded and elongated to accommodate the 5 required car parking bays.
5. The bay is a designated bus stop and under the City of Albany Parking and Parking Facilities Local Law 2009; parking is prohibited in the bay as well as 20m on the approach side to the bay and 10m beyond the departure side of the bay.
6. The designation of the bay as a bus stop needs to be rescinded to enable the development of the bay to accommodate general car parking.

DISCUSSION

7. The planning approval for the tavern indicates the City of Albany preference for the off-site parking to be provided in the Adelaide Crescent road reserve. Such provision must be in close proximity to readily serve the site responsible for the demand. It is widely accepted that parking serving a specific site/use/operation should be located within a walkable 50m radius of the site.
8. With the Adelaide Crescent road reserve identified as the preferred location, the developer has investigated the practicalities and constraints such as the location of sewer and drainage services etc. This investigation identified the existing bus bay as the best location for the required 5 car parking bays.
9. The City of Albany Parking and Parking Facilities Local Law 2009 prohibits parking in, at and around bus stops. As such, Council is required to remove the designation of this bay as a bus stop, for the bay to be altered and used for general parking provision.
10. The Public Transport Authority requires a bus stop to be retained in this vicinity, but the stop is not required to be a dedicated bay as it is an on demand rather than a timed stop. The local bus company (Loves Bus Service) does not consider this an essential stop and has no objection to the removal of the bay.
11. At the March 2012 Ordinary Council Meeting this matter was deferred pending additional information being provided due to road safety concerns raised by members of the public.
12. This portion of Adelaide Crescent is subject to a 40kph speed limit, so traffic speed is generally low. Historic traffic count data recorded by the City gives virtual (or average) levels of traffic use.
13. Data recorded over a month long period in 2007 from Thursday 29 March to Monday 30 April, which included the Easter long weekend, is calculated to produce a virtual (or average) week. Between 7am and 7pm, the peak vehicle counts were between 11am and 12noon on both Saturday and Sunday with 194 and 195.2 vehicles per hour respectively. Over these peak hours' one vehicle went past every 18.5 seconds. This would not be considered high volume or frequency of use.
14. The most recent count for this portion of Adelaide Crescent was undertaken during winter 2010 between Thursday 5 August and Friday 27 August. Again the peak hour of use over the virtual week was 11am to 12noon over the weekend with 185 vehicles on Saturday and 203 vehicles on Sunday.
15. Even though the more recent count was undertaken in winter, at what is generally considered a quieter time of year in this tourist area, this comparison shows that traffic levels have increased. Again, averaging this vehicle count over the peak hour, one vehicle went past every 17.75 seconds. This is still not considered high volume or frequency of traffic.

16. In addition, at its widest point the existing bus bay is 3.5m wide from the kerb to the Adelaide Crescent carriageway. The bay is proposed to be widened as well as elongated and the width of the bay would continue for the length of the 5 parking bays. The standard for parallel parking bays in this scenario is a width of 2.3m. The parking bays can be required to be marked close to the kerb line of the formed bay and this would result in an apron of approximately 1m between the marked parking bay and the Adelaide Crescent carriageway. Given the frequency of traffic and the prescribed low speed, this additional 1m of sightline for both pedestrians and drivers is considered more than sufficient to overcome any perceived conflict and safety concerns arising as a result of the introduction of the parking bays in this location adjacent to the Council reserve.
17. If Council is so minded, the width of the embayment and location of the marked parking bays within it, can be required to be detailed as part of the specification for construction required to be provided to and agreed by the Executive Director Works and Services as outlined by Condition A1 of Planning Scheme Consent P2105183.

GOVERNMENT CONSULTATION

18. The Public Transport Authority has been consulted regarding the removal of the bus stop from the bay. Their response states that the bay is not essential from an operational perspective as the stop is not timed and buses only need to dwell for long enough to pick up and set down passengers. They have added that it is necessary to retain a bus stop at this location and have provided details of disability accessibility requirements for bus stops as a new (replacement) stop will need to comply with current requirements.

PUBLIC CONSULTATION / ENGAGEMENT

19. Loves Bus Service sent a response to the Public Transport Authority advising they have no objection to the removal of the bus stop at Adelaide Crescent.
20. The businesses and residents in close proximity to the existing bus bay have not been formally consulted, but will be informed as a result of the notification as outlined in part four (4) of the proposed resolution. It is anticipated that the businesses in close proximity to the existing bus bay will benefit from the additional 5 (non-exclusive) parking bays to be provided.

STATUTORY IMPLICATIONS

21. Clause 1.8 of the Parking and Parking Facilities Local Law 2009 states:

“Powers of the local government

The local government may, by resolution, prohibit or regulate by signs or otherwise, the stopping or parking of any vehicle, any class of vehicles or any class of drivers in any part of the parking region but must do so consistently with the provisions of this Local Law.”

STRATEGIC IMPLICATIONS

22. There are no strategic implications relating to this item.

POLICY IMPLICATIONS

23. There are no policy implications relating to this item.

RISK IDENTIFICATION & MITIGATION

24. The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Re-locating the bus stop from the dedicated bay into the road may give rise to traffic conflict.</i>	<i>Unlikely</i>	<i>Insignificant</i>	<i>Low</i>	<i>No mitigation – the frequency of use of the bus stop together with it being a hail only stop means this is unlikely to arise and is an ordinary traffic hazard for drivers.</i>
<i>Not re-locating the bus stop removes the developer's ability to provide compliant additional parking. The only remaining option would be a cash-in-lieu payment, which may mean the Tavern development is not financially viable.</i>	<i>Likely</i>	<i>Moderate</i>	<i>High</i>	<i>The recommendation to re-locate the bus stop is reasoned and justified.</i> <i>No mitigation – the economic and financial viability of a private development is not a City of Albany concern.</i>

FINANCIAL IMPLICATIONS

25. There are no financial implications for the City of Albany arising from this item. The costs associated with the relocation of the bus stop and work to upgrade the road verge bay for parking (including line marking the road) are to be borne by the developers of the tavern at 18 Adelaide Crescent.

LEGAL IMPLICATIONS

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

ALTERNATE OPTIONS

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

- To resolve not to remove the bus stop designation over the Adelaide Crescent road verge bay;
- To remove the bus stop designation from the Adelaide Crescent road verge bay and re-allocate it to a point at least 20m west of the identified bay as per staff's recommendation.
- In addition to removing the bus stop designation as outlined above, Council may consider the following additional requirement in the resolution:

'The construction plans for the embayment alterations shall show the existing embayment maximum width (3.5m) being retained for the full length of the altered bay and include detail of the location for the marked parking bays close to the new kerbing line.'

SUMMARY CONCLUSION

28. At the time of consideration of the application for planning scheme consent for change of use to tavern, it was identified that the Adelaide Crescent road verge was potentially an appropriate location for the off-site car parking provision.
29. Investigation by the developer has identified the existing bus stop bay as the most appropriate location for the required parking, due to the constraint of proximity of services elsewhere in the vicinity. It is important to note that the on-street bays will not be for the exclusive use of patrons attending the tavern or café, but available to all members of the public.
30. The City of Albany Parking and Parking Facilities Local Law requires a resolution of Council to alter any parking designation or prohibition, which in this instance is sought to move a 'Hail Bus Stop' approximately 20m west along Adelaide Crescent.
31. The Public Transport Authority and local bus company have no objection to this relocation of the bus stop.
32. Given the low traffic speed and relatively low frequency of traffic, the proposed alteration of the bay to permit parking is not considered to have a measureable impact on road safety.

Consulted References	City of Albany Parking and Parking Facilities Local Law 2009.
File Number (Name of Ward)	RD.DEC.8 (Frederickstown Ward)
Previous References	OCM 20/03/2012 Item 2.2

**2.4: DEVELOPMENT APPLICATION – COMMUNITY PURPOSE BUILDING
(DAYTIME COUNSELLING AND NIGHT TIME SHELTER) AT 320 ALBANY
HIGHWAY, CENTENNIAL PARK**

Land Description	: 320 Albany Highway, Centennial Park
Proponent	: Jim Dijkstra
Owner	: BA Berryman (in possession of National Australia Bank)
Business Entity Name	: Shalom Inc – Directed by Board and Committee made up of members of the Free Reformed Churches of Albany
Attachments	: Planning application and supporting information and submissions.
Appendices	: Nil
Councillor Workstation	: Nil
Responsible Officer(s)	: Acting Executive Director Planning & Development Services (Simon Lenton)

Maps and Diagrams:



CEO:	RESPONSIBLE OFFICER:
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IN BRIEF

- The use proposed is for a Community Purpose Building which would operate as a counselling and 'drop in' centre during the day and shelter for homeless men overnight.
- This use is not listed under the use classes in the Zoning Table in Town Planning Scheme 1A (TPS1A), however, Council can exercise its discretion in deciding if a use is suitable in any zone.
- The use was advertised and the neighbourhood consulted with one objection lodged.

RECOMMENDATION

**ITEM 2.4 RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLY MAJORITY**

THAT Council resolves to ISSUE a Notice of Planning Scheme Consent for a 'Community Purpose Building (day time counselling and night shelter for homeless men)' at 320 Albany Highway, Albany subject to the following conditions:

- 1. No more than 6 people shall be accommodated within the building between the hours of 5:00pm and 8:00am unless otherwise agreed to in writing by the City of Albany;**
- 2. No signs are to be erected on the lot without City of Albany approval, in accordance with the City of Albany's Signs Policy and Bylaws;**
- 3. A Management Plan outlining the operation of the facility is to be prepared and implemented to the satisfaction of the City of Albany prior to commencement of the use hereby approved. Once approved, any amendments to the Management Plan will require further approval from the City of Albany;**
- 4. The crossover is to be upgraded to the City of Albany's specifications, levels and satisfaction in accordance with drawing nos. 97024 1/3 – 97024 3/3. A permit from the City of Albany is required prior to any work being carried out within the road reserve;**
- 5. The access-way is to be constructed and drained at the Developer's cost to the satisfaction of the City of Albany;**
- 6. Vehicular parking, manoeuvring and circulation areas indicated on the approved plan are to be designed in accordance with AS2890, constructed, properly drained and sealed to the satisfaction of the City of Albany. Vehicles leaving the property must be able to leave in forward gear;**
- 7. The disposal of stormwater from existing and new buildings is to be designed and managed in accordance with the City of Albany's subdivision and Development Guidelines, at the Developer's cost; and**
- 8. Approval for the use 'Community Purpose Building (day time counselling and night shelter for homeless men)' is granted exclusively to the applicant and is not transferrable to a third party or to an alternate site.**

BACKGROUND

1. The subject site is a 2564m² lot zoned Residential within TPS1A that fronts Albany Highway and is in close proximity to the 'main roundabout' – a high traffic area.
2. The house and outbuilding on this lot are currently used for private residential use. The lot is for sale and the applicant is applying to purchase the land subject to approval of this change of use.
3. This residential lot is located between two differently zoned lots. To the north is a Church on land zoned 'Other Commercial' and to the south a Motel on land zoned 'Tourist Residential'.
4. Albany Highway separates this lot from mixed uses within the 'Other Commercial' zone and 'Residential' lots opposite.
5. The proposed use of 'Community Purpose Building' is not listed in the Scheme and has been advertised, in accordance with the Scheme requirements with an objection being submitted by an adjoining landowner.

DISCUSSION

6. This application is for a change to the existing residential use. The proposed use is not described in the Zoning Table of TPS1A and as such required consultation with the neighbourhood and community. The proposal is to provide a service to the community in the form of a night shelter for homeless men; to provide a safe place where socially disadvantaged people can gather for companionship, advice and meals, as well as access to facilities to assist personal development (such as personal hygiene, arts & crafts, laundry service, internet access and training courses). The facility is to be directed and financed by a board with a committee that will oversee the day to day operations. The Board and Committee will be comprised of members of the Free Reformed Churches of Albany. A paid, suitably qualified coordinator and a group of volunteers will provide the daily management of the centre. The facility is to be known as 'Shalom House'.
7. Included in the matters that must be addressed by Council when considering this application is the compatibility of the use with its setting and any social issues that may have an effect on the amenity of the locality. The lot is surrounded by a variety of different zones and mixed uses and it is considered that the area is quite busy with no one use being predominant. The location of this lot on a highway, with a Church on one side and a Motel on the other provides a bit of a buffer to surrounding residential areas. There is a residential lot to the rear; however, the subject lot is large enough to provide a large setback (approx 60m) and subsequent buffer to this lot also.
8. The rules to be applied to the shelter are intended to protect both the visitors and the neighbourhood, including:
 - The visitors will be required to be at the shelter between 5pm and 7.30pm;
 - Doors are locked at 7.30pm and no one will be admitted after this time;
 - Lights out at 10.30pm; and
 - Men will be checked out by 8.00am next morning.

9. Shalom House is also initially proposed to be open two mornings a week from 10:00am to 1:00pm for counselling, but ultimately it is envisaged that the facility will be open between 8:00am and 5:00pm daily.
10. There will be one permanent staff member (coordinator) and other local volunteer supervisors. A maximum of three car bays have been allocated to staff. The use is not expected to attract visitors who will own or drive a car. A total of five permanent bays have been provided to allow all vehicles to return to the street in forward gear, with ample occasional parking available within the boundaries of the lot. The parking appears sufficient for the proposed use.

GOVERNMENT CONSULTATION

11. Not required.

PUBLIC CONSULTATION / ENGAGEMENT

12. As Council's discretion is required for this use which is not listed in the Scheme, the community has been consulted, by way of letters to landowners in the surrounding neighbourhood; a sign on site and a notice in a local paper.
13. At the end of the consultation period the following comments were received:
 - One objection – from an adjacent neighbour (Raymond and Norma Croker, Ace Motor Inn); and
 - Two letters of support – one from a landowner three lots away (John Henson, Amaroo Village) and one from the Member for the South West Region, Legislative Council (Hon Robyn McSweeney).
14. The objection was based on the following concerns: "We believe the proposed application would create many issues for our guests. The majority of our guests are elderly and would be distressed to know that a Night Time Shelter is situated next door. The overseas visitors to Albany would also not be impressed to have such a facility next door to a Motel."

STATUTORY IMPLICATIONS

15. TPS1A states at Clause 3.6 that *"If a particular use is not mentioned in the list of use classes or is not included in the general terms of any of the use classes, such use shall, unless it is permitted by any other provisions of the Scheme, be deemed to be prohibited, provided that the Council may in its discretion permit such use or purpose to be carried out in any zone it considers appropriate and in granting such permission the Council may impose such conditions as it thinks necessary for the orderly and proper planning of the locality and the preservation of its amenities."*
16. Clause 7.8A of the Scheme details matters to be considered by Council and states:

7.8A The Council in considering an application for planning consent is to have due regard to such of the following matters as are in the opinion of the Council relevant to the use or development the subject of the application:

 - (i) the compatibility of a use or development with its setting;*
 - (j) any social issues that have an effect on the amenity of the locality;*

(n) the preservation of the amenity of the locality;

(o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;

(q) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety; and

(y) any relevant submission received on the application.

STRATEGIC IMPLICATIONS

17. This item relates to the following areas of the Strategic Plan 2011-2021:

Key Focus Areas

Community focussed organisation.

Community Priorities

Support for community groups.

Proposed Strategies

Assist with improving access to suitable venues close to CBD that are affordable for community groups.

POLICY IMPLICATIONS

18. Nil.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Should Council decide not to follow the recommendation and refuse the proposal, the proponent may lodge an application for review to the State Administrative Tribunal.	Likely	Insignificant	Low	The decision is based on sound planning grounds

FINANCIAL IMPLICATIONS

20. The standard fee has been paid by the proponent for this application in accordance with the City's Schedule of Fees and Charges 2011-2012 and staff have processed the proposal within existing budget lines.

LEGAL IMPLICATIONS

21. Should Council not follow the recommendation and refuse the development the proponent has the ability to seek review of Council's decision at the State Administrative Tribunal. Such an appeal would be a Class 1 appeal which does not involve legal representation and therefore such costs would be mainly staff time.

ALTERNATE OPTIONS

22. Council has the ability at its discretion to approve or refuse the development.

SUMMARY CONCLUSION

23. This application is for a Community Purpose Building to be located on a residential lot. The use is not a use that is listed in the Town Planning Scheme 1A Zoning table and has been advertised to the community and as one comment has been received objecting to the use, Councils determination is requested.
24. The proponent states there is a need in the community for this service to be provided and the subject lot has been chosen as the location is suitable in terms of access for the members of the community who may need to use it and the lot is large enough to provide a buffer to and from the surrounding land uses.
25. Consideration must be made of the community's support for this use as well as the concern raised by the adjacent landowner. It should be noted that the proponent has considered the community's concerns and the 'Rules' that have been drafted are to put in place controls that should protect both the safety and comfort of the guests at the proposed building and the local neighbourhood.
26. Subject to the conditions listed, the proposal is considered acceptable in this location.

Consulted References	:	Town Planning Scheme 1A
File Number (Name of Ward)	:	A128880 (Frederickstown Ward)
Previous Reference	:	Nil

24/01 2012 TUE 11:37 FAX 61 8 98425901 NAB ALBANY BBC

City of Albany Records
 Doc No: ICR1258286
 File: A128880
 Date: 01 FEB 2012
 Officer: PA1



Attach:
 -Box:
 -Vol:
 -Box+Vol:
 Postal Address:
 Phone: (08) 9841 9383
 Fax: (08) 9841 4099
 Email: planning@albany.wa.gov.au
 Synergy Reference No: NF06594_1

APPLICATION FOR GRANT OF PLANNING SCHEME CONSENT

PLEASE NOTE THAT PAYMENT MUST BE MADE BEFORE PROCESSING THIS APPLICATION

LANDOWNER	Name: <u>National Australia Bank</u>	
	Address: <u>800 Bourke Street Docklands VIC 3008</u>	
APPLICANT (if different from landowner)	Name of Contact Person regarding this application: <u>Sim Dijkstra</u>	
	Address: <u>19 Graham Street Albany WA</u>	
DESCRIPTION OF LAND AND NATURE OF PROPOSAL	Telephone: Work <u>03 9911 1506</u> Home _____ Mobile _____	
	Email: <u>LSMC@nab.com.au</u> Fax: _____	
	Is there a business currently operating from this property? <u>YES</u> <input type="checkbox"/> NO <input type="checkbox"/>	
	If yes, what type of business is being operated? _____	
	State the name of the business: _____	
	Signature: <u>[Signature]</u> Date: <u>31/01/2012</u>	
	(NOTE: APPLICATION MUST BE SIGNED BY LANDOWNER)	
	Telephone: Work <u>9842 7650</u> Home <u>9842 0921</u> Mobile <u>0419 967 968</u>	
	Email: <u>jim@modas.com.au</u> Fax: <u>0898 416308</u>	
	Signature: <u>[Signature]</u> Date: <u>20-1-2012</u>	
House No: <u>320</u> <u>320</u> Lot No: <u>301</u> Location No: _____		
Street: <u>Albany Hwy</u> Locality/Suburb: <u>Albany</u>		
Type of Development/Use Proposed: <u>Community use for homeless and disadvantaged members of local community</u>		
<u>Overnight stays accommodation "Mans Shelter"</u>		
Estimated Date of Completion: <u>May 2012</u> Estimated Development Cost: <u>\$ 50,000.00</u>		
THREE COPIES OF BUILDING PLANS AND SITE PLAN OF PROPOSAL MUST BE SUBMITTED WITH THIS FORM		
TPS No: <u>1A</u> Zone: <u>Residential</u> Other: <u>R20</u>		
Use Type: <u>Use Not Listed</u>		
Description: <u>Community Purpose Building (Daytime counselling and nighttime shelter)</u>		
Assessment No: <u>A128880</u> Building Licence No: <u>-</u>		
CASHIER GL 125880	RECEPTION RECEIVAL STAMP	
Application No: <u>P2120013</u>		
Receipt No: <u>310692</u>		
Amount: <u>\$ 139.00</u>		
Signature: <u>[Signature]</u> Date: <u>1/2/12</u>		

RFI: 2/2/12

shalominc
come in, we care



19 January 2012

Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6330

Attention: Planning Department

Dear Sir/Madam

**Proposed Change of Use – Community Purpose Building (Shalom House)
Lot No. 321 Albany Highway, Albany**

I refer to the above and *attach* the required Planning Application Form, planning fee and Site Plans in relation to the proposed Change of Use at the above address.

“Shalom House” is a proposed community facility that is to be operated by an incorporated association, registered as Shalom Inc. This association is directed and financed by a board with a committee that oversees the day to day operations. The Board and Committee are all members of the Free Reformed Churches of Albany, who wish to offer charity and help to people in the local community. Shalom House proposes to offer its community services based upon the following key objectives:-

- To provide a night shelter for homeless men.
- To provide a safe place where socially disadvantaged people can come for a chat, advice, tea, coffee, lunch or basic recreational activities such as reading, board games etc.
- To provide disadvantaged people with access to facilities to assist personal development including but not limited to: personal hygiene, arts and crafts, laundry service, internet access, and training courses such as literacy, cooking, computing, resume writing etc.

This Planning Application seeks to utilise the existing dwelling at No.321 Albany Highway, to accommodate the proposed activities of Shalom House. The proposed land use is best classified as a Community Purpose, and under the Local Town Planning Scheme this is a Use Not Listed within the residential zone, and hence is subject to advertising and Council discretion.

The town planning considerations associated with the change of land use are outlined as follows:-

- a) The community service is offered by members of the association, a paid, suitably qualified co-ordinator and a group of volunteers many who have had practical experience as supervisors of the previous men’s shelter managed by Regional Counselling and Mentoring Service for the past three winters. This group of volunteer supervisors are members of the local community including

school teachers, prison officers, counsellors, electricians, accountants etc. It is anticipated that there would be a supervisor on the premises at all periods of usage.

As there would be one (1) permanent staff member as co-ordinator, and other volunteer supervisors who live in the local community, it is anticipated that a maximum of three (3) car bays would be required for the supervisors and staff. As the majority of people who will utilise this facility do not own or drive a car, a total of five (5) car bays as illustrated on the *attached* Development Site Plan that forms part of this application, is considered sufficient. However, there is also considerable room on the back lawn for any overflow parking requirements should this be required.

- b) The community services that are to be offered by this facility include:
- Social interaction;
 - A night-time, crisis accommodation shelter for homeless men (maximum of six (6) persons).
 - Meals and cooking facilities
 - Laundry service
 - Personal development opportunities including computing skills, arts and crafts, resume writing, personal hygiene, reading and writing
 - Shower facilities.

All of these activities are indoor activities that are quite passive and low key, and hence would not cause any undue impacts on the surrounding environment. It is noteworthy that the subject land is positioned between a Seventh Day Adventist Church and a motel with considerable vacant and commercial land opposite acting as a substantial buffer zone. The property is also suitably sized to ensure a substantial buffer zone is maintained between it and the only residential boundary at the rear of the property.

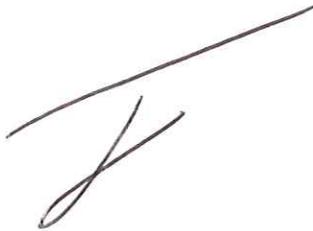
- c) The provision of the night shelter for homeless men will require men to be at the shelter between 5pm and 7.30 pm. At 7.30pm the door will be locked and no one will be admitted after this time. Lights out will be at 10.30 pm. The men must be checked out by 8am the next morning. There will be at least one (1) male supervisor on site at all times when Shalom House is offering the night shelter. If a suitable supervisor cannot be found for any night, the shelter will not be open that night.
- d) Shalom house will be equipped with a duress alarm and suitable safety equipment such as first aid equipment and fire extinguishers.
- e) Whilst initially Shalom House is proposed to be open for two mornings per week from 10:00am to 1:00pm, ultimately it is envisaged that the facility will be open between 8:00am and 5:00pm daily. Upon entering the centre the clients will be required to fill in an admission form and sign to agree to the rules of the house.
- f) Drugs, alcohol, bad behaviour and language will not be tolerated. Should a client be in serious breach of the house rules, they will be asked to leave immediately. Police assistance will be utilised if necessary.
- g) The property is well serviced with essential services including reticulated sewerage supply. The proposed five (5) bay carpark has been designed to allow all vehicles to return to the street in forward gear and also includes a disabled car bay. The car parking area is proposed to be sealed and drained in accordance with Council Specifications.
- h) An advertising sign for shalom House is proposed to be a low key signage panel affixed to the front of the building.

In conclusion, Council is earnestly requested to allow the establishment of "Shalom House" within the existing dwelling at No.321 Albany Highway, Albany should the required building developments be met. Council is requested to have due regard to the excellent community service that this facility will offer to socially disadvantaged members of the local community. A draft copy of the Shalom House policy and procedures as completed to date can also be provided upon request. As such it is still a developing document, but it is anticipated that this will be completed before the opening of Shalom House.

It would also be worthy for the council to consider that the current 'Men's night Shelter' operated by Regional Counselling for the past 3 years, at 12 Alexander Street, will not continue this year. This shelter has been very successful and had both council and local support. Regional Counselling has worked well with the neighbours and also fully supports the Shalom House project. Needless to say, if approvals are stalled, the operation of a 'men's night shelter' in Albany would be at great risk. It would be appreciated if Council could deal with this application relatively promptly as the association sees an urgent need in the local community.

Should you require any further information or details in relation to the proposed Change of Land Use, please do not hesitate to contact the undersigned.

Yours faithfully



Jim Dijkstra
Chairman
On Behalf of 'Shalom' committee

Contact:
C/ Kusters Steel Construction
98422650
0419 967 968
Email: jim@kusters.com.au

List of accompanying documentation:

1. Planning application form
2. Development site plan
3. Draft copy of the Men's shelter rules
4. Draft copy of the Men's shelter admission form
5. Draft copy of the Job Description for proposed co-ordinator
6. Draft rules of the Association



Job Description Form

Shalom House Coordinator

Shalom House Vision:

PURPOSE OF THIS POSITION:

The Coordinator will work with the Management Committee to coordinate the delivery of services to ensure people who are homeless or at risk of homelessness are provided with safe, secure accommodation, are assisted with meeting their daily needs and are empowered to make positive lifestyle changes.

Lines of responsibility:

The Coordinator is directly responsible to the management committee.

The management committee is answerable to the Board of Management for Shalom House.

Positions under Direct Supervision:

All volunteer workers for the Shalom House will be supervised by the Coordinator.

RESPONSIBILITIES OF THIS POSITION:

Service Delivery:

- Ensure the service runs effectively and efficiently on a day-to-day basis.
- Coordinate the delivery of all services run at Shalom House.
- Coordinate the rostering and delivery of services by all volunteers.

- Ensure all service delivery is in line with the vision of Shalom House and adheres to the Policy and Procedures of the organization.
- Ensure the house is maintained as a clean and safe environment for all users and visitors, including the coordination of contractors to maintain and upgrade facilities in consultation with the management committee.

Staff Management:

- Advise the management committee on all matters of employment of staff.
- Ensure that staff fulfill the requirements of their position descriptions and maintain professional relationships with Shalom House users.
- Ensure adequate and appropriate orientation, supervision, training, support and debriefing is provided to staff.
- Ensure the provision of safe working conditions for all staff and ensure staff work practices and behavior adheres to OSH rules and principles.

Information and Knowledge Management:

- Be responsible for the development and implementation of administrative and information systems and the development, maintenance and implementation of the Shalom House Policy and Procedures Manual.
- Be responsible for the development and implementation of the Occupational Safety and Health (OSH) procedures and maintain appropriate records of OSH training, audits and inspections.
- Develop and maintain a directory of Community Resources.
- Ensure all client documentation, including both IT and paper documents, is secured and remains confidential at all times.

Stakeholder Relationships:

- Ensure the management committee are provided with the support, information and expertise required to effectively meet their responsibilities.
- Represent the organization to government, other community agencies and the wider community.
- Coordinate the development and maintenance of appropriate promotional material.
- Develop and maintain links with relevant organizations to promote collaborative service delivery to Shalom House users.
- Provide written reports to the Board and Management Committee on the operations of the service as required.

Financial Management:

- In conjunction with the Treasurer, be responsible for the financial management of the organization including the presentation of a budget and financial reports to the Board of Management and management committee.
- Prepare submissions for funding and coordinate fund-raising activities in consultation with the management committee where required.

SKILLS AND EXPERIENCE REQUIRED:

Eligibility:

- A confessing member of the Free Reformed Churches of Australia or one of its sister churches.
- A valid Western Australian Motor Drivers License.
- Ability to undergo a National Police Clearance check.

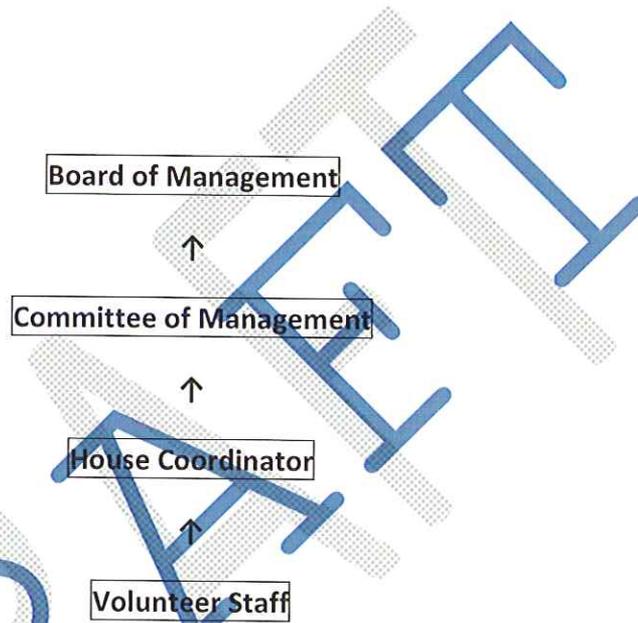
Essential:

- Excellent written, oral and interpersonal communication skills including the ability to communicate with people from diverse backgrounds.
- Ability to work with and be responsible to a Board and Management Committee.
- The ability to manage the use of allocated human, financial and physical resources effectively to achieve positive outcomes.
- An understanding of the factors which can lead to homelessness and the psychological, physical and emotional effect it has on clients.
- Demonstrated knowledge of community resources.
- The ability to participate in and also to lead a team to achieve positive outcomes.

Desirable:

- Tertiary qualifications in a social or behavioural science.
- Experience in human services work.
- Experience or training in staff management, administration and financial management.
- Experience or training in providing appropriate training and performance development to staff (e.g. Cert IV Workplace Assessor).

REPORTING RELATIONSHIPS:

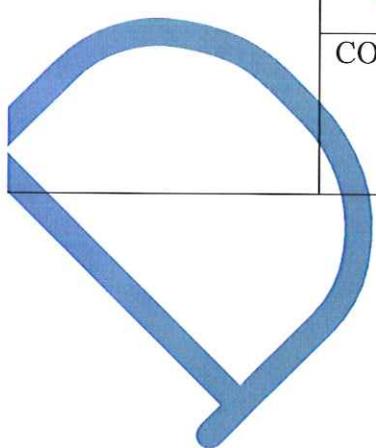


shalominc

come in, we care



	<p>MENS SHELTER Admission form</p>	<p>DATE:</p>	
<p>NAME:</p>		<p>DOB:</p>	
<p>LAST ADDRESS:</p>		<p>How long were you there?</p>	<p>How Long have you been Homeless?</p>
<p>HOW DID YOU FIND YOURSELF IN NEED OF ACCOMMODATION?</p> <p>CHECK ANY APPROPRIATE</p>	<p><input type="checkbox"/> DOMESTIC VIOLENCE</p> <p><input type="checkbox"/> RESTRAINING ORDER</p> <p><input type="checkbox"/> DRUGS AND ALCOHOL</p> <p><input type="checkbox"/> FAMILY BREAK DOWN</p> <p><input type="checkbox"/> LOSS OF WORK</p> <p><input type="checkbox"/> FINANCIAL</p> <p><input type="checkbox"/> MENTAL HEALTH</p> <p><input type="checkbox"/> OTHER: PLEASE SPECIFY:</p>	<p>ARE YOU A:</p> <p><input type="checkbox"/> VICTIM</p> <p><input type="checkbox"/> PERPETRATOR</p> <p><input type="checkbox"/> BOTH</p>	
	<p>ARE YOU UNDER MEDICATION AND IF SO WHAT:</p>		
	<p>COMMENTS:</p>		





RULES FOR MEN'S NIGHT SHELTER

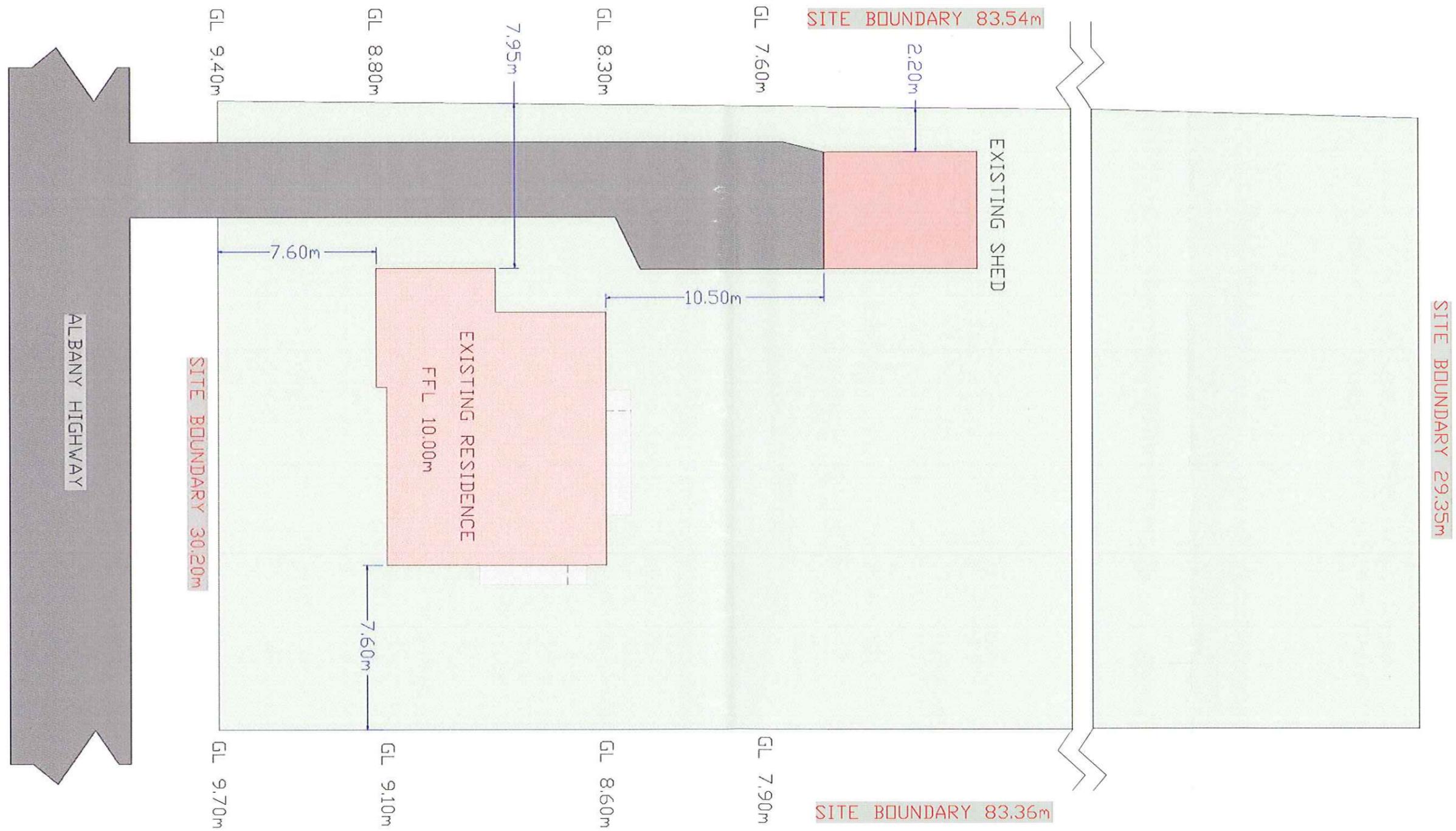
- THIS SHELTER IS DRUG, ALCOHOL AND BAD LANGUAGE FREE.
- Check in is between 5:30pm and 7.30pm
- Once in the shelter the supervisor will ask you to fill out a registration form for the night and you will be allocated a bed.
- When you have been allocated a bed, you will be requested to stay in the shelter until the next morning. Should you opt to leave you will not be allowed to return and your bed will be given to another person.
- Anyone under the influence of drugs or alcohol, or who shows signs of aggressive or abusive behaviour, will not be given a bed and asked to leave the premises. Police will be called if you refuse to leave.
- Showers are available upon request and are a privilege not a right.
- Please ask the supervisor as to dinner arrangements for the evening. No other arrangements will be permitted unless made by prior arrangements.
- No cooking of other food is allowed without consent.
- Lights out at 10.30pm. Noise is to be kept to a minimum with no loud music or excessive noisy behaviour permitted. Please respect the rights of the surrounding neighbours who have been supportive of the shelter.
- Breakfast is between 6.30am and 7.30am consisting of toast, cereal, tea and coffee.
- You are to clean up after yourself, wash and dry dishes and wipe the sink down.
- Unless you are permitted to stay an additional night, all bedding is to be stripped and placed together with your used towel in the laundry cupboard. If you are staying for additional nights, you are to make your bed to a standard that is appropriate.
- Residents are to vacate the premises by 8am each morning.
- Smoking is in designated areas only.
- THIS IS **YOUR** SHELTER. PLEASE RESPECT THE PRIVILEGE AND THE RIGHTS OF OTHERS IN AND AROUND THE SHELTER.

ANYONE BREAKING THESE RULES MAY BE ASKED TO LEAVE.

Name: _____

Signature: _____

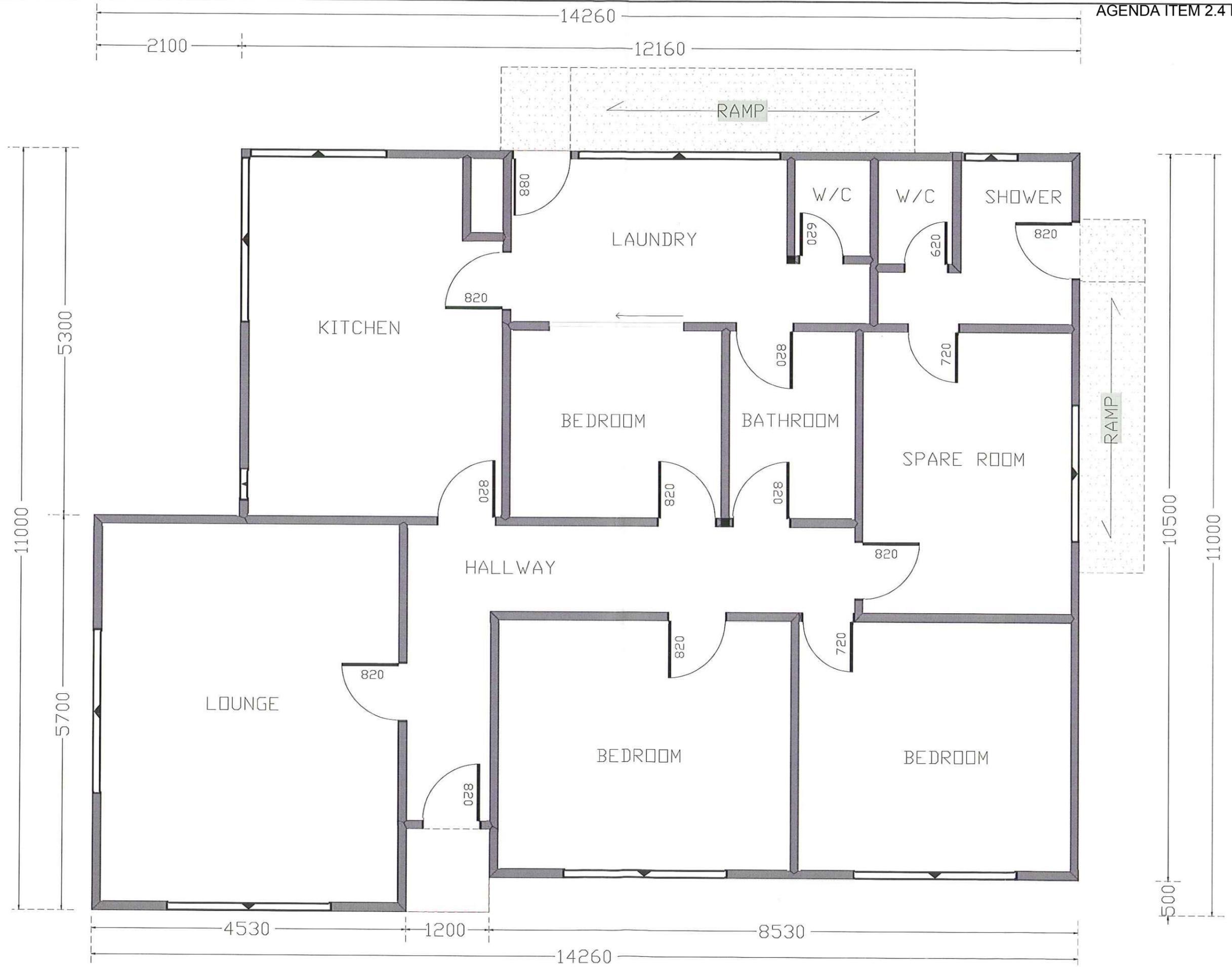
Date: ____/____/____



DRAFT ONLY

MP1 - EXISTING BLOCK PLAN

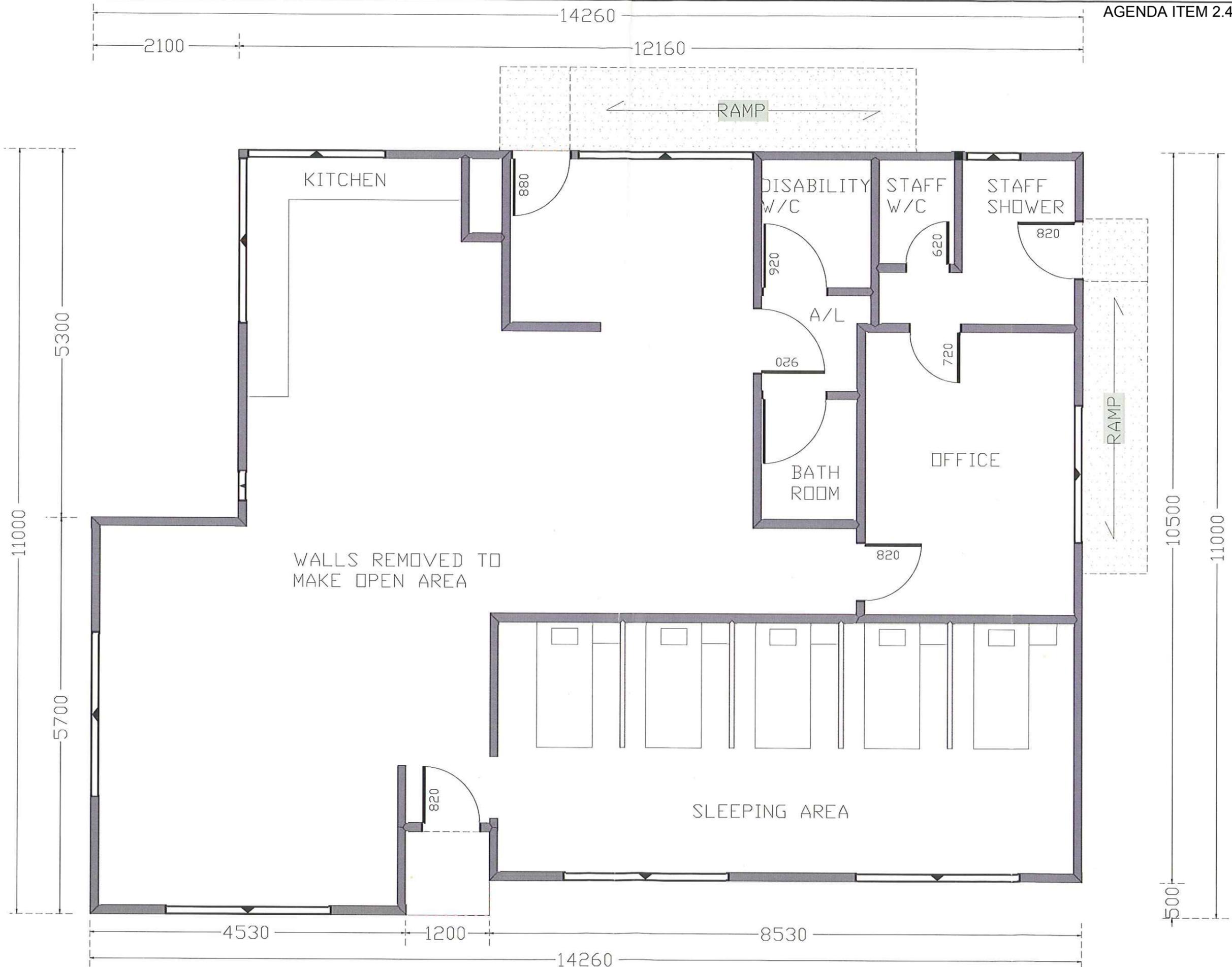
1:200 @ A3



DRAFT ONLY

MP2 - EXISTING PLAN VIEW

1:50 @ A3



DRAFT ONLY

MP4 - PROPOSED PLAN VIEW

1:50 @ A3



Hon. Robyn McSweeney JP MLC

Member for South-West Region
Legislative Council

AGENDA ITEM 2.4 REFERS

A128880
Deb



City of Albany Records
Doc No: ICR1259016
File: A128880
Date: 15 FEB 2012
Officer: PA1

Attach:
Box:
Vol:
Box+Vol:

12c "The Link Shopping Centre"
Cnr St. Emilie Way & Aberdeen Sreet, Albany WA 6330
P: 08 9841 2250 F: 08 9841 1847
E: robyn.mcsweeney@mp.wa.gov.au

14 February 2012



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

Attention : Planning Department

Dear Madam

Re: **Proposed Change of Use – Community Purpose Building (Shalom House)
321 Albany Highway, Albany.**

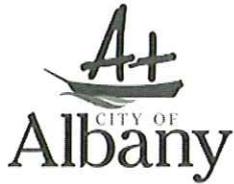
I write in support of an application before you, to change the proposed land use on the above property in Albany. I have met with representatives of the Shalom Inc. committee whose wish to offer charity and help to members in the community who are disadvantaged, and I applaud their commitment.

Homelessness in our community is a problem that needs to be addressed so your favourable consideration of this request would be appreciated. Obviously there are factors to consider, but it would appear that the placement of this property which is positioned between the Seventh Day Adventist Church and a motel, would appear to be a good one.

Yours sincerely

Hon Robyn McSweeney JP MLC
Member for South West Region
Minister for Child Protection: Community Services:
Seniors and Volunteering: Women's Interests: Youth.





Offices: 102 North Road, Yakamia
Postal: PO Box 484, ALBANY WA 6331
Telephone: (08) 9841 9333
Facsimile: (08) 9841 4099
Email: staff@albany.wa.gov.au

FILE NOTE

Date/Time : 23 February 2012
Venue :
Present :
Our Ref : A128880/FN1222677
Cross Ref : PA37196
Subject : Verbal Support For Proposal For Community Purpose Building

DETAILS:

Received phone message at 10:10am from John Henson of Amaroo village stating that they had no objections to the proposal at 320 Albany Highway.

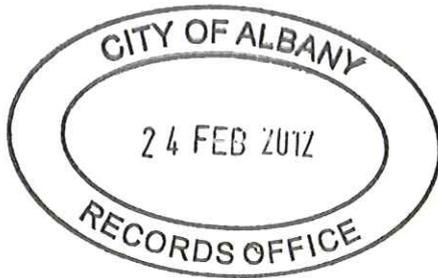
This was in response to letter of advice sent to neighbours.

ACTION REQUIRED:

Will be noted in assessment of the proposal.

Signed : 
Date : 24 February 2012

Deb Delury
Planning Assistant



AGENDA ITEM 2.4 REFERS ^{A128880}
^{Deb}

314 Albany Hwy, Albany WA 6330

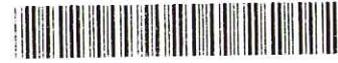
Tel: (08) 9841 2911

Fax: (08) 9841 4443

Reservations Freecall: 1800 625 900

Email: reservations@acemotorinn.com.au

Web: www.acemotorinn.com.au



Deb Delury
Planning Assistance
City of Albany PO Box 484
ALBANY WA 6331
23/02/12

City of Albany Records
Doc No: ICR1259704
File: A128880
Date: 24 FEB 2012
Officer: PA1

Attach
Box
Vol
Box+Vol

Dear Deb Delury

Re: Your Reference: A128880/PA37196/P2120013

With respect we would be very concerned if this application is granted as it would have a major detrimental effect on our business.

Having a Night Time Shelter next door to a tourism business is not an appropriate position for such a facility.

We believe the proposed application would create many issues for our guests. The majority of our guests are elderly and would be distressed to know that a Night Time Shelter is situated next door. The overseas visitors to Albany would also not be impressed to have such a facility next door to a Motel.

Surely there are better placed buildings to choose from than one next door to a 56 room tourism business.

Kind regards

Raymond & Norma Croker
Owners

2.5: DEVELOPMENT APPLICATION – OUTBUILDINGS POLICY RELAXATION (LOT 105) NO. 59 LANCASTER ROAD, MCKAIL

Land Description : (Lot 105) No. 59 Lancaster Road, McKail
 Proponent : J Brade
 Owner : G & L Remaj
 Business Entity Name : N/A
 Attachments : Letter of Justification
 Site Plan / Revised Elevations
 Photos of existing outbuilding and site
 Registration details of recently sold caravan
 Responsible Officer(s) : E/Director Planning and Development Services (D Putland)

Maps and Diagrams:



IN BRIEF

- A development application has been received for an oversize Outbuilding at Lot 105 (59) Lancaster Road, McKail.
- As the application fails to comply with the requirements of Council’s Outbuilding Policy, the proposal is tabled at the Council meeting for determination on request of the Applicant.
- This application was referred to the 17 April OCM (Item 2.2). The officer recommendation was not supported and no alternate recommendation was advanced by Council.

CEO:	RESPONSIBLE OFFICER:
-------------	-----------------------------

RECOMMENDATION

**ITEM 2.5: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council resolves to ISSUE a Notice of Planning Scheme Refusal for an Oversized Outbuilding at Lot 105 (59) Lancaster Road, McKail due to the following reasons:

- 1) The outbuilding does not comply with the floor area restrictions contained within the City of Albany’s Outbuildings Policy.**
- 2) The proponent has not demonstrated that ‘exceptional circumstances’ exist to justify a relaxation of Council’s policy.**

BACKGROUND

1. This application is for an extension to an existing domestic outbuilding, located at Lot 105 (59) Lancaster Road, McKail. The extension does not comply with Council’s Outbuilding Policy. The subject site is 3500m² in area and is zoned ‘Residential’ under Town Planning Scheme No. 3 (TPS 3).
2. Council’s Outbuilding Policy sets the permitted development criteria for outbuildings according to the zone and site area. For the subject land the following provisions apply:

Zoning	Max. Wall Height	Max. Ridge Height	Max. Floor Area (combined all outbuildings)	Special Requirements
Residential / Future Urban / Residential Development Zone (Lots 1000m ² -3999m ²)	3 metres	4.2 metres	120m ²	If the floor area of an outbuilding is to exceed 60m ² the use of non-reflective materials is required.

3. The Outbuilding Policy allows for variations to the wall heights of outbuildings, and this is normally dealt with under staff delegation subject to an application for Planning Scheme Consent, the Policy states;

“where in order to accommodate larger boats and caravans requiring clearance up to 3.2 metres, the applicant to demonstrate proof of ownership of such vehicle/vessel and a relaxation of the height of the wall (up to 15%) may be supported on Residential / Future Urban / Residential Development Zone less than 4000m².

For all other variations of the Outbuilding Policy the applicant shall demonstrate exceptional circumstances as to why the policy should be relaxed, with the proposal being presented to an ordinary meeting of Council”.

DISCUSSION

4. The proponent seeks Planning Scheme Consent for a variation of the Outbuilding Policy in respect of the maximum floor area allowed for outbuildings on the site. The maximum floor area for all combined domestic outbuildings on the site is restricted to 120m². The existing outbuilding is 99.25m² in area and the proposed extension is 44.775m² in area (dimensions 9.95m x 4.50m) bringing the combined floor area to 143.77m², therefore requesting a variation of 23.77m² to the policy.
5. The proponent initially requested a relaxation of the wall height allowance to 4.4m, for the purpose of storing a caravan that they wish to purchase in the near future, to replace one which was recently sold. Following discussion at the Planning & Development Committee, the suggestion of the Committee to consider revising the roof form and height relaxation requested was relayed to the proponent.
6. This suggestion was acceptable to the proponent and has resulted in the proposal being revised. The annex for the caravan is now proposed with a ridged roof to a maximum height of 4m and wall height of up to 3.45m. These revised heights comply with the acceptable variations as stated in the policy, under Clause A2.1 (Acceptable Variations) of the Outbuilding Policy;

“Subject to the lodgement of an application for Planning Scheme Consent the following variations may be approved at the Planning Officers discretion without being presented to Council:

- 2) *Where in order to accommodate larger boats and caravans requiring clearance up to 3.2m, the applicant to demonstrate proof of ownership of such a vehicle/vessel and a relaxation of the height of the wall (up to 15%) may be supported on Residential/Future Urban / Residential Development Zone less than 4000m².”*
7. The outbuilding is proposed to be finished in Colorbond with the colour chosen being ‘Deep Ocean’ (dark blue) to match the existing outbuilding. This is consistent with the provisions of the Outbuilding Policy, which requires the use of non-reflective materials if the floor area of an outbuilding exceeds 60m².
8. The adjoining neighbours were consulted and no submissions were received.
9. In all other respects, the proposed outbuilding complies with the Residential Design Codes and Town Planning Scheme 3.
10. Staff recommend that this application be refused, as the outbuilding does not comply with the restrictions of the Policy and no exceptional circumstances exist or could be justified.
11. This is consistent with the staff recommendation presented to Council at its ordinary meeting on 20 September 2011, in relation to an application for an oversized outbuilding at Lot 421 Kelty View, Willyung. The proponent had sought an increase to the permitted floor area under the Outbuilding Policy for the following reasons:
 - The proponent is an ex-furniture maker and still occasionally makes furniture as a hobby, which requires a large area for the safe use of various machinery and tools;

- The proponent requires additional storage space for items belonging to members of the family;
- The proponent requires extra floor space to store and park vehicles, such as the family cars, a camper trailer, a motorbike and classic cars; and
- The proponent restores classic cars and requires the workshop space.

However, it was considered that these were not 'exceptional circumstances' and Council subsequently reached the following resolution:

"THAT Council resolves to ISSUE a Notice of Planning Scheme Refusal for an oversized Outbuilding at Lot 421 Kelty View, Willyung due to the following reasons:

- 1) The outbuilding does not comply with the floor area restrictions contained within the City of Albany's Outbuildings Policy.*
 - 2) The proponent has not demonstrated that 'exceptional circumstances' exist to justify a relaxation of Council's policy.*
 - 3) The outbuilding fails to comply with the acceptable boundary setbacks, as per clause 6.2 of the provisions for Special Residential Area No.11."*
12. This proposal was presented to Council at the 17 April 2012 OCM (Item 2.2). The officer recommendation to refuse the application was lost 6-7. An alternative recommendation was not presented in advance of the Council Meeting and determination of a matter or exercise of discretion under the Town Planning Scheme cannot be dealt with as urgent business. Accordingly no decision was made on this item at the April Ordinary Council Meeting and this matter is referred back to Council for a decision to progress this matter.

GOVERNMENT CONSULTATION

13. No government consultation was required.

PUBLIC CONSULTATION / ENGAGEMENT

14. The application was referred to adjoining landowners for comment as a relaxation to the Outbuilding's Policy. No submissions were received on the matter.

STATUTORY IMPLICATIONS

15. As the land is zoned 'Residential' under TPS No. 3, the proposed outbuilding is permissible under the Scheme.
16. The Outbuilding's Policy is a Town Planning Scheme Policy adopted under the Scheme. Clause 6.9.4 of TPS 3 states that;
- a) A Town Planning Scheme Policy shall not bind the council in respect of an application for Planning Consent, however, it may require the Council to advertise its intention to relax the provisions of the policy once in a newspaper circulating in the district stating that submissions may be made to the Council within 21 days of the publication thereof.*
 - b) Council shall take into account the provisions of the policy and objectives which the policy was designed to achieve and any submission lodged, before making its decision."*

STRATEGIC IMPLICATIONS

17. This item relates to the following elements of the City of Albany Strategic Plan (2011 2021):

Key Focus Area

Organisational Performance

Community Priority

Policy and Procedures

Proposed Strategies

- *Develop clear processes and policies and ensure consistent, transparent application across the organisation.*
- *Regularly review all policies in consultation with community and key stakeholders.*

18. The last major review of the Outbuildings Policy was undertaken in July 2010 in liaison with shed builders throughout the Great Southern Region. Since this review was undertaken, Staff have consistently applied the Policy provisions, with only one application in addition to this one being presented to Council. All other proposals have complied with this Policy.

POLICY IMPLICATIONS

19. Council's Outbuildings Policy states that Planning Scheme Consent is only required where the criteria of the policy cannot be complied with (with the exception of the acceptable variations to the wall heights). Any variations to the policy require the proponent to demonstrate 'exceptional circumstances' as to why the policy should be relaxed, with the proposal being presented to an ordinary meeting of Council.
20. The aim of the Outbuilding's Policy is to achieve a balance between providing for various legitimate storage needs of residents whilst minimising any adverse impacts outbuildings may have on neighbouring properties, the street, the neighbourhood or locality, or the City.
21. The Policy allows Council to consider applications outside the guidelines where 'exceptional circumstances' apply and provided the aim of the policy is not compromised. Staff consider that the storage of a caravan that the applicants wish to purchase to replace one that was recently sold does not classify as 'exceptional circumstances', as the policy is already generous in terms of the floor area that it permits and it contains a clause specifically designed to allow an increase in height to accommodate larger boats and caravans.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Council’s support for the proposal could create a precedent for other applications and devalue the policy.	Likely	Moderate	High	Should Council support the proposal, it should consider whether the policy should be reviewed to accommodate similar applications.

FINANCIAL IMPLICATIONS

23. The proponent has paid the appropriate fee as per the Planning Fees Schedule adopted by Council. This fee is non-refundable.

LEGAL IMPLICATIONS

24. If Council refused the application, the proponent would then be entitled to seek a review of that decision with the State Administrative Tribunal. Such an appeal would be a Class 1 appeal which does not involve legal representation, and therefore costs would be mainly staff time.

ALTERNATE OPTIONS

25. Council has the option to grant Planning Scheme Consent for the oversize outbuilding outside of its policy parameters. Council may wish to advertise its intention to relax the provision of the Policy in accordance with provision 6.9.4 of Town Planning Scheme No. 3.

SUMMARY CONCLUSION

26. The proponent proposes to construct an extension to an existing outbuilding at the rear (south-eastern corner) of the site, requesting an area relaxation under Council’s Outbuildings Policy.
27. A 23.77m² relaxation is sought for the maximum floor area requirement of 120m² under Councils Outbuilding Policy, therefore proposing an outbuilding 143.77m² in area (almost a one fifth increase in the allowable floor area).
28. The City of Albany has some of the most generous outbuilding sizes compared to other Local Governments within the State. The floor area (size) requirement of the policy is requested to be varied, and therefore supporting this application could encourage further applications for oversize outbuildings on surrounding properties and could be used to set a practical precedent within Residential areas.

29. Approval for applications of this nature could have the effect of undermining the policy.

Consulted References	:	Council's Outbuildings Policy Town Planning Scheme No. 3
File Number (Name of Ward)	:	A186397 (West Ward)
Previous Reference	:	OCM 17/4/2012 : Item 2.2

**ITEM 2.5: DEVELOPMENT APPLICATION-OUTBUILDING POLICY
RELAXATION (LOT 105) NO. 59 LANCASTER ROAD, MCKAIL**

ALTERNATE MOTION BY COUNCILLOR DUFTY

DATE & TIME REQUEST FOR ALTERNATE MOTION RECEIVED: Tuesday 01/05/2012 at 6.58pm.

**ITEM 2.5: ALTERNATE MOTION BY COUNCILLOR DUFTY
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council resolves to ISSUE a Notice of Planning Scheme Consent for an Oversized Outbuilding at Lot 105 (59) Lancaster Road, McKail.

Councillor's Reason:

There are no objections from neighbouring properties. The proponent has complied with a request for a reduction in the wall height and ridge height. Housing a large caravan is sufficient reason to qualify as an exceptional circumstance as required by the Outbuilding Policy.

Officer's Comment (Chief Executive Officer):

Nil.

4.1: LIST OF ACCOUNTS FOR PAYMENT – APRIL 2012

File Number (Name of Ward) : FM.FIR.2 - All Wards
Appendices : List of Accounts for Payment
Responsible Officer : Manager Finance (D Olde)

ITEM 4.1: RESPONSIBLE OFFICER RECOMMENDATION

The list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending 12 April 2012 totalling \$2,882,851.97 be RECEIVED.

BACKGROUND

- Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's municipal and trust funds. In accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996, a list of accounts paid by the Chief Executive Officer is to be provided to Council.

DISCUSSION

- The table below summarises the payments drawn from the municipal fund for the period ending 12 April 2012. Further details of the accounts authorised for payment by the Chief Executive Officer is included within the Elected Members Report/Information Bulletin.

Municipal Fund

Trust	Totalling	\$1,700.00
Cheques	Totalling	\$98,515.35
Electronic Fund Transfer	Totalling	\$1,888,638.02
Credit Cards	Totalling	\$4,345.42
Payroll	Totalling	\$889,653.18
	TOTAL	<u>\$2,882,851.97</u>

- As at 12 April 2012, the total outstanding creditors, stands at **\$994,000.17** and made up follows:

Current	\$263,395.01
30 Days	\$702,534.87
60 Days	\$6,505.53
90 Days	\$21,564.76
TOTAL	\$994,000.17

CEO:

RESPONSIBLE OFFICER:

1/05/2012

REFER DISCLAIMER

4. Cancelled cheques, 27993 and 28021 – paid by credit card. Cheque 28020 – incorrect amount, replaced by cheque 28031.

STATUTORY IMPLICATIONS

5. Regulation 12(1)(a) of the Local Government (Financial Management) Regulations 1996, provides that payment may only be made from the municipal fund or a trust fund if the Local Government has delegated this function to the Chief Executive Officer or alternatively authorises payment in advance.
6. The Chief Executive Officer has delegated authority to make payments from the municipal and trust fund.
7. Regulation 13 of the Local Government (Financial Management) Regulations 1996 provides that if the function of authorising payments is delegated to the Chief Executive Officer, then a list of payments must be presented to Council and recorded in the minutes.

FINANCIAL IMPLICATIONS

8. Expenditure for the period to 12 April 2012 has been incurred in accordance with the 2011/2012 budget parameters.

POLICY IMPLICATIONS

9. The City's 2011/2012 Annual Budget provides a set of parameters that guides the City's financial practices.

SUMMARY CONCLUSION

10. That list of accounts have been authorised for payment under delegated authority.

File Number (Name of Ward)	FM.FIR.2 - All Wards
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Creditors Trial Balance
As at 30.04.2012

CITY OF ALBANY

Creditor # Name	31.01.2012 > 90 days	01.03.2012 > 60 days	31.03.2012 > 30 days	30.04.2012 Current	Total
ABA1 ABA SECURITY	0.00	0.00	1830.73	0.00	1830.73
ADC1 AD CONTRACTORS PTY LTD	21090.26	0.00	1023.00	0.00	22113.26
ALB1 ALBANY ADVERTISER LTD	0.00	-478.50	0.00	0.00	-478.50
ALB11 ALBANY INDUSTRIAL SERVICES PTY LTD	0.00	0.00	4798.75	0.00	4798.75
ALB118 ALBANY GLASS	0.00	0.00	0.00	0.00	0.00
ALB142 ALBANY SCUBA DIVING ACADEMY	0.00	0.00	0.00	0.00	0.00
ALB166 ALBANY OFFICE PRODUCTS - NORTH ROAD	0.00	0.00	311.85	325.00	636.85
ALB169 ALBANY NEWS DELIVERY	0.00	0.00	88.45	0.00	88.45
ALB218 ALBANY AND REGIONAL VOLUNTEER SERVICE	0.00	0.00	0.00	150.00	150.00
ALB24 ALBANY V-BELT AND RUBBER	0.00	0.00	1299.19	0.00	1299.19
ALB25 ALBANY SWEEP CLEAN	0.00	0.00	2079.00	0.00	2079.00
ALB282 ALBANY MILK DISTRIBUTORS	0.00	0.00	308.00	0.00	308.00
ALB3 ALBANY TOYOTA	0.00	0.00	582.76	0.00	582.76
ALB30 ALBANY COMMUNITY HOSPICE	0.00	0.00	0.00	22.00	22.00
ALB300 ALBANY OFFICE PRODUCTS - ALAC	0.00	0.00	68.90	0.00	68.90
ALB320 ALBANY JUNIOR SOCCER ASSOCIATION	0.00	0.00	0.00	5805.00	5805.00
ALB40 ALBANY CAMERA HOUSE	0.00	0.00	0.00	0.00	0.00
ALB5 ALBANY BRAKE AND CLUTCH	0.00	0.00	2107.79	0.00	2107.79
ALB84 ALBANY REFRIGERATION	0.00	0.00	808.50	0.00	808.50
ALL11 ALL EVENTS PROSOUND HIRE	0.00	0.00	0.00	240.00	240.00
ALL5 ALL HOSPITALITY	0.00	0.00	69.95	0.00	69.95
AMP2 AMP FLEXIBLE LIFETIME SUPER PLAN	0.00	0.00	0.00	355.01	355.01
AMP3 AMP SUPERANNUATION LIMITED	0.00	0.00	0.00	797.88	797.88
AMP6 AMP RSA	0.00	0.00	0.00	154.52	154.52
ANN6 DAMON ANNISON	0.00	0.00	250.28	0.00	250.28
ART25 ARTCRAFT PTY LTD	0.00	0.00	2837.27	0.00	2837.27
ASP2 ASP ALLOY AND STAINLESS PRODUCTS	0.00	1033.30	0.00	0.00	1033.30
ATC1 ATC WORK SMART	0.00	0.00	0.00	3879.15	3879.15
AUD2 AUDIOCOM ALBANY	0.00	0.00	344.00	0.00	344.00
AUS11 AUSTRALIAN TAXATION OFFICE	0.00	0.00	0.00	116373.50	116373.50
AUS112 IOOF GLOBAL ONE (EX SKANDIA GLOBAL)	0.00	0.00	0.00	0.00	0.00
AUS125 AUSTRALIAN ETHICAL SUPERANNUATION FUND	0.00	0.00	0.00	114.07	114.07
AUS128 AUSTRALIAN COMMUNICATIONS AND MEDIA AUTHORITY	0.00	0.00	147.00	0.00	147.00
AUS148 AUSTRALIAN CATHOLIC SUPERANNUATION & RETIREMENT FUND COMPLI	0.00	0.00	0.00	121.37	121.37
AUS2 AUSTRALIA POST	0.00	0.00	0.00	3104.89	3104.89
AUS22 AUSTRALIAN SERVICES UNION WA BRANCH	0.00	0.00	0.00	1885.80	1885.80
AUS72 AUSTRALIAN PRIMARY SUPERANNUATION FUND	0.00	0.00	0.00	159.94	159.94
AUS73 AUSTRALIAN SUPER	0.00	0.00	0.00	686.47	686.47
BAD7 NORMAN FREDERICK JOHN BADGER	0.00	0.00	0.00	86.40	86.40

CITY OF ALBANY

Creditors Trial Balance
As at 30.04.2012

Creditor # Name	31.01.2012 > 90 days	01.03.2012 > 60 days	31.03.2012 > 30 days	30.04.2012 Current	Total
BAN1 BT EQUIPMENT PTY LTD (TUTT BRYANT EQUIPMENT)	0.00	-1570.54	354.77	0.00	-1215.77
BAN2 BANKWEST	0.00	0.00	0.00	0.00	0.00
BAT10 BATTERY WORLD	0.00	0.00	41.00	270.00	311.00
BEA12 JOHN BEAMON	0.00	0.00	0.00	414.00	414.00
BEN15 ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	0.00	0.00	22902.65	0.00	22902.65
BER1 BERTOLA HIRE SERVICES ALBANY PTY LTD	0.00	533.50	990.00	0.00	1523.50
BES1 BEST OFFICE SYSTEMS	0.00	0.00	1350.17	0.00	1350.17
BGE1 BG & E PTY LTD	0.00	0.00	70562.25	0.00	70562.25
BIC7 BICUBIC	0.00	0.00	198.00	0.00	198.00
BIR6 PETER HOWARD BIRD	0.00	0.00	0.00	27.60	27.60
BLA13 BLACKWOODS	0.00	0.00	902.15	850.28	1752.43
BLA27 ROBERT JOHN BLAIR	0.00	0.00	0.00	136.20	136.20
BOB1 ALBANY BOBCAT SERVICES	0.00	0.00	1212.00	0.00	1212.00
BRA23 WAYNE BRADLEY	0.00	0.00	0.00	42.00	42.00
BRO33 BROWNES FOODS OPERATIONS PTY LTD	0.00	0.00	1397.04	0.00	1397.04
BTB1 BT SUPER FOR LIFE	0.00	0.00	0.00	370.77	370.77
BTS2 BT SUPER FOR LIFE	0.00	0.00	0.00	190.68	190.68
BUA4 ALBERT BUCKROYD	0.00	0.00	0.00	115.20	115.20
BUL3 BULLIVANTS HANDLING SAFETY	0.00	0.00	0.00	0.00	0.00
BUN1 BUNNINGS BUILDING SUPPLIES PTY LTD	0.00	0.00	1567.50	0.00	1567.50
BUN10 KIM MAREE BUNNEY	0.00	0.00	376.76	58.76	435.52
C&C1 C&C MACHINERY CENTRE	0.00	0.00	0.00	628.95	628.95
CAM3 CAMFRANS ALBANY PTY LTD	0.00	0.00	473.75	0.00	473.75
CAP4 CAPE AGENCIES	0.00	0.00	4507.04	0.00	4507.04
CAS2 J & S CASTLEHOW ELECTRICAL SERVICES	0.00	0.00	205.00	0.00	205.00
CHI1 CHILD SUPPORT AGENCY	0.00	0.00	21848.37	0.00	21848.37
CIT10 CITY OF SUBIACO	0.00	0.00	0.00	233.55	233.55
CIT31 CITY OF ARMADALE	0.00	0.00	3.30	0.00	3.30
CLE2 BIS CLEANAWAY LIMITED	0.00	0.00	19.95	0.00	19.95
COC9 COCA-COLA AMATIL PTY LTD	0.00	0.00	2374.42	0.00	2374.42
COL24 COLONIAL FIRST STATE ROLLOVER & SUPER FUND	0.00	0.00	4437.89	0.00	4437.89
COL26 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	0.00	0.00	0.00	224.18	224.18
COL3 COLES SUPERMARKETS AUSTRALIA PTY LTD	0.00	0.00	0.00	368.70	368.70
COL33 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	0.00	0.00	0.00	397.39	397.39
CON2 CONTACT METAL INDUSTRIES	0.00	0.00	0.00	456.06	456.06
COR4 CORRIGAN, ERIC	0.00	1650.00	0.00	0.00	1650.00
COV1 COVS PARTS PTY LTD	0.00	0.00	0.00	342.80	342.80
CSR1 DOWNER EDI WORKS PTY LTD	0.00	0.00	233.51	11.78	245.29
CSR2 HOLCIM (AUSTRALIA) PTY LTD	0.00	0.00	2677.59	0.00	2677.59
	0.00	0.00	78235.56	0.00	78235.56

Creditors Trial Balance
As at 30.04.2012

CITY OF ALBANY

Creditor # Name	31.01.2012 > 90 days	01.03.2012 > 60 days	31.03.2012 > 30 days	30.04.2012 Current	Total
CSR4 DO NOT USE	0.00	0.00	0.00	0.00	0.00
CUR4 AL CURNOW HYDRAULICS	0.00	0.00	331.55	0.00	331.55
D&K2 D & K ENGINEERING	0.00	0.00	0.00	2536.60	2536.60
DEG2 35 DEGREES SOUTH	0.00	0.00	0.00	192.50	192.50
DEL1 CGS QUALITY CLEANING	0.00	0.00	16149.33	0.00	16149.33
DET2 G & M DETERGENTS & HYGIENE SERVICES ALBANY	0.00	0.00	1492.81	0.00	1492.81
DIC5 DICK SMITH ELECTRONICS	0.00	0.00	95.96	139.86	235.82
DOM2 DOMINO'S PIZZA ALBANY	0.00	0.00	0.00	93.60	93.60
EDD1 EDDIES PEST AND WEED CONTROL	0.00	0.00	3634.40	0.00	3634.40
ELL1 ELLEKER GENERAL STORE	0.00	0.00	125.47	0.00	125.47
EVE1 EVERTRANS	0.00	0.00	1133.00	0.00	1133.00
EYE1 EYERITE SIGNS	0.00	0.00	143.00	0.00	143.00
FAR5 FARM FRESH PHARMACY	0.00	0.00	0.00	0.00	0.00
FAT1 FAT CATS CARWASH	0.00	0.00	44.00	0.00	44.00
FIX1 THE FIXUPPERY	0.00	0.00	1032.02	0.00	1032.02
FOR10 FORSYTH RAF & DK	0.00	0.00	0.00	0.00	0.00
FRA1 FRANEY & THOMPSON	0.00	0.00	328.68	0.00	328.68
GEN4 GENERATIONS PERSONAL SUPER FUND	0.00	0.00	0.00	50.57	50.57
GEN5 GENERATIONS PERSONAL SUPER FUND	0.00	0.00	0.00	224.85	224.85
GEN6 GENERATIONS PERSONAL SUPER FUND	0.00	0.00	0.00	28.10	28.10
GIR3 GIRL GUIDES GREAT SOUTHERN	0.00	0.00	0.00	1226.00	1226.00
GLA2 GLASS SUPPLIERS	0.00	0.00	240.79	0.00	240.79
GRA23 GRANDE FOOD SERVICE	0.00	-453.23	-419.82	0.00	-873.05
GRE12 GREAT SOUTHERN INSTITUTE OF TECHNOLOGY	0.00	0.00	429.00	0.00	429.00
GRE49 GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	0.00	0.00	1650.00	0.00	1650.00
GRE55 GREAT SOUTHERN PACKAGING SUPPLIES	0.00	0.00	1095.33	0.00	1095.33
GRE87 GREENMAN TRADING COMPANY	0.00	0.00	4125.00	0.00	4125.00
HAR20 HARVEY NORMAN ELECTRICAL ALBANY	0.00	0.00	0.00	835.00	835.00
HAR3 PROTECTOR FIRE SERVICES PTY LTD	0.00	0.00	187.00	68.75	255.75
HAR34 HART SPORT	0.00	0.00	0.00	251.20	251.20
HAR42 HARVEY NORMAN COMPUTERS ALBANY	0.00	0.00	286.95	44.00	330.95
HAT2 WILFRED HATTON	0.00	0.00	0.00	79.20	79.20
HBF2 HBF OF WA	0.00	0.00	0.00	341.70	341.70
HEA17 HEADSETERA	0.00	0.00	0.00	269.50	269.50
HES2 HESTA SUPER FUND	0.00	0.00	0.00	507.60	507.60
HOB6 JOHN HOBBS	0.00	0.00	0.00	24.00	24.00
HOP7 BRIAN HOPE	0.00	0.00	0.00	460.80	460.80
IBM1 IBM AUSTRALIA LTD	0.00	0.00	0.00	1307.08	1307.08
IIM1 IIML ACF LIFETRACK APPLICATION TRUST	0.00	0.00	0.00	0.00	0.00

Creditors Trial Balance
As at 30.04.2012

CITY OF ALBANY

Creditor # Name	31.01.2012 > 90 days	01.03.2012 > 60 days	31.03.2012 > 30 days	30.04.2012 Current	Total
ING4	0.00	0.00	0.00	159.78	159.78
ING5	0.00	0.00	0.00	241.67	241.67
ING8	0.00	0.00	0.00	156.03	156.03
IOO1	0.00	0.00	0.00	399.15	399.15
JIM3	0.00	0.00	842.82	0.00	842.82
JJS1	0.00	0.00	0.00	88.00	88.00
JOH2	0.00	0.00	0.00	906.40	906.40
KAV1	0.00	0.00	0.00	264.00	264.00
KEY5	148.50	0.00	0.00	0.00	148.50
KIN30	0.00	0.00	0.00	0.00	0.00
KLB1	0.00	0.00	0.00	4411.00	4411.00
KN01	0.00	0.00	0.00	1433.04	1433.04
KOO2	0.00	0.00	0.00	2380.00	2380.00
LEB1	0.00	0.00	0.00	222.00	222.00
LGN1	0.00	0.00	924.00	0.00	924.00
LIB3	0.00	0.00	272.80	0.00	272.80
LIF1	0.00	0.00	0.00	0.00	0.00
LOA1	0.00	0.00	153.32	0.00	153.32
LOC18	0.00	0.00	2330.30	0.00	2330.30
LOR1	0.00	0.00	124.40	58.95	183.35
LOW1	0.00	0.00	353.30	0.00	353.30
M&B1	0.00	0.00	273.24	0.00	273.24
MAC21	0.00	0.00	0.00	1835.07	1835.07
MAC22	0.00	0.00	0.00	1439.56	1439.56
MAI2	0.00	0.00	408.50	0.00	408.50
MAN1	0.00	0.00	286.21	0.00	286.21
MCK18	0.00	0.00	0.00	315.00	315.00
MED10	0.00	0.00	0.00	158.11	158.11
MID1	0.00	0.00	14.15	0.00	14.15
MIR1	0.00	0.00	155.00	0.00	155.00
MJB1	0.00	0.00	2949.80	0.00	2949.80
MLC3	0.00	0.00	0.00	190.68	190.68
MLC5	0.00	0.00	0.00	388.59	388.59
MOD1	0.00	0.00	368.50	0.00	368.50
MOR22	0.00	0.00	0.00	180.00	180.00
MOU4	0.00	0.00	0.00	0.00	0.00
MOU6	0.00	0.00	0.00	33.00	33.00
NAT28	0.00	0.00	360.00	0.00	360.00
NEL2	0.00	0.00	0.00	426.10	426.10

Creditors Trial Balance
As at 30.04.2012

CITY OF ALBANY

Creditor # Name	31.01.2012 > 90 days	01.03.2012 > 60 days	31.03.2012 > 30 days	30.04.2012 Current	Total
NEV1 NEVILLES HARDWARE & BUILDING SUPPLIES	0.00	0.00	9.27	0.00	9.27
NEW1 NEWBYS AUTOMOTIVE ELECTRICIANS	0.00	0.00	623.80	0.00	623.80
NMR1 NATIONAL MUTUAL RETIREMENT FUND	0.00	0.00	0.00	193.33	193.33
NOR23 DAVID NORTHERN	0.00	0.00	0.00	180.00	180.00
NOR6 ALBANY COMMUNITY PHARMACY	0.00	0.00	168.75	1605.10	1773.85
OCO2 PETER O'CONNELL	0.00	0.00	0.00	187.20	187.20
OKE1 OKEEFE'S PAINTS	0.00	0.00	935.18	0.00	935.18
ONE5 ONEPATH MASTERFUND	0.00	0.00	0.00	740.59	740.59
ORI1 ORICA AUSTRALIA P/L	0.00	0.00	317.13	0.00	317.13
PAR28 PARALLAX PRODUCTIONS PTY LTD	0.00	0.00	1914.00	0.00	1914.00
PER25 PERTH FM RADIO PTY LTD	396.00	0.00	0.00	0.00	396.00
PIO3 FULTON HOGAN INDUSTRIES	0.00	0.00	341889.17	0.00	341889.17
PIO4 HANSON CONSTRUCTION MATERIALS PTY LTD	0.00	0.00	6531.14	0.00	6531.14
PIT1 PITNEY BOWES AUSTRALIA LTD	0.00	0.00	0.00	0.00	0.00
PLA19 PLANT SUPPLY COMPANY	0.00	0.00	0.00	872.60	872.60
POR4 AMANDA PORRITT	0.00	0.00	0.00	126.00	126.00
PRE11 PRECISION LASER SYSTEMS	0.00	0.00	137.50	0.00	137.50
PRO1 PROTECTOR ALSAFE INDUSTRIES PTY LTD	0.00	0.00	521.00	0.00	521.00
QCC1 QCC HOSPITALITY SOLUTIONS	0.00	0.00	0.00	0.00	0.00
QUA11 QUALITY PUBLISHING AUSTRALIA	0.00	0.00	457.15	0.00	457.15
RAC2 RAC	-70.00	0.00	0.00	0.00	-70.00
RAI17 RAILWAYS FOOTBALL CLUB	0.00	0.00	0.00	560.00	560.00
RAY2 RAYS SPORTS POWER	0.00	0.00	307.50	0.00	307.50
RED1 RED ROOSTER ALBANY	0.00	0.00	0.00	0.00	0.00
REI5 SCOTT REITSEMA	0.00	0.00	0.00	225.00	225.00
REI6 DOUGLAS REITZE	0.00	0.00	0.00	100.80	100.80
RES6 REST SUPERANNUATION	0.00	0.00	0.00	3494.77	3494.77
ROW4 ALBANY TRAFFIC CONTROL	0.00	0.00	825.00	0.00	825.00
SAN4 UNITED TOOLS ALBANY	0.00	0.00	52.50	0.00	52.50
SCO17 SCOTT PARK HOMES GREAT SOUTHERN PTY LTD	0.00	0.00	0.00	0.00	0.00
SEA8 MARITIME SUPER	0.00	0.00	0.00	72.53	72.53
SEC3 SECUREPAY PTY LTD	0.00	0.00	45.05	0.00	45.05
SES1 SESCO SECURITY	0.00	0.00	0.00	115.83	115.83
SHE4 G & L SHEETMETAL	0.00	0.00	586.30	0.00	586.30
SKA10 IOOF GLOBAL ONE (EX SKANDIA GLOBAL)	0.00	0.00	0.00	390.46	390.46
SKA11 IOOF GLOBAL ONE (EX SKANDIA GLOBAL)	0.00	0.00	0.00	106.34	106.34
SKA9 IOOF GLOBAL ONE (EX SKANDIA GLOBAL)	0.00	0.00	0.00	0.00	0.00
SKI1 SKILL HIRE WA PTY LTD	0.00	0.00	10316.17	1238.12	11554.29
SOU20 SOUTHCOAST SECURITY SERVICE	0.00	0.00	806.03	0.00	806.03

Creditors Trial Balance
As at 30.04.2012

CITY OF ALBANY

AGENDA ITEM 4.1 REFERS

Creditor #	Name	31.01.2012 > 90 days	01.03.2012 > 60 days	31.03.2012 > 30 days	30.04.2012 Current	Total
SOU5	SOUTHERN TOOL & FASTENER CO	0.00	0.00	584.39	0.00	584.39
SOU9	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	0.00	0.00	3051.08	0.00	3051.08
SPE7	SPECTRUM SUPER	0.00	0.00	0.00	107.14	107.14
STA5	DEPARTMENT OF PREMIER & CABINET	0.00	0.00	3731.00	0.00	3731.00
STE7	BLUESCOPE DISTRIBUTION PTY LTD	0.00	0.00	708.57	0.00	708.57
STJ1	ST JOHN AMBULANCE AUSTRALIA	0.00	2227.00	0.00	192.50	2419.50
STO1	STORM OFFICE NATIONAL	0.00	0.00	32.38	0.00	32.38
STR8	MERVYN STRANGE	0.00	0.00	0.00	72.00	72.00
SUG1	SUGGS TIMBER MACHINING	0.00	0.00	451.00	0.00	451.00
SUP10	SUPERWRAP PERSONAL SUPER PLAN	0.00	0.00	0.00	392.19	392.19
SUP2	ALBANY LOCK SERVICE	0.00	0.00	66.95	0.00	66.95
T&C1	T & C SUPPLIES	0.00	0.00	1560.29	54.36	1614.65
T&C2	T & C SUPPLIES (RANGERS)	0.00	0.00	40.29	0.00	40.29
TEL1	TELSTRA CORPORATION LIMITED	0.00	0.00	0.00	0.00	0.00
TEL13	TELSTRA-NETWORK INTEGRITY SERVICES	0.00	0.00	0.00	0.00	0.00
TEL2	TELSTRA CORPORATION LIMITED	0.00	0.00	0.00	11976.41	11976.41
THE80	THE VEGIE SHOP	0.00	0.00	0.00	260.94	260.94
THE82	THE UNIVERSAL SUPER SCHEME	0.00	0.00	0.00	193.21	193.21
THI1	THINKWATER ALBANY	0.00	0.00	6970.73	0.00	6970.73
THU2	THURLBY HERB FARM	0.00	0.00	286.12	0.00	286.12
TOT3	TOTAL PACKAGING (WA) PTY LTD	0.00	0.00	85.80	0.00	85.80
TOT9	TOTAL GREEN RECYCLING	0.00	0.00	0.00	2998.34	2998.34
TOW4	TOWER TRUST LIMITED	0.00	0.00	0.00	154.52	154.52
TRA2	TRAILBLAZERS	0.00	0.00	119.95	0.00	119.95
TRA21	TRANSOFT SOLUTIONS (AUSTRALIA) PTY LTD	0.00	0.00	0.00	360.00	360.00
TRA4	TRADELINK PLUMBING SUPPLIES	0.00	0.00	26.30	0.00	26.30
TRU2	TRUCKLINE	0.00	0.00	63.04	0.00	63.04
TRU3	TRU-BLU GROUP PTY LTD	0.00	0.00	420.75	0.00	420.75
TUR19	RICHARD TURPIN	0.00	0.00	0.00	78.00	78.00
TYR1	ALBANY TYREPOWER	0.00	0.00	35.00	0.00	35.00
UNI20	UNI SUPER	0.00	0.00	0.00	126.29	126.29
VAC1	VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	0.00	0.00	20803.88	0.00	20803.88
VER2	VERVE ST DESIGN	0.00	0.00	0.00	4250.00	4250.00
WAL10	WA LOCAL GOVT SUPERANNUATION	0.00	0.00	23.27	54926.62	54949.89
WAL5	MICHAEL D. WALKER	0.00	0.00	0.00	210.00	210.00
WAT1	WATER CORPORATION	0.00	0.00	0.00	11053.60	11053.60
WAY2	WAYNE JOHN STEAD PTY LTD SUPERANNUATION FUND	0.00	0.00	0.00	778.37	778.37
WEE1	ALBANY & GREAT SOUTHERN WEEKENDER	0.00	0.00	1528.12	0.00	1528.12
WEL2	WELLSTEAD COMMUNITY RESOURCE CENTRE INC.	0.00	0.00	0.00	5.10	5.10

Creditors Trial Balance
As at 30.04.2012

CITY OF ALBANY

Creditor # Name	31.01.2012 > 90 days	01.03.2012 > 60 days	31.03.2012 > 30 days	30.04.2012 Current	Total
WES11 LANDMARK LIMITED	0.00	0.00	3836.80	0.00	3836.80
WES23 WEST AUSTRALIAN NEWSPAPERS LIMITED	0.00	0.00	0.00	-36.14	-36.14
WES24 WESTSHRED DOCUMENT DISPOSAL	0.00	0.00	313.50	0.00	313.50
WES49 WESTSCHEME	0.00	0.00	0.00	1265.95	1265.95
WES54 WESTERN WORK WEAR	0.00	0.00	460.00	0.00	460.00
WES9 WESTRAC EQUIPMENT PTY LTD	0.00	0.00	1773.05	0.00	1773.05
WOO3 WOOD AND GRIEVE ENGINEERS	0.00	3564.00	10597.53	0.00	14161.53
WUR1 WURTH AUSTRALIA PTY LTD	0.00	0.00	82.65	0.00	82.65
YAK1 YAKKA PTY LTD	0.00	0.00	619.12	0.00	619.12
ZEN1 ZENITH LAUNDRY	0.00	0.00	73.77	0.00	73.77
Totals	21564.76	6505.53	702534.87	263395.01	994000.17

TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

EFT/CHQ	Date	Name	Description	Amount
28030	05/04/2012	CAP ENTERPRISES PTY LTD	PLANNING APPROVAL P265135	1,700.00

MASTERCARD TRANSACTIONS - March 2012

Date	Payee	Description	Amount
01-March-2012	Selex Systems Integration	Airport - Instrument for the Landing System	\$ 1,398.21
08-March-2012	Qantas	Airfare - M. Bird - AAA Conference	\$ 212.70
08-March-2012	Irfan View Support	IT - Software licence	\$ 282.88
08-March-2012	HGC Hobart	Accommodation - A. McEwan - Costal Councils	\$ 1,152.48
12-March-2012	Municipal Association of Victoria	S. Grimmer - Local Government Infrastructure Conference	\$ 726.00
Various	Sundry < \$ 200.00		\$ 573.15
TOTAL			\$ 4,345.42

Payroll - 17th March 2012 - 13th April 2012

21/03/2012	Payroll	\$ 424,656.25
22/03/2012	Sundry Pay	\$ 246.60
22/03/2012	Sundry Pay	\$ 782.46
22/03/2012	Sundry Pay	\$ 163.30
29/03/2012	Sundry Pay	\$ 258.57
04/04/2012	Payroll	\$ 446,776.73
05/04/2012	Sundry Pay	\$ 678.06
13/04/2012	Sundry Pay	\$ 13,901.15
TOTAL		\$ 889,653.18

Chq	Date	Name	Description	Amount
27974	29/03/2012	AMP FLEXIBLE LIFETIME SUPER PLAN	Superannuation contributions	787.37
27975	29/03/2012	AMP RSA	Superannuation contributions	309.04
27976	29/03/2012	HESTA SUPER FUND	Superannuation contributions	1,007.38
27977	29/03/2012	HOSTPLUS PTY LTD	Superannuation contributions	60.62
27978	29/03/2012	IOOF INVESTMENT MANAGEMENT LTD	Superannuation contributions	798.30
27979	29/03/2012	MEDIA SUPER	Superannuation contributions	316.22
27980	29/03/2012	MLC NOMINEES PTY LTD	Superannuation contributions	381.36
27981	29/03/2012	MLC NOMINEES PTY LIMITED	Superannuation contributions	793.53
27982	29/03/2012	NATIONAL MUTUAL RETIREMENT FUND	Superannuation contributions	386.66
27983	29/03/2012	IOOF GLOBAL ONE (EX SKANDIA GLOBAL)	Superannuation contributions	780.92
27984	29/03/2012	IOOF GLOBAL ONE (EX SKANDIA GLOBAL)	Superannuation contributions	212.68
27985	29/03/2012	SUPERWRAP PERSONAL SUPER PLAN	Superannuation contributions	784.38
27986	29/03/2012	TOWER TRUST LIMITED	Superannuation contributions	309.04
27987	29/03/2012	UNI SUPER	Superannuation contributions	252.58
27988	29/03/2012	ACTIV BUSINESS SERVICES	Superannuation contributions	60.01
27989	29/03/2012	AUSTRALIA POST	FOLDING AND PACKING OF LETTERHEADS	4,938.68
27990	29/03/2012	CANNING BRIDGE AUTO LODGE	UNADDRESSED MAIL BOOKING CONFIRMATION	300.00
27991	29/03/2012	CHARMAYNE DELLI-BENEDETTI	ACCOMMODATION FOR CASEY HOGAN	30.00
27992	29/03/2012	DEPARTMENT OF TRANSPORT	BASKETBALL REIMBURSEMENT	1,232.10
27994	29/03/2012	DLA PIPER	VEHICLE REGISTRATION FORD RANGER A57137	3,605.00
27995	29/03/2012	EDITORIAL AND PUBLISHING CONSULTANTS PTY LTD	PROFESSIONAL FEES	66.00
27996	29/03/2012	DEPARTMENT OF JUSTICE - FINES ENFORCEMENT	ONE YEAR SUBSCRIPTIONS TO WASTE AND WATER	344.00
27997	29/03/2012	KATE CAMPBELL-POPE	UNPAID INFRINGEMENTS	100.00
27998	29/03/2012	SENSIS PTY LTD	ALBANY BOAT SHOW ARTIST FEE	37.84
27999	29/03/2012	PETTY CASH - DEPOT	VISITOR ADVERTISING	499.25
28000	29/03/2012	PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE	DEPOT - PETTY CASH	196.00
28001	29/03/2012	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH FOR DCC	257.65
28002	29/03/2012	PETTY CASH - FORTS	PETTY CASH - LIBRARY	163.70
28003	29/03/2012	RAELENE SMITH	FORTS PETTY CASH	50.00
28004	29/03/2012	AN & RM ST JACK	MERCHANDISE ORDER - INVOICE - 4	3,241.03
28005	29/03/2012	TELSTRA CORPORATION LIMITED	Rates refund for assessment A138003 29 COCKBURN ROAD MIRA MAR WA 6330	6,152.77
28006	29/03/2012	VODAFONE PTY LTD	TELEPHONE CHARGES	49.00
28007	29/03/2012	WATER CORPORATION	TELEPHONE CHARGES	115.80
28008	30/03/2012	HELEN SMITH	WATER USE CHARGES	25,000.00
28009	30/03/2012	BETH KIRKLAND	CITY OF ALBANY ART PRIZE 2012 WINNER	1,000.00
28010	30/03/2012	ZAI KUANG	CITY OF ALBANY ART PRIZE 2012 HIGHLY COMMENDED	1,000.00
28011	04/04/2012	VICKI SANGSTER	CITY OF ALBANY ART PRIZE 2012 HIGHLY COMMENDED	1,000.00
28012	04/04/2012	INDRA GEIDANS	VANCOUVER ARTS CENTENNIAL ART PRIZE - OUTSTANDING WORK	4,000.00
			VANCOUVER ARTS CENTENNIAL ART PRIZE - GROVE ACQUISITION	4,400.00

AGENDA ITEM 4.1 REFERS

28013	04/04/2012	INDRA GEIDANS	VANCOUVER ARTS CENTENNIAL ART PRIZE - PAINTING AWARD	1,100.00
28014	04/04/2012	ROBERT EWING	VANCOUVER ARTS CENTENNIAL ART PRIZE - WORKS ON PAPER AWARD	1,100.00
28015	04/04/2012	KEVIN DRAPER	VANCOUVER ARTS CENTENNIAL ART PRIZE - 3-D AWARD	1,100.00
28016	04/04/2012	ADAM HALSALL	VANCOUVER ARTS CENTENNIAL ART PRIZE - PHOTOMEDIA AWARD	1,000.00
28017	04/04/2012	TRACE WILLIAMS	VANCOUVER ARTS CENTENNIAL ART PRIZE - TEXTILES AWARD	500.00
28018	04/04/2012	KATI THAMO	VANCOUVER ARTS CENTENNIAL ART PRIZE - PRINT AWARD	500.00
28019	05/04/2012	DAMON ANNISON	MERCHANDISE ORDER	262.20
28022	05/04/2012	DEPARTMENT OF ATTORNEY GENERAL	PHOTOCOPYING FEES FOR PROBATE GRANTS	22.50
28023	05/04/2012	RAY HAMMOND	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2,450.00
28024	05/04/2012	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	29.95
28025	05/04/2012	CIVIL & STRUCTURAL CONSULTANTS TERPKOS ENGINEERING PTY CONTRACTING	TELEPHONE CHARGES	990.00
28026	05/04/2012	VODAFONE PTY LTD	TELEPHONE CHARGES	98.00
28027	05/04/2012	MIR A G CRUICKSHANK	REFUND OF 2.5 MONTHS BOAT PEN FEES - PEN 6	614.00
28028	05/04/2012	HELEN SMITH	ALBANY ART PRIZE WINNER 2012 BALANCE OF PAYMENT TO REFLECT GST	2,500.00
28029	05/04/2012	STEVEN & LEE-ANNE BUTTON	REIMBURSE FEE FOR APPLICATION FOR PLANNING SCHEME CONSENT FOR LOT 92B HAYWARD CREST WHICH IS NOT	75.00
28031	05/04/2012	DEPARTMENT OF TRANSPORT	AMAZING ALBANY PLATES 099-A	155.00
28032	05/04/2012	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATION	136.90
28033	12/04/2012	ALBANY PUBLIC LIBRARY	TEA MONEY	216.00
28034	12/04/2012	LANDGATE	RATES VALUATION SEARCHES	3,142.94
28035	12/04/2012	PETTY CASH - ALBANY PUBLIC LIBRARY	LIBRARY PETTY CASH	224.40
28036	12/04/2012	WATER CORPORATION	WATER CONSUMPTION	18,279.55
Total				98,515.35

AGENDA ITEM 4.1 REFERS

AGENDA ITEM 4.1 REFERS

EFT	Date	Name	Description	Amount
EFT73182	22/03/2012	ABA SECURITY	SECURITY SERVICES	129.80
EFT73183	22/03/2012	ABDAT COMPUTER SYSTEMS PTY LTD	CCMS ANNUAL LICENSE	990.00
EFT73185	22/03/2012	ADVERTISER PRINT	ADVERTISING	1,195.00
EFT73186	22/03/2012	ALBANY PRINTERS	DUPLICATE MANUAL RECEIPT BOOK	450.00
EFT73187	22/03/2012	ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	853.78
EFT73188	22/03/2012	ALBANY SWEEP CLEAN	Sweeping of car parks, pathways and boardwalks	4,968.00
EFT73189	22/03/2012	ALBANY STATIONERS	STATIONERY SUPPLIES	46.50
EFT73190	22/03/2012	ALBANY FIBREGLASS	MANUFACTURE AND SUPPLY OF 6 LONG DROP TOILET PEDESTALS	2,144.12
EFT73191	22/03/2012	ALBANY REFRIGERATION	REFRIGERATION & AIRCONDITIONING REPAIRS & MAINTENANCE	1,463.00
EFT73192	22/03/2012	ALBANY HISTORICAL SOCIETY	MANNING THE BRIG AMITY	1,300.00
EFT73193	22/03/2012	ALBANY OFFICE PRODUCTS - NORTH ROAD	STATIONERY STOCK	736.95
EFT73194	22/03/2012	JANE ALLEN	STAFF TRAVEL EXPENSES	73.20
EFT73195	22/03/2012	ANNABEL JANE ARNOLD	ART CLASS FACILITATION	247.50
EFT73196	22/03/2012	ARTCRAFT PTY LTD	TUBING AND PEDESTRIAN GRAB RAILS	5,685.90
EFT73197	22/03/2012	ATC WORK SMART	CASUAL STAFF - BRETT SCOTT	3,711.99
EFT73198	22/03/2012	AUDIOCOM ALBANY	LABOUR AND INSTALLATION COSTS	60.00
EFT73199	22/03/2012	AURORA ENVIRONMENTAL	ENVIRONMENTAL ASSESSMENT FOR CROWN UNIFORMS	5,384.50
EFT73200	22/03/2012	BAREFOOT CLOTHING MANUFACTURERS	The removal of one large Yate Tree	1,348.80
EFT73201	22/03/2012	BARRETT'S MINI EARTHMOVING & CHIPPING	BATTERY PURCHASES	2,600.00
EFT73202	22/03/2012	BENNETT'S BATTERIES	HIRE OF MINI EXCAVATOR	176.00
EFT73203	22/03/2012	BERTOLA HIRE SERVICES ALBANY PTY LTD	HIRE OF BULLDOZER	466.03
EFT73204	22/03/2012	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	173.00
EFT73205	22/03/2012	BICUBIC	PRINTING OF ART PRIZE INVITATION	284.92
EFT73206	22/03/2012	BINDOON TRACTORS PTY LTD	Set of flails, bolts, nuts, bushes and washers to suit	2,216.28
EFT73207	22/03/2012	ALBANY BITUMEN SPRAYING	Supply and lay asphalt to keep water from entering property	4,829.00
EFT73208	22/03/2012	G AND AM BOCCAMAZZO CONTRACTORS	HIRE OF BULLDOZER	841.50
EFT73209	22/03/2012	BOOKEASY AUSTRALIA PTY LTD	BOOKEASY FEES	2,207.27
EFT73210	22/03/2012	AIR BP	FUEL	4,180.06
EFT73211	22/03/2012	BROWNIES FOODS OPERATIONS PTY LTD	CATERING SUPPLIES	205.65
EFT73212	22/03/2012	BUNNINGS BUILDING SUPPLIES PTY LTD	VARIOUS LIGHT GLOBES FOR FORTS	48.60
EFT73213	22/03/2012	J & S CASTLEHOW ELECTRICAL SERVICES	ELECTRICAL REPAIRS/MAINTENANCE	3,024.09
EFT73214	22/03/2012	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	290,436.41
EFT73215	22/03/2012	COCA-COLA AMATIL PTY LTD	SOFT DRINK SUPPLIES ALAC	1,497.44
EFT73216	22/03/2012	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	569.57
EFT73217	22/03/2012	MIKE COPPINS	ROAD PAVEMENT ASSET MANAGEMENT COURSE	144.12
EFT73218	22/03/2012	COURIER AUSTRALIA	FREIGHT CHARGES	195.37
EFT73219	22/03/2012	ALBANY SIGNS	SIGNWRITING/SIGNAGE	1,720.40
EFT73220	22/03/2012	COVS PARTS PTY LTD	VEHICLE PARTS	344.07
EFT73221	22/03/2012	DOWNER EDI WORKS PTY LTD	tonnes of cold mix for numerous road repairs	1,752.79
EFT73222	22/03/2012	HOLCIM (AUSTRALIA) PTY LTD	TONNES OF 20MM BLUEMETAL	6,117.93
EFT73223	22/03/2012	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	1,302.14

AGENDA ITEM 4.1 REFERS

EFT73224	22/03/2012	DAVRIC AUSTRALIA	MERCAHNDISE ORDER	1,694.94
EFT73225	22/03/2012	35 DEGREES SOUTH	SURVEY BOUNDARY OF ROAD PLANTAGENET LOCATION	4,345.00
EFT73226	22/03/2012	CGS QUALITY CLEANING	CLEANING	19,892.10
EFT73227	22/03/2012	DEPARTMENT OF TRANSPORT	SEARCH FOR VEHICLE OWNERSHIP	117.00
EFT73228	22/03/2012	ELLEKER GENERAL STORE	FUEL PURCHASES/FIRE	3,313.38
EFT73229	22/03/2012	EVERITE SIGNS	SIGNWRITING/SIGN PURCHASES	55.00
EFT73230	22/03/2012	FARM FRESH W/SALERS (VIOLET PARK HOLDINGS P/L	GROCERIES	111.02
EFT73231	22/03/2012	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	19.10
EFT73232	22/03/2012	ALBANY FILTER CLEAN	FILTER CLEANING AT ALAC	28.00
EFT73233	22/03/2012	TAMMY FLETT	THANK YOU GIFTS FOR SPORTSPERSON OF THE YEAR	60.00
EFT73234	22/03/2012	FRANEY & THOMPSON	TIMBER SUPPLIES	221.47
EFT73235	22/03/2012	FUELS WEST PETROLEUM	LITRES OF DIESEL	11,674.92
EFT73236	22/03/2012	GEOFABRICS AUSTRALASIA PTY LTD	ECOARD ARCHES	479.99
EFT73237	22/03/2012	GRANDE FOOD SERVICE	CATERING GOODS FOR ALAC	453.23
EFT73238	22/03/2012	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	5,584.93
EFT73239	22/03/2012	GREAT SOUTHERN PERSONNEL	LIBRARY ASSISTANT	74.76
EFT73240	22/03/2012	GREENWAY ENTERPRISES	REPLACEMENT BLADES	123.13
EFT73241	22/03/2012	GREENMAN TRADING COMPANY	The removal of one large Eucalyptus	2,970.00
EFT73242	22/03/2012	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	202.50
EFT73243	22/03/2012	HEATHER LEE TOWES	Gravel Royalty payment	748.00
EFT73244	22/03/2012	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	392.15
EFT73245	22/03/2012	HELEN LEEDER-CARLSON	ART CLASS FACILITATION	480.00
EFT73246	22/03/2012	RATTEN & SLATER MACHINERY	VEHICLE PARTS	54.47
EFT73247	22/03/2012	HEATHER HUTCHINSON	STAFF TRAVEL EXPENSES	64.58
EFT73248	22/03/2012	IBM AUSTRALIA LTD	MONTHLY SCHEDULE SERVICE FEES	1,307.08
EFT73249	22/03/2012	INTERNATIONAL MOWERS PTY LTD	SUPPLY AND DELIVERY OF OMEGA QUAD	11,825.00
EFT73250	22/03/2012	JUDE CODNER	EA TO THE CEO	4,949.00
EFT73251	22/03/2012	KESTON TECHNOLOGIES PTY LTD	CENTENNIAL PARK PROJECT RDAF ROUND TWO SUBMISSIONS	27,075.13
EFT73252	22/03/2012	KINJARLING INDIGENOUS CORPORATION	SITE SURVEY - PARKER ST PROJECT	400.00
EFT73253	22/03/2012	KLB SYSTEMS	THINK CENTRE	418.00
EFT73254	22/03/2012	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	3,925.15
EFT73255	22/03/2012	CALTEX ENERGY WA	DRUMS KEROSENE (200 LTR)	1,148.00
EFT73256	22/03/2012	M & B SALES PTY LTD	DURACOTE HC VANADALISM REPAIRS	60.06
EFT73257	22/03/2012	ALBANY CITY MOTORS	VEHICLE MAINTENANCE	833.02
EFT73258	22/03/2012	JAMES MCLEAN	TUTORIAL FOR CLAY SCULPTURE	706.68
EFT73259	22/03/2012	MERRIFIELD REAL ESTATE	RENT FOR APRIL 2012	200.00
EFT73260	22/03/2012	METROOF ALBANY	MATERIALS FOR BUS SHELTER REPAIR	58.72
EFT73261	22/03/2012	MIDALIA STEEL PTY LTD	Sheets of F62 REINFORCING MESH	286.57
EFT73262	22/03/2012	NATHAN MINITER	SITE SURVEY - PARKER STREET SECTION 18	400.00
EFT73263	22/03/2012	NEVILLES HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	1,549.05
EFT73264	22/03/2012	NONNA'S RESTAURANT	DINNER WITH THE DELEGATES GSSF CONFERENCE 22/23 MARCH 2012	1,105.00
EFT73265	22/03/2012	OFFICEWORKS SUPERSTORES PTY LTD	1 x NEC V260X XGA Portable Digital Projector	653.00

AGENDA ITEM 4.1 REFERS

EFT73266	22/03/2012	OKEEFE'S PAINTS	Bristol Rapid Dry Supreme (White Knight Road Marking) 20Ltrs	630.74
EFT73267	22/03/2012	OPUS INTERNATIONAL CONSULTANTS LTD	Pfeffer Rd Design	2,222.00
EFT73268	22/03/2012	ORICA AUSTRALIA P/L	CHLORINE SUPPLIES	2,274.80
EFT73269	22/03/2012	CORR ART	ARTISTIC DEVELOPMENT	140.00
EFT73270	22/03/2012	PALMER EARTHMOVING (AUSTRALIA) PTY LTD	LENGTHS OF RIBLOCK PIPE	1,874.40
EFT73271	22/03/2012	PERTH PRESSURE JETTING SERVICES TRUST	EDUCTING AND PRESSURE JETTING	4,564.00
EFT73272	22/03/2012	PEF FOOD SERVICES PTY LTD	CATERING GOODS FOR ALAC	453.55
EFT73273	22/03/2012	HANSON CONSTRUCTION MATERIALS PTY LTD	SLUMP CONCRETE	4,116.42
EFT73274	22/03/2012	PLATTERS GOURME	AIRPORT SAFETY MANAGEMENT MEETING	116.00
EFT73275	22/03/2012	AMANDA PORRITT	STAFF TRAVEL EXPENSE CLAIM	75.47
EFT73276	22/03/2012	READING TIME	SUBSCRIPTIONS FOR LIBRARY 2012	53.95
EFT73277	22/03/2012	REDMOND SAWMILL	BUILDING SUPPLIES	301.16
EFT73278	22/03/2012	REPLICA MEDALS	FORTS MERCHANDISE	113.25
EFT73279	22/03/2012	ROSMECH SALES AND SERVICE PTY LTD	MAIN BROOM SWEEPER SALES	629.20
EFT73280	22/03/2012	ALBANY TRAFFIC CONTROL	HIRE OF TRAFFIC CONTROL	6,759.50
EFT73281	22/03/2012	SAXXON IT	IT MAINTENANCE EXTENSIONS	8,632.53
EFT73282	22/03/2012	JAMIE SCALLY	ART WORKS FOR THE LIBRARY	90.00
EFT73283	22/03/2012	SCHWEPPE AUSTRALIA	SOFT DRINK SUPPLIES	98.53
EFT73284	22/03/2012	SECUREPAY PTY LTD	WEB PAYMENTS	34.06
EFT73285	22/03/2012	SERENITY PARK	DISPOSAL OF DOGS	570.00
EFT73286	22/03/2012	SESCO SECURITY	SECURITY CONTRACT	133.56
EFT73287	22/03/2012	G & L SHEETMETAL	CREAM DOOR SKINS AND FLASHINGS	165.00
EFT73288	22/03/2012	SKILL HIRE WA PTY LTD	CASUAL STAFF	1,998.04
EFT73289	22/03/2012	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	518.06
EFT73290	22/03/2012	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	403.74
EFT73291	22/03/2012	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING SUPPLIES	1,442.94
EFT73292	22/03/2012	SPEEDO AUSTRALIA PTY LTD	SWIMMING SUPPLIES	443.30
EFT73293	22/03/2012	SPOTLIGHT	BLINDS FOR THE VISITORS CENTRE	431.20
EFT73294	22/03/2012	STAR SALES AND SERVICE	BRUSH CUTTER / LINE CUTTER	1,133.30
EFT73295	22/03/2012	STIRLING CONFECTIONERY PLUS	CONFECTIONARY SUPPLIES FOR ALAC	1,694.40
EFT73296	22/03/2012	STORM OFFICE NATIONAL	CANNON DIGITAL COPIER	3,413.13
EFT73297	22/03/2012	SUNNY SIGN COMPANY	BLUE HOSPITAL SIGN	105.60
EFT73298	22/03/2012	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	409.60
EFT73299	22/03/2012	T & C SUPPLIES	HARDWARE TOOLS/REPAIR	1,458.68
EFT73300	22/03/2012	THE VEGIE SHOP	GROCERIES	145.31
EFT73301	22/03/2012	THINKWATER ALBANY	IRRIGATION SUPPLIES	4,152.20
EFT73302	22/03/2012	LEANNE MICHELLE TOMLINSON	Rates refund for assessment A33845	100.00
EFT73303	22/03/2012	TRADELINK PLUMBING SUPPLIES	PLUMBING REPAIRS AND MAINTENANCE	429.77
EFT73304	22/03/2012	TRU-BLU GROUP PTY LTD	Days hire of three ton excavator	256.52
EFT73305	22/03/2012	ALBANY TYREPOWER	SUPPLY AND FIT TYRES TO TRUCK	2,532.00
EFT73306	22/03/2012	VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	GREEN WASTE SERVICES	18,905.95
EFT73307	22/03/2012	IT VISION AUSTRALIA PTY LTD	INSTALLATION OF 9.2.65 IN TEST	742.50

AGENDA ITEM 4.1 REFERS

EFT73308	22/03/2012	WA COUNCIL OF SOCIAL SERVICE INC	BUILDING YOUR TEAM STRATEGIES	1,973.00
EFT73309	22/03/2012	WA NATURALLY PUBLICATIONS	MERCAHNDISE ORDER	996.82
EFT73310	22/03/2012	ALBANY & GREAT SOUTHERN WEEKENDER	FORTS ADVERTISING TOURIST GUIDE	105.60
EFT73311	22/03/2012	WELLSTEAD COMMUNITY RESOURCE CENTRE INC.	LIBRARY RESOURCES	7.70
EFT73312	22/03/2012	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	500.90
EFT73313	22/03/2012	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING	3,946.31
EFT73314	22/03/2012	LANDMARK LIMITED	Supply of 200m 7x90x30 Ring lock	271.70
EFT73315	22/03/2012	WESTERN WORK WEAR	Pr-Safety Protective Boots for Kale Faulkner	640.00
EFT73316	22/03/2012	WOOD AND GRIEVE ENGINEERS	PALMDALE ROAD UPGRADE	14,920.06
EFT73317	22/03/2012	YAKKA PTY LTD	UNIFORMS	1,920.17
EFT73319	22/03/2012	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	58.36
EFT73320	22/03/2012	AD CONTRACTORS PTY LTD	Litres of catamol	8,434.76
EFT73321	22/03/2012	ALBANY DRILLING	INSTALL BORE AT EMU POINT	1,190.00
EFT73322	22/03/2012	GREAT SOUTHERN GROUP TRAINING	CASUAL STAFF - KALE FAULKNER	2,347.24
EFT73323	22/03/2012	LOST THE PLOT PRODUCTIONS	Radio advertising for Christmas in the Cove	386.10
EFT73324	22/03/2012	TOTAL EDEN	SUBMERSIBLE PUMP	2,733.45
EFT73325	22/03/2012	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	11,430.05
EFT73326	29/03/2012	ALBANY COMMUNITY HOSPICE	Payroll deductions	44.00
EFT73327	29/03/2012	AMP SUPERANNUATION LIMITED	Superannuation contributions	1,176.82
EFT73328	29/03/2012	AUSTRALIAN TAXATION OFFICE	Payroll deductions	218,140.70
EFT73329	29/03/2012	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll deductions	3,814.80
EFT73330	29/03/2012	AUSTRALIAN PRIMARY SUPERANNUATION FUND	Superannuation contributions	319.88
EFT73331	29/03/2012	AUSTRALIAN SUPER	Superannuation contributions	1,383.98
EFT73332	29/03/2012	AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation contributions	228.14
EFT73333	29/03/2012	BT SUPER FOR LIFE	Superannuation contributions	741.54
EFT73334	29/03/2012	BT SUPER FOR LIFE	Superannuation contributions	381.36
EFT73335	29/03/2012	CHILD SUPPORT AGENCY	Payroll deductions	467.10
EFT73336	29/03/2012	COLONIAL FIRST STATE ROLLOVER & SUPER FUND	Superannuation contributions	391.14
EFT73337	29/03/2012	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation contributions	737.40
EFT73338	29/03/2012	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation contributions	912.12
EFT73339	29/03/2012	GENERATIONS PERSONAL SUPER FUND	Superannuation contributions	72.80
EFT73340	29/03/2012	GENERATIONS PERSONAL SUPER FUND	Payroll deductions	449.70
EFT73341	29/03/2012	GENERATIONS PERSONAL SUPER FUND	Superannuation contributions	40.45
EFT73342	29/03/2012	HBF OF WA	Payroll deductions	683.40
EFT73343	29/03/2012	ING INTEGRA SUPER	Superannuation contributions	247.16
EFT73344	29/03/2012	ING ONE ANSWER PERSONAL SUPER	Superannuation contributions	466.44
EFT73345	29/03/2012	ING INTEGRA SUPER	Superannuation contributions	299.59
EFT73346	29/03/2012	MACQUARIE BANK	Payroll deductions	3,670.14
EFT73347	29/03/2012	MACQUARIE BANK LIMITED	Superannuation contributions	2,879.12
EFT73348	29/03/2012	OAK TREE SUPERANNUATION FUND	Superannuation contributions	69.99
EFT73349	29/03/2012	ONEPATH MASTERFUND	Superannuation contributions	1,481.18
EFT73350	29/03/2012	REST SUPERANNUATION	Superannuation contributions	4,753.98

AGENDA ITEM 4.1 REFERS

EFT73351	29/03/2012	MARITIME SUPER	Superannuation contributions	172.61
EFT73352	29/03/2012	SPECTRUM SUPER	Superannuation contributions	241.39
EFT73353	29/03/2012	SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN	Superannuation contributions	40.77
EFT73354	29/03/2012	WA LOCAL GOVT SUPERANNUATION	Superannuation contributions	113,393.46
EFT73355	29/03/2012	WAYNE JOHN STEAD PTY LTD SUPERANNUATION FUND	Payroll deductions	1,656.22
EFT73356	29/03/2012	WESTSCHEME	Superannuation contributions	2,268.37
EFT73357	29/03/2012	ACTIV FOUNDATION INC.	INDUSTRIAL BROOM HEADS	660.01
EFT73358	29/03/2012	AD CONTRACTORS PTY LTD	SAND AND 6 WHEELER HIRE	3,811.80
EFT73359	29/03/2012	ADVANCED PERSONNEL MANAGEMENT	WORKSITE RISK ASSESSMENT	2,387.03
EFT73360	29/03/2012	ALBANY STATIONERS	STATIONERY SUPPLIES	104.85
EFT73361	29/03/2012	ALBANY INDOOR PLANT HIRE	PLANT HRIE	980.31
EFT73362	29/03/2012	ALBANY PANEL BEATERS AND SPRAY PAINTERS	PICK UP FROM NORTH RD AND DELIVER TO MERCER RD	71.50
EFT73363	29/03/2012	ALBANY REFRIGERATION	REFRIGERATION & AIRCONDITIONING REPAIRS & MAINTENANCE	129.25
EFT73364	29/03/2012	ALBANY OFFICE PRODUCTS - NORTH ROAD	STATIONERY FOR NORTH ROAD	67.50
EFT73365	29/03/2012	ALBANY NEWS DELIVERY	NEWS PAPER DELIVERIES	899.67
EFT73366	29/03/2012	ALINTA	GAS CHARGES	264.60
EFT73367	29/03/2012	ALL HOSPITALITY	WHITE MUGS AND GLASSES	524.50
EFT73368	29/03/2012	ANNETTE DAVIS	PLANNING CO-ORDINATOR FOR THE COA ART PRIZE	6,000.00
EFT73369	29/03/2012	ARTCRAFT PTY LTD	TRAFFIC CONES AND STREET BLADES	1,509.84
EFT73370	29/03/2012	ATC WORK SMART	STAFF CASUAL - BRUCE CHOTE	9,344.98
EFT73371	29/03/2012	BAIL SAND & GRAVEL SUPPLIES	COMPACTION SAND SUPPLIED AND DELIVERED	2,860.00
EFT73372	29/03/2012	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	5,215.10
EFT73373	29/03/2012	BATTERY WORLD	BATTERY CHARGER	44.00
EFT73374	29/03/2012	BENNETTS BATTERIES	VEHICLE PARTS/MAINTENANCE	885.28
EFT73375	29/03/2012	BERTOLA HIRE SERVICES ALBANY PTY LTD	HIRE OF MINI EXCAVATOR AND LITRES OF DEISEL	531.63
EFT73376	29/03/2012	BICUBIC	PRINTING OF A3 FLYERS	67.10
EFT73377	29/03/2012	BLACKWOODS	SAFETY EQUIPMENT & SUPPLIES	139.68
EFT73378	29/03/2012	BLOOMIN FLOWERS	FLOWERS FOR LIBRARY PROMO	40.00
EFT73379	29/03/2012	G AND AM BOCCAMAZZO CONTRACTORS	HIRE OF BULLDOZER	2,684.00
EFT73380	29/03/2012	BOOEKASY AUSTRALIA PTY LTD	BOOKINGS RETURNS	220.00
EFT73381	29/03/2012	MICHAEL BRAZIER	Rates refund for assessment A206658	193.82
EFT73382	29/03/2012	BROWNES FOODS OPERATIONS PTY LTD	CATERING SUPPLIES	336.85
EFT73383	29/03/2012	BUNNINGS BUILDING SUPPLIES PTY LTD	BUILDING MATERIALS	6,472.38
EFT73384	29/03/2012	LOUISE BURGLER	AUSTRALIA DAY PINS	16.00
EFT73385	29/03/2012	BUTT OUT AUSTRALIA PTY LTD	Butt out keys as quoted	108.90
EFT73386	29/03/2012	MARK BYRNES	LEGISLATIVE COMPLIANCE	1,110.00
EFT73387	29/03/2012	CAMLVN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	204.00
EFT73388	29/03/2012	CAMPING WORLD ALBANY	SAND TRACTION MAT	160.00
EFT73389	29/03/2012	SYNERGY GRAPHICS	DESIGN OF PHOTO COMPETITION POSTER	198.00
EFT73390	29/03/2012	CENTRAL TAPE	DIPLOMA OF LIBRARY SERVICES	326.00
EFT73391	29/03/2012	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	810.46
EFT73392	29/03/2012	COFFEY COMMERCIAL ADVISORY PTY LTD	Centennial Park Recreation Precinct Master plan	10,032.00

AGENDA ITEM 4.1 REFERS

EFT73393	29/03/2012	COLRAY EXHAUST AND TOWBAR	VEHICLE PARTS	20.00
EFT73394	29/03/2012	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	946.31
EFT73395	29/03/2012	COURIER AUSTRALIA	FREIGHT FEES	317.38
EFT73396	29/03/2012	COVS PARTS PTY LTD	VEHICLE PARTS	210.92
EFT73397	29/03/2012	CYNERGIC COMMUNICATIONS	IT COMMUNICATIONS	493.90
EFT73398	29/03/2012	D & K ENGINEERING	VEHICLE REPAIRS	524.15
EFT73399	29/03/2012	DATA #3 LIMITED	SOFTWARE FOR IT DEPARTMENT	952.71
EFT73400	29/03/2012	DAVRIC AUSTRALIA	MERCHANDISE ORDER	539.83
EFT73401	29/03/2012	35 DEGREES SOUTH	ISSUE OF SURVEY INSTRUCTION FOR SLS	6,721.00
EFT73402	29/03/2012	DEPARTMENT OF TRANSPORT	JETTY LICENCE FEES	33.63
EFT73403	29/03/2012	DES PTY LTD	SCANNER	110.00
EFT73404	29/03/2012	EDDIES PEST AND WEED CONTROL	SUPPLY AND INSTALL RODENT BAIT STATIONS	132.00
EFT73405	29/03/2012	SIMON EDWARDS	STAFF MILEAGE CLAIM	62.68
EFT73406	29/03/2012	ERGOLINK	LIBRARY PROMOS AND PRODUCTIONS	139.95
EFT73407	29/03/2012	EVERTRANS	VEHICLE REPAIR	1,832.60
EFT73408	29/03/2012	FARM FRESH W/SALERS (VIOLET PARK HOLDINGS P/L	GROCERIES	170.21
EFT73409	29/03/2012	ALBANY FIREBREAK AND SLASHING CO. PTY LTD	FIREBREAK TO AREA NEAR ALAC	132.00
EFT73410	29/03/2012	FLOORBALL AUSTRALIA PTY LTD	ALAC BALLS	50.00
EFT73411	29/03/2012	FUELS WEST PETROLEUM	LITRES OF DIESEL	17,815.44
EFT73412	29/03/2012	GEOFABRICS AUSTRALASIA PTY LTD	600M2 X ELCOMAX 600R	2,772.00
EFT73413	29/03/2012	SANDRA GILFILLAN	CONSULTANCY FEES FOR LITTLE GROVE	360.00
EFT73414	29/03/2012	GRACE REMOVALS GROUP	FREIGHT OF PAINTINGS TO AND FROM ALBANY	2,217.60
EFT73415	29/03/2012	GRAY & LEWIS	CONTRACT - PLANNING SERVICES	60.50
EFT73416	29/03/2012	GRANDE FOOD SERVICE	CATERING SUPPLIES FOR ALAC CAFE	1,260.56
EFT73417	29/03/2012	GREAT SOUTHERN GROUP TRAINING	CASUAL STAFF - DRUELLA MCTAVISH	6,771.83
EFT73418	29/03/2012	GREAT SOUTHERN INSTITUTE OF TECHNOLOGY	PLANTS AND SEEDLINGS	336.60
EFT73419	29/03/2012	GREEN SKILLS INC	GREEN SKILLS WORKERS	660.00
EFT73420	29/03/2012	GREAT SOUTHERN PERSONNEL	GROUND/GARDENING SERVICES FOR FEB	149.84
EFT73421	29/03/2012	GREAT SOUTHERN PACKAGING SUPPLIES	CARTON OF TOILET PAPER	1,464.06
EFT73422	29/03/2012	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT	317.90
EFT73423	29/03/2012	HART SPORT	SPORT EQUIPMENT	232.50
EFT73424	29/03/2012	RODERICK JOHN HEDDERWICK	Rates refund for assessment A107735	796.27
EFT73425	29/03/2012	CHRISTOPHER HOLDEN	QUARTERLY MILEAGE	374.25
EFT73426	29/03/2012	ALAN HORTIN	QUARTERLY MILEAGE CLAIM	208.19
EFT73427	29/03/2012	HUDSON HENNING AND GOODMAN	REITSEMA - DISPUTE NOTIFICATION	2,614.00
EFT73428	29/03/2012	ISIS CAPITAL LIMITED	MONTHLY GYM EQUIPMENT	3,494.82
EFT73429	29/03/2012	JACK THE CHIPPER	MULCHING OF FIREBREAKS	363.00
EFT73430	29/03/2012	JIMS TEST AND TAG	TEST AND TAG AT THE FORTS	663.85
EFT73431	29/03/2012	JJ'S HIAB SERVICES	SHIFT CONCRETE LINER AND LID TO EMU POINT	352.00
EFT73432	29/03/2012	JOHN KINNEAR AND ASSOCIATES	SURVEYOR	1,468.50
EFT73433	29/03/2012	JULENNI	MERCHANDISE ORDER	218.57
EFT73434	29/03/2012	JUST SEW EMBROIDERY	EMBROIDERY	176.00

AGENDA ITEM 4.1 REFERS

EFT73435	29/03/2012	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	2,291.13
EFT73436	29/03/2012	KOOKAS CATERING	CATERING SUPPLIES	1,735.00
EFT73437	29/03/2012	LA FREEGARD	TRACTOR SLASHING	5,124.00
EFT73438	29/03/2012	LATRO LAWYERS	LEGAL FEES	18,485.48
EFT73439	29/03/2012	STATE LIBRARY OF WA	LOST AND DAMAGED BOOKS	56.10
EFT73440	29/03/2012	LOWER KING LIQUOR & GENERAL STORE	LIQUOR	225.79
EFT73441	29/03/2012	M & B SALES PTY LTD	PLY FLOORING UNDERLAY	112.20
EFT73442	29/03/2012	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	313.50
EFT73443	29/03/2012	JAMES MCLEAN	INTERIOR WORKS FOR THE TOWN HALL	248.00
EFT73444	29/03/2012	KYM RENEE MEATON	Rates refund for assessment A6134	306.76
EFT73445	29/03/2012	MIDALIA STEEL PTY LTD	sheets of F62 reinforcing mesh	400.64
EFT73446	29/03/2012	MONTGOMERY'S HILL	CARTON OF CAB SAV	326.94
EFT73447	29/03/2012	MOTEL LE GRANDE	SPORTSPERSON OF THE YEAR	1,972.00
EFT73448	29/03/2012	MT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	4,017.50
EFT73449	29/03/2012	NATALIE RADIVOJEVIC	ART PRIZE	1,995.00
EFT73450	29/03/2012	NORMAN DISNEY AND YOUNG	Asset Condition report ALAC	24,200.00
EFT73451	29/03/2012	ALBANY NEAT AND TRIM LAWNS	MOW LAWNS AT VAC	170.00
EFT73452	29/03/2012	NONNA'S RESTAURANT	GREAT SOUTHERN STAFF FORUM	130.00
EFT73453	29/03/2012	OCF SALES	COMMUNICATION SUPPLIES	1,297.78
EFT73454	29/03/2012	SANDRA O'DOHERTY	ART PRIZE WORKS	285.00
EFT73455	29/03/2012	CORR ART	ARTISTIC DEVELOPMENT	140.00
EFT73456	29/03/2012	PEERLESS JAL PTY LTD	CLEANING GOODS	710.99
EFT73457	29/03/2012	PENNANT HOUSE	AUSTRALIAN NATIONAL FLAG	201.30
EFT73458	29/03/2012	CMA RECYCLING	FLURO TUBES	311.85
EFT73459	29/03/2012	KAREN PIERCEY	STAFF TRAVEL EXPENSES	65.00
EFT73460	29/03/2012	HANSON CONSTRUCTION MATERIALS PTY LTD	SLUMP CONCRETE	2,847.56
EFT73461	29/03/2012	PLATTERS GOURME	CATERING CHARGES	1,329.00
EFT73462	29/03/2012	SOUNDPACK SOLUTIONS	200 x 1517LM multi-disc (CD & DVD) presentation folder	698.50
EFT73463	29/03/2012	KERRY QUINLAN	REQUL FOR FIRST AID TRAINING	150.00
EFT73464	29/03/2012	RAMPED TECHNOLOGY	IT COMMUNICATIONS	396.00
EFT73465	29/03/2012	REECE PTY LTD	STORMWATER PIPES BENDS ADAPTORS AND FORMWORK	41.22
EFT73466	29/03/2012	ALBANY TRAFFIC CONTROL	HIRE OF TRAFFIC CONTROL	2,959.00
EFT73467	29/03/2012	ROYAL LIFE SAVING SOCIETY AUSTRALIA	STAFF TRAINING	45.00
EFT73468	29/03/2012	SEEK LIMITED	OCCUPATIONAL HEALTH AND SAFETY JOB AD	236.50
EFT73469	29/03/2012	SHILLER IMAGES	MERCHANDISE ORDER	217.32
EFT73470	29/03/2012	SKILL HIRE WA PTY LTD	CASUAL STAFF - GRAF, STANTON, SHEPPARD, BELL AND DAVIS	6,489.86
EFT73471	29/03/2012	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	2,171.66
EFT73472	29/03/2012	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING SUPPLIES	2,893.57
EFT73473	29/03/2012	SPORTSWORLD OF WA	SPORTS STORE MERCH	2,319.46
EFT73474	29/03/2012	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES	463.53
EFT73475	29/03/2012	ST JOHN AMBULANCE AUSTRALIA	NEW FIRST AID KITS	934.00
EFT73476	29/03/2012	ALBANY LOCK SERVICE	LOCKSMITH REPAIRS/MAINTENANCE	30.00

AGENDA ITEM 4.1 REFERS

EFT73477	29/03/2012	ALBANY IGA	2 KG COLESLAW 2 KG POTATO SALAD GARDEN PLATTER	91.00
EFT73478	29/03/2012	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	1,786.08
EFT73479	29/03/2012	THE VEGIE SHOP	GROCERIES	279.90
EFT73480	29/03/2012	TOTAL GREEN RECYCLING	E-WASTE RECYCLING	3,620.53
EFT73481	29/03/2012	TRAILBLAZERS	WORK BOOTS	129.95
EFT73482	29/03/2012	TRU-BLU GROUP PTY LTD	TOILET CHEMICAL - G TURNER	175.34
EFT73483	29/03/2012	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	717.20
EFT73484	29/03/2012	UHY HAINES NORTON	REGISTRATION FOR FINANCIAL REPORTING WORKSHOPS	2,915.00
EFT73485	29/03/2012	VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	GREEN WASTE SERVICES	143.50
EFT73486	29/03/2012	WAY FUNKY COMPANY	Sports Store Purchases-Aquatic	3,546.35
EFT73487	29/03/2012	ALBANY & GREAT SOUTHERN WEEKENDER	ADVERTISING	449.57
EFT73488	29/03/2012	WESTCARE INDUSTRIES	ADVERTISING	38.78
EFT73489	29/03/2012	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	768.43
EFT73490	29/03/2012	LANDMARK LIMITED	ROUNDUP	277.20
EFT73491	29/03/2012	WESTERN POWER CORPORATION	RELOCATE WESTERN POWER ASSETS	2,731.00
EFT73492	29/03/2012	WESTERN WORK WEAR	SAFETY BOOTS FOR THEA SUDRAN	100.00
EFT73493	29/03/2012	WOOD AND GRIEVE ENGINEERS	PEACE PARK CONTRUCTION ANZAC	7,040.00
EFT73494	29/03/2012	WREN OIL	WASTE OIL DISPOSAL	363.00
EFT73495	29/03/2012	YOUNGS SIDING GENERAL STORE	FIRE SUPPLIES	934.08
EFT73497	29/03/2012	ZENITH LAUNDRY	TEA TOWEL HIRE	31.19
EFT73498	02/04/2012	WATKINS CONTRACTORS	SUPPLY AND DELIVER MULCH AS PER PROVIDED MAP	2,887.50
EFT73499	04/04/2012	NATHAN MINITER	MONITORING NORMANS BEACH STAIRS - 5 DAYS	2,400.00
EFT73500	05/04/2012	ACTIV FOUNDATION INC.	CLEANING RAGS	852.80
EFT73501	05/04/2012	AD CONTRACTORS PTY LTD	MACKINTOSH SAND DELIVERIES	1,980.00
EFT73502	05/04/2012	ADVERTISER PRINT	BUSINESS CARDS	205.00
EFT73503	05/04/2012	AECOM AUSTRALIA PTY LTD	ALBANY AIRPORT MASTER PLAN AND SECURITY UPGRADE	58,609.38
EFT73504	05/04/2012	AJ AND SL PEPPER	traffic management for bay view dr path 28.03.12	522.50
EFT73505	05/04/2012	ALBANY INDUSTRIAL SERVICES PTY LTD	HIRE OF SEMI TIPPER	1,687.95
EFT73506	05/04/2012	ALBANY STATIONERS	FORTS STATIONERY SUPPLIES	48.35
EFT73507	05/04/2012	ALBANY GOLF CLUB	GIFT VOUCHER FOR ROY EDWARDS - 13 YEARS OF SERVICE	195.00
EFT73508	05/04/2012	ALBANY HISTORICAL SOCIETY	MANNING AND CLEANING THE BRIG AMITY	650.00
EFT73509	05/04/2012	ALBANY OFFICE PRODUCTS - NORTH ROAD	NORTH ROAD OFFICE PRODUCTS	799.40
EFT73510	05/04/2012	ALBANY HARBOURSIDE APARTMENTS	ACCOMODATION AAP JUDGES	1,008.00
EFT73511	05/04/2012	ALBANY MILK DISTRIBUTORS	MILK SUPPLIES	485.61
EFT73512	05/04/2012	ALINTA	ALAC GAS CHARGES	7,499.65
EFT73513	05/04/2012	ALL EVENTS PROSOUND HIRE	EQUIPMENT HIRE AAP 31/3/2012	525.00
EFT73514	05/04/2012	ANDIMAPS	ALBANY STREET GUIDE 2012 ADVERTISING - FORTS	460.00
EFT73515	05/04/2012	ANNABEL JANE ARNOLD	ARTISTIC DEVELOPMENT	247.50
EFT73516	05/04/2012	ATC WORK SMART	TEMPORARY STAFF - B SCOTT	9,686.12
EFT73517	05/04/2012	YVONNE ATTWELL	DEPUTY MAYORALL ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	3,200.00
EFT73518	05/04/2012	ENVIRONMENTAL HEALTH AUSTRALIA (WA) INC	Environmental Health Conference 28-30 March 2012	1,045.00
EFT73519	05/04/2012	AUSTRAL MERCANTILE COLLECTIONS PTY LTD	RATES INSURANCES	504.90

AGENDA ITEM 4.1 REFERS

EFT73520	05/04/2012	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	336.87
EFT73521	05/04/2012	BARRETT'S MINI EARTHMOVING & CHIPPING	Verge pruning on Gull Rock Rd from Nannarup Rd to Swan Point Rd	8,540.00
EFT73522	05/04/2012	BENNETT'S BATTERIES	BATTERIES	140.80
EFT73523	05/04/2012	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	Hours Hire of Traffic Control	2,403.55
EFT73524	05/04/2012	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	70.00
EFT73525	05/04/2012	BEVANS (WA) PTY LTD	BAGS OF ICE	30.00
EFT73526	05/04/2012	BLACKWOODS	SAFETY EQUIPMENT & SUPPLIES	35.70
EFT73527	05/04/2012	BLOOMIN FLOWERS	Flowers to Gillian Lamshed in Albany Hospital	60.00
EFT73528	05/04/2012	ALBANY BOBCAT SERVICES	BOBCAT HIRE	440.00
EFT73529	05/04/2012	DAVID BOSTOCK	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2,450.00
EFT73530	05/04/2012	SARAH BOWLES	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2,450.00
EFT73531	05/04/2012	BROWNE'S FOODS OPERATIONS PTY LTD	CATERING SUPPLIES FOR ALAC	328.70
EFT73532	05/04/2012	BUILDING AND CONSTRUCTION IND TRAINING FUND	BCITF LEVY FOR THE MONTH OF MARCH 2012	9,766.81
EFT73533	05/04/2012	BUILDING COMMISSION	BSL LEVY COLLECTED FOR THE MONTH OF: MARCH 2012	2,372.17
EFT73534	05/04/2012	BUNNINGS BUILDING SUPPLIES PTY LTD	BUILDING SUPPLIES	4,177.21
EFT73535	05/04/2012	LOUISE BURGIER	LUNCH FOR UWA DIRECTOR	46.33
EFT73536	05/04/2012	MARK BYRNES	LEGISLATIVE COMPLIANCE TO 3/4/2012	1,750.00
EFT73537	05/04/2012	CALIBRE CARE	EXTENSION GRABS	61.60
EFT73538	05/04/2012	VINCE CALLEJA	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2,450.00
EFT73539	05/04/2012	J & S CASTLEHOW ELECTRICAL SERVICES	ELECTRICAL REPAIRS/MAINTENANCE	1,889.47
EFT73540	05/04/2012	CJD EQUIPMENT PTY LTD	VEHICLE REPAIRS/MAINTENANCE	665.17
EFT73541	05/04/2012	GAYNOR CLARKE	CITY OF ALBANY TOURISM STRATEGY	4,455.00
EFT73542	05/04/2012	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC	1,346.18
EFT73543	05/04/2012	COURAY EXHAUST AND TOWBAR	4 INCH TUBING	175.00
EFT73544	05/04/2012	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	508.93
EFT73545	05/04/2012	CONNECTION REALTY	Rates refund for assessment A117651	293.66
EFT73546	05/04/2012	COURIER AUSTRALIA	FREIGHT	1,043.37
EFT73547	05/04/2012	ALBANY SIGNS	3X DOUBLE SIDED PYLON SIGNS	13,794.00
EFT73548	05/04/2012	COVS PARTS PTY LTD	VEHICLE PARTS	153.24
EFT73549	05/04/2012	DOWNER EDI WORKS PTY LTD	7MILL COLD MRWA SPEC	2,734.94
EFT73550	05/04/2012	HOLCIM (AUSTRALIA) PTY LTD	TONNES 5 MM BLACK BASALT METAL WASHED ONLY	5,995.42
EFT73551	05/04/2012	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	312.42
EFT73552	05/04/2012	CGS QUALITY CLEANING	CLEANING CONTRACT	219.32
EFT73553	05/04/2012	LANDGATE	TITLE SEARCHES	1,701.36
EFT73554	05/04/2012	JOHN DRUMMOND	GUN POWDER	425.00
EFT73555	05/04/2012	DON DUFTY	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	1,750.00
EFT73556	05/04/2012	EVERTRANS	VEHICLE REPAIRS	181.50
EFT73557	05/04/2012	EYERITE SIGNS	SIGNAGE	844.80
EFT73558	05/04/2012	LAYTON TECHNOLOGY PTY LTD	SOFTWARE CONTRACTS	1,089.00
EFT73559	05/04/2012	FARM FRESH W/SALERS (VIOLET PARK HOLDINGS P/L	CATERING SUPPLIES	55.11
EFT73560	05/04/2012	ALBANY FILTER CLEAN	FILTERS CHANGED AND CLEANED	28.00
EFT73561	05/04/2012	THE FIXUPPERY	CLEANING CONTRACTS	677.60

AGENDA ITEM 4.1 REFERS

EFT73562	05/04/2012	FUELS WEST PETROLEUM	LITRES OF DIESEL	13,286.06
EFT73563	05/04/2012	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	2,098.71
EFT73564	05/04/2012	GLEN LEITCH MANAGEMENT PTY LTD T/A YOUNG AUSTRALIA WORKSHOP	DAY CARE CENTRE EQUIPMENT	
EFT73565	05/04/2012	GRACE REMOVALS GROUP	ART REMOVAL FEE	280.00
EFT73566	05/04/2012	GREAT SOUTHERN GROUP TRAINING	DANA STANTON - CASUAL STAFF	792.00
EFT73567	05/04/2012	GREAT SOUTHERN INSTITUTE OF TECHNOLOGY	GREAT SOUTHERN TAFF COURSE FEES	181.64
EFT73568	05/04/2012	GREEN SKILLS INC	CASUAL STAFF K McALLISTER/A COYNE/J NEVILLE	1,843.80
EFT73569	05/04/2012	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	5,494.50
EFT73570	05/04/2012	GERRY GREGSON	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	936.77
EFT73571	05/04/2012	HANSON EXECUTIVE MANAGEMENT	FULLY CUSTOMISED COMMUNICATION STRATEGY V4 FOR AIRPORT	2,450.00
EFT73572	05/04/2012	HARVEY WORLD TRAVEL (ALBANY)	FLIGHT QANTAS AIRWAYS LIMITED	12,309.00
EFT73573	05/04/2012	HAVOC BUILDERS PTY LTD	Norman's Beach Stairs - Build and install stairs, The purchase of Spray Dome 1000 head bracket ED37-ZD003	605.00
EFT73574	05/04/2012	HIMAC INDUSTRIES	MONEY FOR PURCHASING WELLSTEAD LOCAL STOCK FROM BOOK SALE	8,360.00
EFT73575	05/04/2012	TANYA HITSERT	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	302.75
EFT73576	05/04/2012	CHRISTOPHER HOLDEN	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	250.00
EFT73577	05/04/2012	ALAN HORTIN	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2,450.00
EFT73578	05/04/2012	HW & ASSOCIATES	PROFESSIONAL FEES	2,450.00
EFT73579	05/04/2012	FAILEEN JAMES	REIMBURSEMENT FOR CEO REGIONAL TOURISM LUNCH	2,145.00
EFT73580	05/04/2012	JOHN KINNEAR AND ASSOCIATES	SURVEYOR	168.35
EFT73581	05/04/2012	LES KARSKI	ENTERTAINMENT 31/3/2012	1,457.50
EFT73582	05/04/2012	KEN FREEGARD FILTER CLEANING	FILTER CLEANING	300.00
EFT73583	05/04/2012	KLB SYSTEMS	HP T5740 thin client WES Atom N280 2GF/1GR TC. S/N: CNV948070D.	80.00
EFT73584	05/04/2012	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	363.00
EFT73585	05/04/2012	STATE LIBRARY OF WA	RECOVERIES OF LOST AND DAMAGED BOOKS	1,118.05
EFT73586	05/04/2012	LOWER KING LIQUOR & GENERAL STORE	FAREWELL DRINKS	75.90
EFT73587	05/04/2012	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	159.00
EFT73588	05/04/2012	JAMES MCLEAN	ASSISTANT CURATOR AT VAC	61.55
EFT73589	05/04/2012	METROOF ALBANY	BUS SHELTERS	553.50
EFT73590	05/04/2012	METROCOUNT PTY LTD	Field - 100m Road Tube	438.47
EFT73591	05/04/2012	MINORBA GRAZING CO	BUILDING MATERIALS	1,527.90
EFT73592	05/04/2012	MISS MAUD SWEDISH HOTEL	ACCOMMODATION	1,800.00
EFT73593	05/04/2012	GERRY MONKHORST	REFUND OF FIREARM TRAINING	356.00
EFT73594	05/04/2012	MT ROMANCE AUSTRALIA PTY LTD	MERCAHNDISE ORDER	287.55
EFT73595	05/04/2012	MT BARKER COMMUNICATIONS	TWO WAY RADIO	282.23
EFT73596	05/04/2012	LGIS WORKCARE	INSURANCES	143.00
EFT73597	05/04/2012	PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	LINER AND A MANHOLE COVER	25,212.00
EFT73598	05/04/2012	OPUS INTERNATIONAL CONSULTANTS LTD	SUPERINTENDENCE OF LOWER DENMARK ROAD - ELLEKER TOWNSITE UPGRADE	396.00
EFT73599	05/04/2012	CORR ART	ARTISTIC DEVELOPMENT	9,985.58
EFT73600	05/04/2012	OTIS ELEVATOR COMPANY P/L	MAINTENANCE CHARGE	140.00
EFT73601	05/04/2012	PEERLESS JAL PTY LTD	HARNESS	304.42
				67.65

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EFT73602	05/04/2012	HANSON CONSTRUCTION MATERIALS PTY LTD	SLUMP CONCRETE	3,500.32
EFT73603	05/04/2012	ANGELA POULISH	MAJOR PROJECTS CONTRACTOR	1,500.89
EFT73604	05/04/2012	RAINBOW COAST FENCING	CONTRACTORS	7,322.00
EFT73605	05/04/2012	ROSMECH SALES AND SERVICE PTY LTD	HOPPER SAFETY PROP	155.60
EFT73606	05/04/2012	SALES EXCHANGE	COMBINATION ROBE	549.00
EFT73607	05/04/2012	SIGNS PLUS	STAFF BADGES	84.15
EFT73608	05/04/2012	SKILL HIRE WA PTY LTD	CASUAL STAFF - A ATTWELL - 8/3/2012 - 21/3/2012	8,041.47
EFT73609	05/04/2012	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	1,098.13
EFT73610	05/04/2012	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	360.68
EFT73611	05/04/2012	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING SUPPLIES	1,739.55
EFT73612	05/04/2012	STAR SALES AND SERVICE	NUT, DISK AND BLADE	48.60
EFT73613	05/04/2012	SAI GLOBAL LTD	INTERNET DOWNLOAD	81.49
EFT73614	05/04/2012	STIRLING CONFECTIONERY PLUS	CATERING SUPPLIES	1,022.92
EFT73615	05/04/2012	ST JOHN AMBULANCE AUSTRALIA	FIRST AID TRAINING	395.00
EFT73616	05/04/2012	CHRIS STOCKS	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2,450.00
EFT73617	05/04/2012	ROBERT SUTTON	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2,450.00
EFT73618	05/04/2012	SYNERGY	ELECTRICITY SUPPLIES ALAC - 21/2/12 - 19/3/12	26,275.20
EFT73619	05/04/2012	T & C SUPPLIES	HARDWARE EQUIPMENT/REPAIRS	1,758.90
EFT73620	05/04/2012	THREE CHIMNEYS BED & BREAKFAST	STAFF ACCOMMODATION	390.00
EFT73621	05/04/2012	TOTAL GREEN RECYCLING	E-WASTE RECYCLING	3,343.86
EFT73622	05/04/2012	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	101.70
EFT73623	05/04/2012	TRU-BLU GROUP PTY LTD	HIRE OF GENERATOR AND JACK HAMMER	160.00
EFT73624	05/04/2012	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	18.00
EFT73625	05/04/2012	VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	GREEN WASTE SERVICES	180.00
EFT73626	05/04/2012	WATKINS CONTRACTORS	HOWE ROAD FIRE 5/3/2012 - 6/3/2012	5,288.25
EFT73627	05/04/2012	ALBANY & GREAT SOUTHERN WEEKENDER	ADVERTISING	369.05
EFT73628	05/04/2012	DENNIS WELLINGTON	MAYORALL ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	18,229.21
EFT73629	05/04/2012	WESTERBERG PANEL BEATERS	INSURANCE EXCESS	300.00
EFT73630	05/04/2012	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	120.37
EFT73631	05/04/2012	WESTSHRED DOCUMENT DISPOSAL	DOCUMENT DISPOSAL	367.40
EFT73632	05/04/2012	ERROL WILLIAMS	MONITORING NORMANS BEACH STAIRS - 5 DAYS	2,000.00
EFT73633	05/04/2012	WREN OIL	WASTE OIL DISPOSAL	350.90
EFT73634	05/04/2012	WURTH AUSTRALIA PTY LTD	HOSE CLAMPS	176.02
EFT73635	05/04/2012	YAKKA PTY LTD	LONG LEG SHORTS AND HI VIS WINDCHEATER	76.09
EFT73636	05/04/2012	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	22.44
EFT73637	12/04/2012	AD CONTRACTORS PTY LTD	HOURS HIRE OF LOW LOADER	2,288.00
EFT73638	12/04/2012	TRICOAST CIVIL	LOWER DENAMRK RD RETENTION PAYMENT	18,995.85
EFT73639	12/04/2012	ALBANY COMBINED CABS PTY LTD	TAXI FARES	165.50
EFT73640	12/04/2012	ALD FUEL INJECTION SERVICES	BANJO T PIECE FITTING	30.86
EFT73641	12/04/2012	ATC WORK SMART	JOSEPH HAYDEN - DEPOT STAFF	1,656.65
EFT73642	12/04/2012	AUSTRALIA POST	POSTAGE/AGENCY FEES	2,982.57
EFT73643	12/04/2012	ALBANY AUTOSPARK	BATTERY	34.00

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EFT73644	12/04/2012	AYSESMART	337.50
EFT73645	12/04/2012	BARRETT'S MINI EARTHMOVING & CHIPPING	1,820.00
EFT73646	12/04/2012	BOC GASES AUSTRALIA LIMITED	166.65
EFT73647	12/04/2012	BUNNINGS BUILDING SUPPLIES PTY LTD	1,205.68
EFT73648	12/04/2012	CABCHARGE AUSTRALIA LIMITED	431.20
EFT73649	12/04/2012	J & S CASTLEHOW ELECTRICAL SERVICES	190.41
EFT73650	12/04/2012	SYNERGY GRAPHICS	594.00
EFT73651	12/04/2012	CJD EQUIPMENT PTY LTD	157.23
EFT73652	12/04/2012	COLES SUPERMARKETS AUSTRALIA PTY LTD	123.83
EFT73653	12/04/2012	CAROLYN DOWLING	996.15
EFT73654	12/04/2012	EYERITE SIGNS	48.40
EFT73655	12/04/2012	FIRST WESTERN ADMINISTRATION PTY LTD	3,414.75
EFT73656	12/04/2012	FLIPS ELECTRICS	6,604.40
EFT73657	12/04/2012	FUELS WEST PETROLEUM	11,313.81
EFT73658	12/04/2012	GREEN SKILLS INC	5,393.30
EFT73659	12/04/2012	GREAT SOUTHERN LIQUID WASTE	5,865.00
EFT73660	12/04/2012	PROTECTOR FIRE SERVICES PTY LTD	198.00
EFT73661	12/04/2012	RD & FE HUNTER	217.20
EFT73662	12/04/2012	ISIS CAPITAL LIMITED	3,494.82
EFT73663	12/04/2012	LA FREEGARD	1,368.00
EFT73664	12/04/2012	LATRO LAWYERS	1,980.00
EFT73665	12/04/2012	CALTEX ENERGY WA	7,565.20
EFT73666	12/04/2012	OKEEFE'S PAINTS	531.25
EFT73667	12/04/2012	OPUS INTERNATIONAL CONSULTANTS LTD	808.50
EFT73668	12/04/2012	RANI PARAM	107.00
EFT73669	12/04/2012	PETER GRAHAM AND COMPANY LTD	22.25
EFT73670	12/04/2012	PHILLIPS MEDIA	8,000.00
EFT73671	12/04/2012	SERENITY PARK	180.00
EFT73672	12/04/2012	SKILL HIRE WA PTY LTD	2,556.80
EFT73673	12/04/2012	SMITH CONSTRUCTIONS	144,543.14
EFT73674	12/04/2012	SOUTHCOAST SECURITY SERVICE	10,181.60
EFT73675	12/04/2012	SYNERGY	2,048.48
EFT73676	12/04/2012	T & C SUPPLIES	13.56
EFT73677	12/04/2012	VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	323.00
EFT73678	12/04/2012	IT VISION AUSTRALIA PTY LTD	1,452.00
EFT73679	12/04/2012	WILSON MACHINERY	176.73
EFT73680	12/04/2012	ABA SECURITY	225.91
EFT73681	12/04/2012	ALBANY V-BELT AND RUBBER	30.53
EFT73682	12/04/2012	ALBANY STATIONERS	171.30
EFT73683	12/04/2012	ALBANY AGRICULTURAL SOCIETY INCORPORATED	1,680.00
EFT73684	12/04/2012	ALBANY MOBILE WELDING	1,965.30
EFT73685	12/04/2012	ALBANY OFFICE PRODUCTS - NORTH ROAD	455.70
		MERCHANDISE ORDER	
		REMOVE 2 TREES & PRUNE 5 TREES ON MASKILL PLACE	
		CONTAINER SERVICE RENTAL	
		HARDWARE/TOOL SUPPLIES	
		TAXI FARES	
		THIS HAD ALREADY BEEN ALLOCATED BY CAS2 SO WE NEED TO PAY IT.	
		DESIGN OF LOCAL PLANNING BROCHURE	
		VEHICLE PARTS	
		GROCERIES	
		COUNCILLOR SITTING FEE AND ALLOWANCE	
		SIGNAGE	
		Rates refund for assessment A146763	
		WIRE UP NEW BORE PUMP AT RAILWAYS OVAL (LAKE FEED WATER - OLD BORE)	
		FUEL DIESEL	
		MAT, BERNARD, DAMIEN, ZED, JARRAD AND JULIAN STAFF FOR DEPOT	
		PUMP OUT AND DISPOSAL OF LIQUID WASTE	
		FIRE EQUIPMENT MAINTENANCE	
		Rates refund for assessment A24048	
		MONTHLY GYM EQUIPMENT	
		MULCHING OF TREES WITH BOBCAT AND EXCAVATOR	
		PROFESSIONAL FEES	
		FUEL PURCHASES	
		PAINT & PAINTING SUPPLIES	
		ASSESS AND RECOMMEND A SCHEDULE OF PRE-SEAL	
		WWCC AND POLICE CLEARANCE REIMBURSEMENT	
		EXTINOSID	
		MEDIA LIASON FOR CITY OF ALBANY TOWN PLANNING SCHEME	
		DISPOSAL OF DOGS	
		T DAVIS - DEPOT STAFF	
		TENDER C11005 - FOOTPATH, WALLS & LIGHTING	
		SECURITY SERVICES	
		STREET LIGHTING - ELECTRICITY SUPPLIES	
		HARDWARE/TOOL SUPPLIES	
		GREEN WASTE SERVICES	
		PAYROLL - ESSENTIALS	
		VEHICLE PARTS	
		SECURITY CHARGES	
		FILTERS/VEHICLE PARTS	
		VAC STATIONERY SUPPLIES	
		CENTENNIAL ART PRIZE	
		CONSTRUCT 3 LIDS AND 4 SETS OF EYE BOLTS	
		NORTH ROAD STATIONERY ORDER	

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EFT73687	12/04/2012	AMITY PAINTING & DECORATING	PAINTING OF VAC BUILDING	2,777.50
EFT73688	12/04/2012	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	Hours Hire of Traffic Control 21 February 2012	5,825.71
EFT73689	12/04/2012	BERTOLA HIRE SERVICES ALBANY PTY LTD	SLASHER HIRE	93.50
EFT73690	12/04/2012	BICUBIC	PRINTING	2,288.00
EFT73691	12/04/2012	BLACKWOODS	EAR MUFFS AND PAINT FOR DEPOT	346.81
EFT73692	12/04/2012	ALBANY BOBCAT SERVICES	BOBCAT HIRE	880.00
EFT73693	12/04/2012	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE SUPPLIES	919.80
EFT73694	12/04/2012	J & S CASTLEHOW ELECTRICAL SERVICES	ELECTRICAL REPAIRS/MAINTENANCE	2,878.76
EFT73695	12/04/2012	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	8,793.92
EFT73696	12/04/2012	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	2,345.95
EFT73697	12/04/2012	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	24.00
EFT73698	12/04/2012	COVS PARTS PTY LTD	VEHICLE PARTS	225.35
EFT73699	12/04/2012	HOLCIM (AUSTRALIA) PTY LTD	TONNES OF WASHED METAL	2,191.55
EFT73700	12/04/2012	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	216.56
EFT73701	12/04/2012	FARMERS CENTRE (1978) PTY LTD	THE PURCHASE OF ONE 12 VOLT FLOWJET PUMP FOR THE SPRAY DOME	251.70
EFT73702	12/04/2012	GREAT SOUTHERN GROUP TRAINING	DRUELLA MCTAVISH - NORTH RD STAFF	6,771.82
EFT73703	12/04/2012	GREAT SOUTHERN PEST & WEED CONTROL	PEST & WEED CONTROLS	99.00
EFT73704	12/04/2012	SOUTHERN SHARPENING SERVICES (FORMERLY SOUTHERN BLADE WORKS)	ROUTER BIT	43.30
EFT73705	12/04/2012	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	950.44
EFT73706	12/04/2012	GSM AUTO ELECTRICAL	VEHICLE PARTS/MAINTENANCE	187.00
EFT73707	12/04/2012	JUST A CALL DELIVERIES	INTERNAL MAIL DELIVERIES	924.00
EFT73708	12/04/2012	KOORI KIDS PTY LIMITED	Naidoc Week School Initiative 2012	450.00
EFT73709	12/04/2012	LA FREEGARD	SUPPLY OF CHIPPER & LABOUR FOR 8 HOURS TO REMOVE SYDNEY GOLDEN	4,708.00
EFT73710	12/04/2012	STATE LIBRARY OF WA	RECOVERIES OF LOST AND DAMAGED BOOKS	55.00
EFT73711	12/04/2012	THE LOCALS TRADING PTY LTD	MERCHANDISE ORDER	181.50
EFT73712	12/04/2012	M & A STEEL FABRICATION	FABRICATE AND SUPPLY 50X FLAT BAR CURVED WASHERS	1,468.50
EFT73713	12/04/2012	M & B SALES PTY LTD	BUILDING SUPPLIES	28.50
EFT73714	12/04/2012	OFFICEWORKS SUPERSTORES PTY LTD	ASSORTED PROCESSING MATERIALS	251.83
EFT73715	12/04/2012	OMNITECH SERVICES PTY LTD	VEHICLE PARTS	396.00
EFT73716	12/04/2012	SHIRE OF GNOWANGERUP	REFUND FOR GREAT SOUTHERN STAFF FORUM - WITHDRAWN REGISTRATION	150.00
EFT73717	12/04/2012	ORICA AUSTRALIA P/L	CHLORINE SUPPLIES	301.79
EFT73718	12/04/2012	PEERLESS JAL PTY LTD	ALAC CLEANING PRODUCTS	130.57
EFT73719	12/04/2012	HANSON CONSTRUCTION MATERIALS PTY LTD	SLUMP CONCRETE	2,763.64
EFT73720	12/04/2012	PPCA	COMMERCIAL PREMISES LICENCE	140.58
EFT73721	12/04/2012	ROLSH PRODUCTIONS	MERCHANDISE ORDER	396.48
EFT73722	12/04/2012	SCHWEPPE AUSTRALIA	SOFT DRINK FOR FORST	137.54
EFT73723	12/04/2012	SKILL HIRE WA PTY LTD	JT SLEEP - DEPOT STAFF	1,973.94
EFT73724	12/04/2012	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	1,788.33
EFT73725	12/04/2012	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	66.51
EFT73726	12/04/2012	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	1,858.83
EFT73727	12/04/2012	STATEWIDE BEARINGS	VEHICLE PARTS	69.41

EFT73728	12/04/2012	ALBANY LOCK SERVICE	611.80
EFT73729	12/04/2012	T & C SUPPLIES	682.48
EFT73730	12/04/2012	TRAILBLAZERS	1,475.68
EFT73731	12/04/2012	TRU-BLU GROUP PTY LTD	492.53
EFT73732	12/04/2012	TWO MILE PROJECTS	11,898.70
EFT73733	12/04/2012	ALBANY TYREPOWER	448.60
EFT73734	12/04/2012	VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	173.85
EFT73735	12/04/2012	VISIT MERCHANDISE PTY LTD	274.47
EFT73736	12/04/2012	ALBANY & GREAT SOUTHERN WEEKENDER	1,342.99
EFT73737	12/04/2012	WESTERBERG PANEL BEATERS	300.00
EFT73738	12/04/2012	WESTERN WORK WEAR	119.00
EFT73739	12/04/2012	WIGNALLS WINES	414.46
EFT73740	12/04/2012	WILLOUGHBY PARK WINERY	174.90
EFT73741	12/04/2012	WOOD AND GRIEVE ENGINEERS	5,313.00
		LOCKSMITH SERVICES,REPAIRS ETC	
		HARDWARE/TOOL SUPPLIES	
		ALAC UNIFORMS	
		HIRE OF DPU	
		PROFESSIONAL SERVICES	
		TYRE PURCHASES/MAINTENANCE	
		GREEN WASTE SERVICES	
		MERCHANDISE ORDER	
		ADVERTISING	
		INSURANCE EXCESS ON CAMRY	
		REDBACK WORKBOOTS	
		WINE FOR CIVIC RECEPTION	
		EVENTS	
		DESIGN OF BAY VIEW DR STAGE 2 PATHWAY - EQU046_030_2011.28	
		Total	1,888,638.02

AGENDA ITEM 4.1 REFERS

4.2: FINANCIAL ACTIVITY STATEMENT – 30 APRIL 2012 VERSION 2

Responsible Officer : Executive Director Corporate Services

IN BRIEF

- Statement of Financial Activity reporting on the revenue and expenditure of the City of Albany for the reporting period ending 30 April 2012.

ITEM 4.2: RESPONSIBLE OFFICER RECOMMENDATION

VOTING REQUIREMENT: SIMPLE MAJORITY

The Financial Activity Statement for the period ending 30 April 2012 be RECEIVED.

BACKGROUND

1. The Statement of Financial Activity for the period ending 30 April 2012 has been prepared and is attached.
2. In addition to the statutory requirement to provide Council with a Statement of Financial Performance, the City provides Council with a monthly investment summary to ensure the performance of the investment portfolio is in accordance with anticipated returns and complies with the Investment of Surplus Funds Policy.

DISCUSSION

3. In accordance with section 34(1) of the Local Government (Financial Management) Regulations 1996, the City of Albany is required to prepare each month a Statement of Financial Activity reporting on the revenue and expenditure of the local authority.
4. The requirement for local governments to produce a Statement of Financial Activity was gazetted in March 2005 to provide elected members with a greater insight in relation to the ongoing financial performance of the local government.
5. Additionally, each year a local government is to adopt a percentage or value to be used in Statements of Financial Activity for reporting material variances. Variations in excess of \$100,000 are reported to Council.

“Please note that rounding errors may occur when whole numbers are used, as they are in the reports that follow. The ‘errors’ may be \$1 or \$2 when adding sets of numbers. This does not mean that the underlying figures are incorrect.”

CEO:

RESPONSIBLE OFFICER:

6. STATEMENT OF FINANCIAL ACTIVITY – AS AT 30 APRIL 2012

	Actual Year to Date 30-Apr-12	Current Budget Year to Date 30-Apr-12	Current Budget vs Actual Variance	
REVENUE				*
Operating Grants, Subsidies and Cont	2,481,829	2,609,958	-128,129	X
Fees and Charges	10,906,999	11,666,834	-759,835	X
Interest Earnings	1,026,104	660,590	365,514	√
Other Revenue	1,405,281	1,322,262	83,019	√
	15,820,213	16,259,644	-439,431	
EXPENDITURE				
Employee Costs	12,859,363	13,543,697	-684,334	√
Materials and Contracts	8,401,256	11,462,247	-3,060,991	√
Utility Charges	1,263,451	1,237,075	26,376	X
Interest Expenses	503,920	531,067	-27,147	√
Insurance Expenses	582,090	582,030	60	X
Other Expenditure	1,248,750	1,359,332	-110,582	√
Depreciation	9,697,085	9,846,606	-149,521	√
	34,555,915	38,562,054	-4,006,139	
Adjustment for Non-cash Revenue and Expenditure:				
Depreciation	-9,697,085	-9,846,606	149,521	
CAPITAL REVENUE				
Non-Operating Grants, Subsidies & Cont	3,090,536	4,273,515	-1,182,979	X
Proceeds from asset disposals	87,190	1,806,909	-1,719,719	X
Proceeds from New Loans	0	4,000,000	-4,000,000	X
Self-Supporting Loan Principal Revenue	15,271	15,530	-259	X
Transfers from Reserves (Restricted Assets)	4,865,084	4,901,074	-35,990	X
	8,058,081	14,997,028	-6,938,947	
CAPITAL EXPENDITURE				
Capital Expenditure	4,253,972	15,772,178	-11,518,206	√
Repayment of Loans	428,109	450,635	-22,526	√
Transfers to Reserves (Restricted Assets)	3,874,890	3,832,411	42,479	X
	8,556,971	20,055,224	-11,498,253	
Estimated Surplus B/fwd				
ADD Net Current Assets July 1 B/fwd	4,582,872	4,582,872	n/a	
LESS Net Current Assets Year to Date	20,679,601	31,274,794	n/a	
Amount Raised from Rates	-25,634,237	-25,615,495	-18,742	

* √ Is higher than expected revenue or lower than expected expenditure

* X is lower than expected revenue and higher than expected Expenditure

7. CITY OF ALBANY – NET CURRENT ASSETS – AS AT 30 APRIL 2012

	Actual 30-Apr-12	Actual 30-Jun-11
NET CURRENT ASSETS		
Composition of Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	19,025,188	5,767,118
Cash - Restricted	5,485,818	6,634,295
Receivables	2,323,189	2,136,618
Inventories	2,666,160	3,202,824
Total Current Assets	29,500,355	17,740,855
LESS: CURRENT LIABILITIES		
Payables and Provisions	3,334,936	6,523,688
	26,165,419	11,217,167
Less: Cash - Restricted - Trust	(1,132,574)	(1,318,300)
Less: Cash - Restricted - Reserves	(4,353,244)	(5,315,995)
NET CURRENT ASSET POSITION	20,679,601	4,582,872
NET CURRENT ASSETS PER BALANCE SHEET	18,367,209	2,819,432
Difference	(2,312,392)	(1,763,440)
Difference Represented by:		
Restricted Cash (Trust)	1,132,574	1,318,300
Reserve Funds - Financial Assets	182,510	327,010
Reserve Funds - Other	4,170,734	4,988,985
Self Supporting Loans (part of Receivables and Other)	(15,271)	
	5,470,547	6,634,295
Less:		
Borrowings	6,710,066	7,138,175
Trust Liabilities	1,072,873	1,259,560
Difference	(2,312,392)	(1,763,440)

8. CITY OF ALBANY– STATEMENT OF FINANCIAL POSITION–AS AT 30 APRIL 2012

	Actual 30-Apr-12	Actual 30-Jun-11
CURRENT ASSETS		
Cash - Municipal	19,025,188	5,767,118
Restricted cash (Trust)	1,132,574	1,318,300
Reserve Funds - Financial Assets	182,510	327,010
Reserve Funds - Other	4,170,734	4,988,985
Receivables & Other	2,307,918	2,136,618
Investment Land	1,997,982	2,398,674
Stock on hand	668,178	804,150
	29,485,084	17,740,855
CURRENT LIABILITIES		
Borrowings	6,710,066	7,138,175
Creditors prov - Annual leave & LSL	2,466,197	2,381,578
Trust Liabilities	1,072,873	1,259,559
Creditors prov & accruals	868,739	4,142,110
	11,117,875	14,921,422
NET CURRENT ASSETS	18,367,209	2,819,432
NON CURRENT ASSETS		
Receivables	46,211	46,211
Pensioners Deferred Rates	370,759	370,759
Investment Land	4,509,155	4,509,155
Property, Plant & Equip	72,454,605	71,237,891
Infrastructure Assets	183,789,817	190,555,179
Local Govt House Shares	19,501	19,501
	261,190,048	266,738,695
NON CURRENT LIABILITIES		
Borrowings	12,626,394	12,626,394
Creditors & Provisions	464,911	464,911
	13,091,305	13,091,305
NET ASSETS	266,465,952	256,466,823
EQUITY		
Accumulated Surplus	242,638,047	231,648,724
Reserves	5,053,271	6,043,465
Asset revaluation Reserve	18,774,634	18,774,634
	266,465,952	256,466,823

**9. STATEMENT OF COMPREHENSIVE INCOME (BY NATURE OR TYPE) –
AS AT 30 APRIL 2012**

Nature / Type INCOME	YTD Actual 2011/12	Budget- Total 2011/12	Actual 2010/11
Rates	25,634,237	25,619,665	24,114,001
Grants & Subsidies	2,091,149	2,710,582	3,570,141
Contributions. Reimb & Donations	390,680	349,697	1,215,224
Fees & Charges	10,906,999	13,327,249	7,660,720
Service Charges	322	0	3,741,095
Interest Earned	1,026,104	697,000	1,184,413
Other Revenue / Income	1,406,798	617,625	860,783
	41,456,289	43,321,818	42,346,378
EXPENDITURE			
Employee Costs	12,859,363	16,948,783	15,295,323
Utilities	1,263,451	1,319,732	1,507,429
Interest Expenses	503,920	1,042,761	1,114,199
Depreciation on non current assets	9,697,085	11,817,938	11,449,614
Contracts & materials	8,401,256	12,973,799	11,290,975
Insurance expenses	582,090	584,845	543,500
Other Expenses	1,249,630	223,994	1,665,462
	34,556,795	44,911,852	42,866,502
Change in net assets from operations	6,899,494	(1,590,034)	(520,124)
Grants and Subsidies - non-operating	2,996,883	6,770,372	9,180,800
Contributions Reimbursements and Donations - non-operating	93,653	3,148,907	1,567,374
Profit/Loss on Asset Disposals	(18,345)	(905,815)	142,634
Cash Backing of Reserves	27,444	718,230	0
Fair value - Investments adjustment			0
	9,999,129	8,141,660	10,370,684

REFER DISCLAIMER

10. PORTFOLIO VALUATION – MARKET VALUE – AS AT 30 APRIL 2012

Security	Maturity Date	Security Cost (Incl accrued interest)	Current Interest %	Market Value Feb-12	Market Value Mar-12	Market Value Apr-12	Latest Monthly Variation
MUNICIPAL ACCOUNT							
CBA	4/11/2011	2,000,000	5.70%				
CBA	4/12/2011	1,000,000	5.66%				
CBA	6/01/2012	2,000,000	5.57%				
CBA	3/02/2012	1,000,000	5.48%				
CBA	5/02/2012	2,000,000	5.40%				
CBA	4/03/2012	1,000,000	5.23%	1,000,000			
CBA	4/03/2012	2,000,000	5.23%	2,000,000			
CBA	5/04/2012	1,000,000	5.28%		1,000,000		
CBA	5/04/2012	2,000,000	5.28%		2,000,000		
CBA	7/05/2012	1,000,000	5.19%			1,000,000	
CBA	7/05/2012	2,000,000	5.19%			2,000,000	
NAB	4/12/2011	2,000,000	5.53%				
NAB	3/01/2012	1,000,000	5.70%				
NAB	2/05/2012	1,000,000	6.10%	1,000,000	1,000,000	1,000,000	
NAB	2/04/2012	2,000,000	5.92%	2,000,000	2,000,000		
NAB	4/05/2012	2,000,000	4.74%			2,000,000	
ANZ	4/01/2012	3,000,000	5.80%				
ANZ	2/04/2012	3,000,000	5.50%	3,000,000	3,000,000		
ANZ	3/05/2012	3,000,000	4.80%			3,000,000	
BENDIGO	4/11/2011	1,000,000	5.50%				
BENDIGO	6/01/2012	1,000,000	5.50%				
BENDIGO	3/02/2012	1,000,000	5.25%				
BENDIGO	5/03/2012	1,000,000	5.00%	1,000,000			

REFER DISCLAIMER

Security	Maturity Date	Security Cost (Incl accrued interest)	Current Interest %	Market Value Feb-12	Market Value Mar-12	Market Value Apr-12	Latest Monthly Variation
BENDIGO	5/05/2012	1,000,000	4.90%			1,000,000	
BANKWEST	4/01/2012	2,000,000	5.80%				
BANKWEST	5/03/2012	2,000,000	5.50%	2,000,000			
BANKWEST	7/05/2012	2,000,000	5.60%		2,000,000	2,000,000	
				12,000,000	12,000,000	12,000,000	n/a
RESERVES ACCOUNT							
No funds currently invested				0	0	0	
				0	0	0	n/a
COMMERCIAL SECURITIES - CDOs (New York Mellon)							
Saphir (Endeavour) AAA	4/08/2011	413,160	9.10%	0	0	0	0
Zircon (Merimbula AA)	20/06/2013	502,450	8.87%	0	0	0	0
Zircon (Coolangatta AA)	20/09/2014	1,002,060	9.12%	0	0	0	0
Beryl (AAAGlobal Bank Note)	20/09/2014	200,376	8.42%	0	0	0	0
		2,118,046		0	0	0	0
COMMERCIAL SECURITIES - CDOs - Other							
Magnolia (Flinders AA)	20/03/2012	171,994	9.32%	144,500	0	0	0
Start (Blue Gum AA-)	22/06/2013	276,708	8.77%	0	0	0	0
Corsair (Kakadu AA)	20/03/2014	273,710	8.37%	68,750	68,750	68,750	0
Helium (C=Scarborough AA)	23/06/2014	602,244	8.77%	0	0	0	0
		1,324,656		213,250	68,750	68,750	0
PORTFOLIO TOTAL				12,213,250	12,068,750	12,068,750	0

11. FINANCIAL RATIOS - AS AT 30 APRIL 2012

CITY OF ALBANY FINANCIAL RATIOS		30-Jun-10	30-Jun-11	30-Apr-12	Benchmark
Liquidity Ratios					
	Current Ratio ¹	117.4%	81.3%	238.9%	>100%
	Untied Cash to trade creditors Ratio ²	51.2%	273.6%	9715.7%	>100%
Financial Position Ratio					
	Debt Ratio ³	11.3%	9.8%	8.3%	<100%
Debt Ratios					
	Debt Service Ratio ⁴	7.5%	9.0%	2.2%	<10%
	Gross Debt to Revenue Ratio ⁵	56.9%	46.7%	46.7%	<60%
	Gross Debt to Economically Realisable Assets ⁶	25.9%	22.6%	19.2%	<30%
Coverage Ratio					
	Rate Coverage Ratio ⁷	63.3%	46.0%	61.9%	>33%
Effectiveness Ratio					
	Outstanding Rates Ratio ⁸	5.4%	3.3%	5.2%	<5%

1. This ratio focuses on the liquidity position of a local government.
2. This ratio provides an indication of whether a local government has sufficient unrestricted cash to pay its trade creditors. The ratio will decline as the capital works projects are completed, invoiced and paid for.
3. The ratio is a measure of total liabilities to total assets or alternatively the number of times total liabilities are covered by the total assets of a local government. The lower the ratio of total liabilities to total assets, the stronger is the financial position of the local government.
4. This ratio measures a local government's ability to service debt (principal and interest) out of its available operating revenue.
5. This ratio measures a local government's ability to service debt in any given year out of total revenue.
6. This ratio provides a measure of whether a local government has sufficient realisable assets to cover its total borrowings.
7. The Coverage Ratio measures the local government's dependence on rate revenue to fund its operations. The higher the ratio, the less dependent a local government is on grants and external sources to fund its operations.
8. The Effectiveness Ratio measures the effectiveness of a local government with the collection of its rates. It would be expected to be above 5% at this time of the year, as it includes rates which are being paid by instalments, this will reduce steadily to be below the benchmark at 30 June.

STATUTORY IMPLICATIONS

12. *Section 34 of the Local Government (Financial Management) Regulations 1996 provides:*
- I. A local government is to prepare each month a statement of financial activity reporting on the source and application of funds, as set out in the annual budget under regulation 22 (1)(d), for that month in the following detail –
 - a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
 - b) budget estimates to the end of the month to which the statement relates;
 - c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relate
 - d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - e) the net current assets at the end of the month to which the statement relates.
 - II. Each statement of financial activity is to be accompanied by documents containing –
 - a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
 - b) an explanation of each of the material variances referred to in sub regulation (1)(d); and
 - c) such other supporting information as is considered relevant by the local government.
 - III. The information in a statement of financial activity may be shown –
 - a) according to nature and type classification;
 - b) by program; or
 - c) by business unit
 - IV. A statement of financial activity, and the accompanying documents referred to in sub regulation (2), are to be –
 - (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
 - (b) recorded in the minutes of the meeting at which it is presented.

REFER DISCLAIMER

FINANCIAL IMPLICATIONS Expenditure for the period ending 30 April 2012 has been incurred in accordance with the 2011/12 proposed budget parameters. Details of any budget variation in excess of \$100,000 (year to date) follow. There are no other known events which may result in a material non recoverable financial loss or financial loss arising from an uninsured event.

13. VARIANCES TO BUDGET IN EXCESS OF \$100,000 - AS AT 30 APRIL 2012

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
CHIEF EXECUTIVE OFFICER								
182820. CEO - SALARIES	448,409	558,740	465,610	346,747	118,863	26%	✓	Major Projects salary line added during corporate restructure. Costs to date have been allocated to Works and Services, and not all positions have been filled. Final structure will be correctly reflected in 12/13 budget.
DIRECTOR COMMUNITY								
137930. A/PORT-LANDING FEES	(1,274,464)	(1,274,464)	(802,907)	(910,801)	107,894	13%	✓	Additional charges introduced this financial year for ILS training fees
138540. A/PORT-LAND & BUILDING	3,030,351	3,030,351	1,030,351	134,928	895,423	87%	✓	Capital work at airport in just commencing. Most of the project costs will be deferred to 12/13 budget.
DIRECTOR CORPORATE								
102720. IT-OPERATING COSTS	201,922	214,922	179,016	72,154	106,862	60%	✓	Variations across a number of IT cost lines. Minimal development of website update, minimal cost incurred to date on GIS establishment.

REFER DISCLAIMER

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
105620. ADMIN-LEGAL COSTS	292,000	392,000	326,660	195,861	130,799	40%	✓	Budget was increased in Q3 review, but extra costs not yet incurred.
106030. INTEREST ON INVESTMENTS	(450,000)	(530,000)	(441,660)	(717,434)	275,774	62%	✓	Higher than anticipated interest rates.
106640. INFORMATION TECHNOLOGY	272,860	277,860	246,731	27,567	219,164	89%	✓	Minimal capital spends on IT year to date. Cull Road development continues to be offered for sale.
185030. Proceeds Investment Land	0	(1,000,000)	(833,330)	(454,091)	(379,239)	-46%	✗	Cull Road development continues to be offered for sale.
185270. Carrying Value Investment Land Sold	0	1,250,000	1,041,660	400,692	640,968	62%	✓	Cull Road development continues to be offered for sale.
DIRECTOR DEVELOPMENT SERVICES								
136220. DEV MGT PROJECTS	70,000	150,000	124,984	14,426	110,558	88%	✓	Transport Model project no longer managed by Development Services. Project to be managed by Major Projects and completed in 12/13 budget year.
DIRECTOR WORKS & SERVICES								
100040. ROAD SAFETY	232,488	315,808	263,112	131,155	131,957	50%	✓	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
108830. SALE OF SCRAP METAL	(200,000)	(200,000)	(166,640)	(24,386)	(142,254)	-85%	✗	Contractor has commenced pickup. Approximately \$120,000 worth of steel has been collected but funds not yet received - timing issue.
110270. CITY DESIGN - PROJECTS	245,000	245,000	204,130	11,042	193,088	95%	✓	Number of smaller projects deferred to next year, or allocated to other Directorates.
110920. CITY ASSETS PROJECTS	254,450	254,450	199,494	(12,385)	211,879	106%	✓	Number of smaller projects deferred to next year, or allocated to other Directorates.

REFER DISCLAIMER

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
118520. REFUSE-TIP MAINTENANCE	1,389,700	1,389,700	1,157,806	913,939	243,867	21%	✓	Savings made due to cancellation of Cleanaway MOU. Reduction in staff overtime with changes to staff rostering.
119530. REFUSE-INC HANRAHAN ROAD	(1,720,000)	(1,720,000)	(1,289,828)	(983,097)	(306,731)	-24%	✗	Reduced amount of waste received at landfill sites. Increase competition in the marketplace for receiving industrial waste.
132220. ROAD MAINTENANCE	3,925,000	3,925,000	3,270,296	2,886,739	383,557	12%	✓	Expenses are currently below budget. Annual costs expected to be in line with budget.
134850. ASSET FUNDING-REGIONAL ROAD GROUP	(894,607)	(910,734)	(758,940)	(510,293)	(248,647)	-33%	✗	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
135440. Passenger Vehicles Purchase	777,101	777,101	777,100	84,296	692,804	89%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
135540. Commercial Vehicles (Utes) Purchase	1,100,000	1,100,000	1,100,000	0	1,100,000	100%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
135640. Major Plant Purchase	1,065,000	1,065,000	1,065,000	120,150	944,850	89%	✓	Delays in tendering for plant, delivery will occur in next financial year ie: payment will be transferred to next financial year.
138070. Waste Minimisation Contract	2,363,896	2,363,896	1,969,574	1,807,249	162,325	8%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.

REFER DISCLAIMER

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
141150. Road Funding - Other	(868,000)	(907,000)	(680,250)	(172,000)	(508,250)	-75%	×	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
141250. Road Funding - TIRES	(400,000)	(400,000)	(400,000)	(160,000)	(240,000)	-60%	×	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
141550. Passenger Vehicle Proceeds	(625,017)	(625,017)	(625,016)	(60,909)	(564,107)	-90%	×	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
141650. Commercial Vehicles Proceeds	(550,000)	(550,000)	(550,000)	0	(550,000)	-100%	×	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
141750. Major Plant Proceeds	(735,000)	(735,000)	(629,895)	(23,563)	(606,332)	-96%	×	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
144450. State Black Spot Funding	(123,714)	(178,714)	(148,920)	(307,828)	158,908	107%	✓	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
144920. CITY ASSETS-SALARIES	582,146	485,261	404,380	186,926	217,454	54%	✓	Works & Services restructure - salaries being re-allocated. Final structure will not be reflected correctly until 12/13 budget.
145570. CITY DESIGN - SALARIES	508,420	298,202	248,500	141,725	106,775	43%	✓	Works & Services restructure - salaries being re-allocated. Final structure will not be reflected correctly until 12/13 budget.
147320. FUEL & OIL	687,186	687,186	572,558	416,055	156,503	27%	✓	Fuel price and usage not as high as budgeted for.

REFER DISCLAIMER

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
147520. PARTS	324,080	324,080	264,078	144,136	119,942	45%	✓	Machinery is being kept longer therefore maintenance costs have increased.
147920. PLANT-ALLOCATE TO W/SERV.	(2,932,540)	(2,932,540)	(2,443,376)	(2,202,834)	(240,542)	-10%	✗	This is an internal "billing" of plant and machinery used on various jobs around the City. As work is performed by Works and Services, plant use is billed to the job. As can be seen in 132220 Road Maintenance and 149940 Asset Preservation, for example, maintenance activity has been below budget, but should be in line with budget by financial year end. Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
149840. ASSET UPGRADE-REGIONAL RD	2,496,259	2,154,815	1,831,386	153,201	1,678,185	92%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
149940. ASSET PRESERVATION	3,195,730	2,990,530	2,548,734	796,577	1,752,157	69%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
150140. DRAINAGE CONSTRUCTION	1,175,070	2,375,059	2,065,393	528,775	1,536,618	74%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
151640. PATHWAY CONSTRUCTION	1,498,497	1,542,998	1,285,462	736,300	549,162	43%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
151840. PARKS & RESERVES	106,721	253,150	210,886	77,268	133,618	63%	✓	This is only a timing difference, and annual costs are expected to be in line with budget.

REFER DISCLAIMER

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
152140. WASTE/TIPS PROJECTS	1,930,010	1,735,011	1,704,146	73,038	1,631,108	96%	✓	Most of the leachgate project works delayed to next financial year. Weighbridge shelter to be constructed 6-8 weeks. Some design work and minor capping/drainage work to occur before May.

POLICY IMPLICATIONS

14. The City's 2011/12 Annual Budget provides a set of parameters that guides the City's financial practices.
15. The Investment of Surplus Funds Policy stipulates that the status and performance of the investment portfolio is to be reported monthly to Council.

File Number (Name of Ward)	FM.FIR.2 - All Wards
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4.2: FINANCIAL ACTIVITY STATEMENT – 31 MARCH 2012

Responsible Officer : Acting Executive Director Corporate Services (P Wignall)

IN BRIEF

- Statement of Financial Activity reporting on the revenue and expenditure of the City of Albany for the reporting period ending 31 March 2012.

ITEM 4.2: RESPONSIBLE OFFICER RECOMMENDATION

The Financial Activity Statement for the period ending 31 March 2012 be RECEIVED.

BACKGROUND

1. The Statement of Financial Activity for the period ending 31 March 2012 has been prepared and is attached.
2. In addition to the statutory requirement to provide Council with a Statement of Financial Performance, the City provides Council with a monthly investment summary to ensure the performance of the investment portfolio is in accordance with anticipated returns and complies with the Investment of Surplus Funds Policy.

DISCUSSION

3. In accordance with section 34(1) of the Local Government (Financial Management) Regulations 1996, the City of Albany is required to prepare each month a Statement of Financial Activity reporting on the revenue and expenditure of the local authority.
4. The requirement for local governments to produce a Statement of Financial Activity was gazetted in March 2005 to provide elected members with a greater insight in relation to the ongoing financial performance of the local government.
5. Additionally, each year a local government is to adopt a percentage or value to be used in Statements of Financial Activity for reporting material variances. Variations in excess of \$100,000 are reported to Council.

“Please note that rounding errors may occur when whole numbers are used, as they are in the reports that follow. The ‘errors’ may be \$1 or \$2 when adding sets of numbers. This does not mean that the underlying figures are incorrect.”

6. STATEMENT OF FINANCIAL ACTIVITY – AS AT 31 MARCH 2012

	Actual Year to Date 31-Mar-12	Current Budget Year to Date 31-Mar-12	Current Budget vs Actual Variance	
REVENUE				*
Operating Grants, Subsidies and Cont	2,380,980	2,547,259	-166,279	X
Fees and Charges	10,348,599	10,990,784	-642,185	X
Interest Earnings	886,932	554,004	332,928	√
Other Revenue	1,361,737	1,916,609	-554,872	X
	14,978,248	16,008,656	-1,030,408	
EXPENDITURE				
Employee Costs	11,589,757	12,261,592	-671,835	√
Materials and Contracts	7,644,256	10,230,178	-2,585,922	√
Utility Charges	1,183,766	1,109,743	74,023	X
Interest Expenses	503,920	504,419	-499	√
Insurance Expenses	582,090	579,273	2,817	X
Other Expenditure	1,193,752	2,125,275	-931,523	√
Depreciation	8,758,385	8,860,999	-102,614	√
	31,455,926	35,671,479	-4,215,553	
Adjustment for Non-cash Revenue and Expenditure:				
Depreciation	-8,758,385	-8,860,999	102,614	
CAPITAL REVENUE				
Non-Operating Grants, Subsidies & Cont	2,940,757	4,122,873	-1,182,116	X
Proceeds from asset disposals	87,190	1,408,785	-1,321,595	X
Proceeds from New Loans	0	0	0	
Self-Supporting Loan Principal Revenue	15,271	15,530	-259	X
Transfers from Reserves (Restricted Assets)	4,865,084	4,873,903	-8,819	X
	7,908,302	10,421,091	-2,512,789	
CAPITAL EXPENDITURE				
Capital Expenditure	3,393,805	12,578,205	-9,184,400	√
Repayment of Loans	428,109	428,253	-144	√
Transfers to Reserves (Restricted Assets)	3,863,363	3,820,171	43,192	X
	7,685,277	16,826,629	-9,141,352	
Estimated Surplus B/fwd				
ADD Net Current Assets July 1 B/fwd	4,582,872	4,582,872	n/a	
LESS Net Current Assets Year to Date	22,712,064	31,274,794	n/a	
Amount Raised from Rates	-25,625,462	-25,575,876	-49,856	

* √ Is higher than expected revenue or lower than expected expenditure

* X is lower than expected revenue and higher than expected Expenditure

7. CITY OF ALBANY – NET CURRENT ASSETS – AS AT 31 MARCH 2012

	Actual 31-Mar-12	Actual 30-Jun-11
NET CURRENT ASSETS		
Composition of Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	20,811,253	5,767,118
Cash - Restricted	5,413,007	6,634,295
Receivables	2,551,152	2,136,618
Inventories	2,696,845	3,202,824
Total Current Assets	31,472,257	17,740,855
 LESS: CURRENT LIABILITIES		
Payables and Provisions	3,347,186	6,523,688
	28,125,071	11,217,167
Less: Cash - Restricted - Trust	(1,071,289)	(1,318,300)
Less: Cash - Restricted - Reserves	(4,341,718)	(5,315,995)
NET CURRENT ASSET POSITION	22,712,064	4,582,872
 NET CURRENT ASSETS PER BALANCE SHEET	20,388,306	2,819,432
Difference	(2,323,758)	(1,763,440)
 Difference Represented by:		
Restricted Cash (Trust)	1,071,289	1,318,300
Reserve Funds - Financial Assets	182,510	327,010
Reserve Funds - Other	4,159,208	4,988,985
Self Supporting Loans (part of Receivables and Other)	(15,271)	
	5,397,736	6,634,295
Less:		
Borrowings	6,710,066	7,138,175
Trust Liabilities	1,011,428	1,259,560
Difference	(2,323,758)	(1,763,440)

8. CITY OF ALBANY– STATEMENT OF FINANCIAL POSITION–AS AT 31 MARCH 2012

	Actual 31-Mar-12	Actual 30-Jun-11
CURRENT ASSETS		
Cash - Municipal	20,811,253	5,767,118
Restricted cash (Trust)	1,071,289	1,318,300
Reserve Funds - Financial Assets	182,510	327,010
Reserve Funds - Other	4,159,208	4,988,985
Receivables & Other	2,535,880	2,136,618
Investment Land	1,997,982	2,398,674
Stock on hand	698,864	804,150
	31,456,986	17,740,855
CURRENT LIABILITIES		
Borrowings	6,710,066	7,138,175
Creditors prov - Annual leave & LSL	2,480,547	2,381,578
Trust Liabilities	1,011,428	1,259,559
Creditors prov & accruals	866,639	4,142,110
	11,068,680	14,921,422
NET CURRENT ASSETS	20,388,306	2,819,432
NON CURRENT ASSETS		
Receivables	46,211	46,211
Pensioners Deferred Rates	370,759	370,759
Investment Land	4,509,155	4,509,155
Property, Plant & Equip	71,872,170	71,237,891
Infrastructure Assets	184,450,783	190,555,179
Local Govt House Shares	19,501	19,501
	261,268,579	266,738,695
NON CURRENT LIABILITIES		
Borrowings	12,626,394	12,626,394
Creditors & Provisions	464,911	464,911
	13,091,305	13,091,305
NET ASSETS	268,565,580	256,466,823
EQUITY		
Accumulated Surplus	244,749,202	231,648,724
Reserves	5,041,744	6,043,465
Asset revaluation Reserve	18,774,634	18,774,634
	268,565,580	256,466,823

**9. STATEMENT OF COMPREHENSIVE INCOME (BY NATURE OR TYPE) –
AS AT 31 MARCH 2012**

Nature / Type	YTD Actual 2011/12	Budget-Total 2011/12	Actual 2010/11
INCOME			
Rates	25,625,462	25,619,665	24,114,001
Grants & Subsidies	2,091,149	2,710,582	3,570,141
Contributions. Reimb & Donations	289,831	349,697	1,215,224
Fees & Charges	10,348,599	13,327,249	7,660,720
Service Charges	322	0	3,741,095
Interest Earned	886,932	697,000	1,184,413
Other Revenue / Income	1,363,255	617,625	860,783
	40,605,550	43,321,818	42,346,378
EXPENDITURE			
Employee Costs	11,589,757	16,948,783	15,295,323
Utilities	1,183,766	1,319,732	1,507,429
Interest Expenses	503,920	1,042,761	1,114,199
Depreciation on non current assets	8,758,385	11,817,938	11,449,614
Contracts & materials	7,644,257	12,973,799	11,290,975
Insurance expenses	582,090	584,845	543,500
Other Expenses	1,194,472	223,994	1,665,462
	31,456,647	44,911,852	42,866,502
Change in net assets from operations	9,148,903	(1,590,034)	(520,124)
Grants and Subsidies - non-operating	2,847,104	6,770,372	9,180,800
Contributions Reimbursements and Donations - non-operating	93,653	3,148,907	1,567,374
Profit/Loss on Asset Disposals	(18,345)	(905,815)	142,634
Cash Backing of Reserves	27,444	718,230	0
Fair value - Investments adjustment			0
	12,098,759	8,141,660	10,370,684

9. PORTFOLIO VALUATION – MARKET VALUE – AS AT 31 MARCH 2012

Security	Maturity Date	Security Cost (Incl accrued interest)	Current Interest %	Market Value Jan-12	Market Value Feb-12	Market Value Mar-12	Latest Monthly Variation
MUNICIPAL ACCOUNT							
CBA	4/11/2011	2,000,000	5.70%				
CBA	4/12/2011	1,000,000	5.66%				
CBA	6/01/2012	2,000,000	5.57%				
CBA	3/02/2012	1,000,000	5.48%	1,000,000			
CBA	5/02/2012	2,000,000	5.40%	2,000,000			
CBA	4/03/2012	1,000,000	5.23%		1,000,000		
CBA	4/03/2012	2,000,000	5.23%		2,000,000		
CBA	5/04/2012	1,000,000	5.28%			1,000,000	
CBA	5/04/2012	2,000,000	5.28%			2,000,000	
NAB	4/12/2011	2,000,000	5.53%				
NAB	3/01/2012	1,000,000	5.70%				
NAB	2/05/2012	1,000,000	6.10%	1,000,000	1,000,000	1,000,000	
NAB	2/04/2012	2,000,000	5.92%	2,000,000	2,000,000	2,000,000	
ANZ	4/01/2012	3,000,000	5.80%				
ANZ	2/04/2012	3,000,000	5.50%	3,000,000	3,000,000	3,000,000	
BENDIGO	4/11/2011	1,000,000	5.50%				
BENDIGO	6/01/2012	1,000,000	5.50%				
BENDIGO	3/02/2012	1,000,000	5.25%	1,000,000			
BENDIGO	5/03/2012	1,000,000	5.00%		1,000,000		
BENDIGO	5/04/2012	1,000,000	5.00%			1,000,000	
BANKWEST	4/01/2012	2,000,000	5.80%				
BANKWEST	5/03/2012	2,000,000	5.50%	2,000,000	2,000,000		
BANKWEST	7/05/2012	2,000,000	5.60%			2,000,000	
Security	Maturity Date	Security Cost (Incl accrued interest)	Current Interest %	Market Value Jan-12	Market Value Feb-12	Market Value Mar-12	Latest Monthly Variation

AGENDA ITEM 4.2 REFERS

				12,000,000	12,000,000	12,000,000	n/a
RESERVES ACCOUNT							
No funds currently invested				0	0	0	
				0	0	0	n/a
COMMERCIAL SECURITIES - CDOs (New York Mellon)							
Saphir (Endeavour) AAA	4/08/2011	413,160	9.10%	0	0	0	0
Zircon (Merimbula AA)	20/06/2013	502,450	8.87%	0	0	0	0
Zircon (Coolangatta AA)	20/09/2014	1,002,060	9.12%	0	0	0	0
Beryl (AAAGlogal Bank Note)	20/09/2014	200,376	8.42%	0	0	0	0
		2,118,046		0	0	0	0
COMMERCIAL SECURITIES - CDOs - Other							
Magnolia (Flinders AA)*	20/03/2012	171,994	9.32%	144,500	144,500	0	0
Start (Blue Gum AA-)	22/06/2013	276,708	8.77%	0	0	0	0
Corsair (Kakadu AA)	20/03/2014	273,710	8.37%	68,750	68,750	68,750	0
Helium (C=Scarborough AA)	23/06/2014	602,244	8.77%	0	0	0	0
		1,324,656		213,250	213,250	68,750	0
PORTFOLIO TOTAL				12,213,250	12,213,250	12,068,750	0

* Note that this CDO matured on 20 March 2012, and the full face value of the Investment (\$170,000) has been returned to the City

10. FINANCIAL RATIOS - AS AT 31 MARCH 2012

CITY OF ALBANY FINANCIAL RATIOS		30-Jun-10	30-Jun-11	31-Mar-12	Benchmark
Liquidity Ratios					
	Current Ratio ¹	117.4%	81.3%	259.0%	>100%
	Untied Cash to trade creditors Ratio ²	51.2%	273.6%	9091.4%	>100%
Financial Position Ratio					
	Debt Ratio ³	11.3%	9.8%	8.3%	<100%
Debt Ratios					
	Debt Service Ratio ⁴	7.5%	9.0%	2.3%	<10%
	Gross Debt to Revenue Ratio ⁵	56.9%	46.7%	47.7%	<60%
	Gross Debt to Economically Realisable Assets ⁶	25.9%	22.6%	19.0%	<30%
Coverage Ratio					
	Rate Coverage Ratio ⁷	63.3%	46.0%	63.2%	>33%
Effectiveness Ratio					
	Outstanding Rates Ratio ⁸	5.4%	3.3%	6.8%	<5%

1. This ratio focuses on the liquidity position of a local government.
2. This ratio provides an indication of whether a local government has sufficient unrestricted cash to pay its trade creditors. The ratio will decline during April as a large amount of capital works projects are completed, invoiced and paid for.
3. The ratio is a measure of total liabilities to total assets or alternatively the number of times total liabilities are covered by the total assets of a local government. The lower the ratio of total liabilities to total assets, the stronger is the financial position of the local government.
4. This ratio measures a local government's ability to service debt (principal and interest) out of its available operating revenue.
5. This ratio measures a local government's ability to service debt in any given year out of total revenue.
6. This ratio provides a measure of whether a local government has sufficient realisable assets to cover its total borrowings.
7. The Coverage Ratio measures the local government's dependence on rate revenue to fund its operations. The higher the ratio, the less dependent a local government is on grants and external sources to fund its operations.
8. The Effectiveness Ratio measures the effectiveness of a local government with the collection of its rates. It would be expected to be above 5% at this time of the year, as it includes rates which are being paid by instalments, this will reduce steadily to be below the benchmark at 30 June.

STATUTORY IMPLICATIONS

12. *Section 34 of the Local Government (Financial Management) Regulations 1996 provides:*
- I. A local government is to prepare each month a statement of financial activity reporting on the source and application of funds, as set out in the annual budget under regulation 22 (1)(d), for that month in the following detail –
 - a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
 - b) budget estimates to the end of the month to which the statement relates;
 - c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relate
 - d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - e) the net current assets at the end of the month to which the statement relates.
 - II. Each statement of financial activity is to be accompanied by documents containing –
 - a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
 - b) an explanation of each of the material variances referred to in sub regulation (1)(d); and
 - c) such other supporting information as is considered relevant by the local government.
 - III. The information in a statement of financial activity may be shown –
 - a) according to nature and type classification;
 - b) by program; or
 - c) by business unit
 - IV. A statement of financial activity, and the accompanying documents referred to in sub regulation (2), are to be –
 - (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
 - (b) recorded in the minutes of the meeting at which it is presented.

FINANCIAL IMPLICATIONS Expenditure for the period ending 31 March 2012 has been incurred in accordance with the 2011/12 proposed budget parameters. Details of any budget variation in excess of \$100,000 (year to date) follow. There are no other known events which may result in a material non recoverable financial loss or financial loss arising from an uninsured event.

13. VARIANCES TO BUDGET IN EXCESS OF \$100,000 - AS AT 31 MARCH 2012

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
CHIEF EXECUTIVE OFFICER								
182820. CEO - SALARIES	448,409	618,740	464,049	301,156	162,893	35%	✓	Major Projects salary line added during corporate restructure. Costs to date have been allocated to Works and Services, and not all positions have been filled. Subject to Q3 review.
DIRECTOR CORPORATE								
106030. INTEREST ON INVESTMENTS	(450,000)	(475,966)	(356,967)	(591,143)	234,176	66%	✓	Higher than anticipated interest rates. Adjustments to be made Q3
106640. INFORMATION TECHNOLOGY	272,860	277,860	238,959	23,487	215,472	90%	✓	Timing difference, expenditure is expected to be in line with budget at financial year end.
185030. PROCEEDS INVESTMENT LAND	0	(2,000,000)	(1,499,994)	(454,091)	(1,045,903)	-70%	✗	Cull Rd development continues to be offered for sale.
185270. CARRYING VALUE INVESTMENT LAND SOLD	0	2,446,899	1,835,172	400,692	1,434,480	78%	✓	Cull Rd development continues to be offered for sale.

AGENDA ITEM 4.2 REFERS

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
DIRECTOR DEVELOPMENT SERVICES								
136220. DEV MGT PROJECTS	70,000	150,000	112,480	5,779	106,701	95%	✓	Town Planning Scheme, Transport Model, Yakamia Structure Plan and the South Lockyer Structure Plan will be carried forward to the 2012/2013 financial year.
DIRECTOR WORKS & SERVICES								
100040. ROAD SAFETY	232,488	371,308	278,430	122,111	156,319	56%	✓	Timing issue. Total costs for the year are expected to be in line with budget.
108830. SALE OF SCRAP METAL	(200,000)	(200,000)	(149,960)	(24,386)	(125,574)	-84%	✗	Contractor has commenced pickup. Approximately \$100,000 worth of steel has been collected but funds not yet received – timing issue.
110270. CITY DESIGN - PROJECTS	245,000	245,000	183,697	9,537	174,160	95%	✓	Unspent funds to be transferred to Strategic Projects-District Water Management Strategy & Development Contribution Plan. Subject to Q3 adjustment for restructure to Office of CEO.
110920. CITY ASSETS PROJECTS	254,450	254,450	190,785	(13,151)	203,936	107%	✓	Unspent funds to be transferred to Strategic Projects-Drainage Asset Manage Plan. Subject to Q3 adjustment for restructure to Office of CEO.
118520. REFUSE-TIP MAINTENANCE	1,389,700	1,389,700	1,041,915	825,599	216,316	21%	✓	Savings made due to cancellation of Cleanaway MOU. Reduction in staff overtime with changes to staff rostering.
119530. REFUSE-INC HANRAHAN ROAD	(1,720,000)	(1,720,000)	(1,146,380)	(873,033)	(273,347)	-24%	✗	Reduced amount of waste received at landfill sites. Increase competition in the marketplace for receiving industrial waste.
Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments

AGENDA ITEM 4.2 REFERS

132220. ROAD MAINTENANCE	3,925,000	3,925,000	2,942,952	2,600,750	342,202	12%	✓	Expenses are currently below budget. Annual costs expected to be in line with budget.
134850. ASSET FUNDING - REGIONAL ROAD GROUP	(894,607)	(910,734)	(683,046)	(510,293)	(172,753)	-25%	✗	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
135440. PASSENGER VEHICLES PURCHASE	777,101	777,101	582,825	84,296	498,529	86%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
135540. COMMERCIAL VEHICLES (UTES)PURCHASE	1,100,000	1,100,000	825,000	0	825,000	100%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
135640. MAJOR PLANT PURCHASE	1,065,000	1,065,000	798,750	120,150	678,600	85%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
138070. WASTE MINIMISATION CONTRACT	2,363,896	2,363,896	1,772,427	1,639,721	132,706	7%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
141150. ROAD FUNDING - OTHER	(868,000)	(907,000)	(680,250)	(172,000)	(508,250)	-75%	✗	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
141250. ROAD FUNDING - TIRES	(400,000)	(400,000)	(400,000)	(160,000)	(240,000)	-60%	✗	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.

AGENDA ITEM 4.2 REFERS

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
141550. PASSENGER VEHICLE PROCEEDS	(625,017)	(625,017)	(468,762)	(60,909)	(407,853)	-87%	×	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
141650. COMMERCIAL VEHICLES PROCEEDS	(550,000)	(550,000)	(412,500)	0	(412,500)	-100%	×	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
141750. MAJOR PLANT PROCEEDS	(735,000)	(735,000)	(525,525)	(23,563)	(501,962)	-96%	×	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
144920. CITY ASSETS-SALARIES	582,146	485,261	363,942	186,926	177,016	49%	✓	Works & Services restructure - salaries being reallocated
147320. FUEL & OIL	687,186	687,186	515,247	375,114	140,133	27%	✓	Fuel price and usage not as high as budgeted. Usage likely to increase in the next quarter
147920. PLANT-ALLOCATE TO W/SERV.	(2,932,540)	(2,932,540)	(2,198,804)	(1,996,264)	(202,540)	-9%	×	This is an internal "billing" of plant and machinery used on various jobs around the City. As work is performed by Works and Services, Plant use is billed to the job. As can be seen in 132220 Road Maintenance and 149940 Asset Preservation, for example, maintenance activity has been below budget, but should be in line with budget by financial year end.

AGENDA ITEM 4.2 REFERS

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
149840. ASSET UPGRADE-REGIONAL RD	2,496,259	2,154,815	1,639,227	138,078	1,501,149	92%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
149940. ASSET PRESERVATION	3,195,730	2,943,730	2,266,115	460,502	1,805,613	80%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
150140. DRAINAGE CONSTRUCTION	1,175,070	2,386,259	1,871,363	394,670	1,476,693	79%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
151640. PATHWAY CONSTRUCTION	1,498,497	1,577,997	1,183,054	670,118	512,936	43%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
151840. PARKS & RESERVES	106,721	253,150	189,791	53,815	135,976	72%	✓	Emu Point Erosion project will be costed to Major Projects (\$70,000) in Q3 review for restructure to Office of CEO. Timing difference – all other projects will be completed before end of financial year.
152140. WASTE/TIPS PROJECTS	1,930,010	1,735,011	1,376,817	66,291	1,310,526	95%	✓	Most of the leachgate project works delayed to next financial year. Weighbridge shelter to be constructed 6-8 weeks. Some design work and minor capping/drainage work to occur before May.
Total DIRECTOR WORKS & SERVICES	14,099,090	14,734,573	11,357,110	3,914,079	7,443,031			

POLICY IMPLICATIONS

14. The City's 2011/12 Annual Budget provides a set of parameters that guides the City's financial practices.
15. The Investment of Surplus Funds Policy stipulates that the status and performance of the investment portfolio is to be reported monthly to Council.

File Number (Name of Ward)	FM.FIR.2 - All Wards
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4.3: 2012-13 CITY OF ALBANY BUDGET DECISIONS-VERSION TWO

Responsible Officer(s) : Chief Executive Officer (F James)

IN BRIEF

- As part of the City of Albany budget preparation process, Council is requested to determine the following:
 - Approve Advertising of Proposed Rates Schedule
 - Community Services Directorate Fees and Charges for 2012-13 financial year
 - Stakeholder Information provision on other Proposed Fees and Charges for 2012-13 financial year.

RECOMMENDATION

**ITEM 4.3: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

THAT Council ENDORSES advertising the proposed differential rates for the 2012-13 financial year as follows:

Description	Minimum Rate \$	Actual Rate in Dollar 2011-12	Proposed Rate in Dollar 2012-13
Gross Rental Value (GRV)			
General	820.00	9.0758c	9.4388c
Vacant Land Non Residential	820.00	7.402c	7.6981c
Unimproved Value (UV)	820.00	0.3124c	0.3277c

**ITEM 4.3: RESPONSIBLE OFFICER RECOMMENDATION 2
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

1. THAT Council NOTE that many community organisations are currently preparing their 2012-13 budget and require certainty regarding fees and charges which such organisations will have to bear and possibly charge their members for.
2. THAT Council ENDORSE the fees and charges for Community Services Business Units as detailed in Attachment 1, for the period of 1 July 2012 to 30 June 2013.

**ITEM 4.3: RESPONSIBLE OFFICER RECOMMENDATION 3
VOTING REQUIREMENT: SIMPLE MAJORITY**

1. THAT Council NOTE that many businesses and residents are currently preparing their 2012-13 budgets and require information regarding fees and charges that they may incur in the coming year.
2. THAT Council ENDORSE the CEO and her delegates providing information to businesses and residents regarding possible changes to City of Albany fees and charges for the period of 1 July 2012 to 30 June 2013, in respect of:
 - a. Waste Services;
 - b. Planning and Development Applications;
 - c. Building Services and Applications; and
 - d. Environmental Health Services

BACKGROUND

1. For several weeks now, Council members have met with City Executive staff in Council budget workshops to consider and prepare the City of Albany budget for 2012-13.
2. At those workshops, and then at a Special Audit and Finance Committee meeting held on 30 April 2012, Committee Members considered a number of scenarios presented by City of Albany staff, on proposed differential rates for 2012-13.
3. At those Councillor budget workshops, Council Members were presented with proposed fees and charges revenue regarding:

Community Services Directorate business units;
Planning and Development Directorate services. As a component of the presentations a number of amendments to the Planning and Development Services fees and charges structure were recommended.

Waste Services Management. As a component of the presentations a number of amendments to Waste Services fees and charges structure were recommended.

DISCUSSION

4. As required by the *Local Government Act 1995*, and its Regulations, the City is required to advertise the land rates the Council proposes within its annual budget.
5. In order for business units across the City to impose fees and charges within the 2012-13 financial year, it is necessary for Council to endorse those fees and charges. Some of the fees and charges for services which users and community groups utilise may need to be collected (from their members by those community groups), prior to 1 July 2012. For service provision effective from 1 July 2012.

6. While most fees and charges proposed for the 2012-13 financial year in the Community Services directorate have increased from those charged in 2011-12, the increases represent commensurate increases in the costs of providing those services.

7. Fees and charges changes of note within the Community Services directorate are:

Albany Visitor Centre:

- Introduction of a key charge to cover some of the cost that the Centre incurs acting as the 'on-site' manager for many accommodation operators.

Albany Leisure and Aquatic Centre (ALAC):

- Most fees charged are below that of other like recreation centres in regional Western Australia. Membership fees as a whole have increased on average 8% but are still less expensive than other benchmarked centres.
- Casual gym and fitness classes will increase from 10%. In context, a casual visit to the gym for a non concession adult will rise from \$10.00 to \$12.00.
- ALAC has the largest swim school outside the metropolitan area but the current charge is 25% less than Bunbury for the same nationally recognised and endorsed program. Albany, in comparison to Bunbury, has higher energy and staff costs. The swim school increase for 2012-13 will be 16%.

8. In the review of the Planning and Development Services fee structure it was identified that the directorate fee structure did not adequately address the cost to Council of the array of services that are provided by each of the directorate business units (Planning services, Building services and Environmental Health services), or that the current fee schedules had not been updated to take into account changes in State Government legislation in relation to prescribed maximum fee increases to the mandatory functions of the directorate.

9. The proposed amended fees for Planning services, Building services and Environmental health services were formulated through a comparison of five other local authorities (City of Swan, City of Bunbury, City of Kalgoorlie-Boulder, City of Augusta-Margaret River and Shire of Denmark). The comparison included the services provided and the fee charged for each individual service.

10. The recommended amended fees represent, in most cases, the average fee, or less than the average fee, charged by the comparison local authorities. In the case where legislation prescribes a mandatory maximum fee for a service, the amended fee structure reflects the mandatory prescribed fees.

GOVERNMENT CONSULTATION

11. In the review of the City's budgeted fees and charges, there is no requirement for formal government consultation. However, information was obtained from other local governments and comparable business units, to determine comparable fee structures.

PUBLIC CONSULTATION / ENGAGEMENT

12. Once fees and charges are endorsed by Council, the financial year 2012-13 fees and charges for each Community Service business unit will be provided on the City of Albany web site and also available for the information of stakeholders at each business unit.
13. Waste Management Industry stakeholders, building contractors, town planners, land development surveyors, other land development industry stakeholders, and other businesses in Albany that have been identified as being potentially affected by other potential changes to the fees and charges structure will be provided with information, advising them of those potential changes, including explaining the methodology used in the formulation of the amended fees and changes.
14. That information will provide these businesses with the opportunity to incorporate proposed increases in fees and charges in their annual budgets.
15. Under section 6.36 of the *Local Government Act 1995*, the City is required to advertise the proposed differential rates amounts for the 2012/13 financial year. These proposed amounts are to be advertised for a period of 21 days in compliance with legislation.

STATUTORY IMPLICATIONS

16. Budget processes and endorsement are strictly regulated by the *Local Government Act 1995* and its Regulations.

STRATEGIC IMPLICATIONS

17. ***Strategic Implications***
This item relates directly to the following elements of the City of Albany Strategic Plan (2011-2021):
 - Key Focus Area***
Organisational Performance
 - Community Priority***
Policy and procedures
 - Proposed Strategies***
Regularly review all policies in consultation with community and key stakeholders.

POLICY IMPLICATIONS

18. There are no Policy implications in relation to the proposed fees and charges structure.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Proposed differential general rates or minimum rates not advertised for the required 21 days.</i>	<i>Unlikely</i>	<i>Significant</i>	<i>Medium</i>	<i>Mitigation entirely dependent on Council by advertising for the required time period.</i>
<i>Proposed fees and charges not endorsed until 1 July which will impact on potential revenue.</i>	<i>Unlikely</i>	<i>Moderate</i>	<i>Medium</i>	<i>Endorse fees and charges and communicate to community.</i>
<i>If Council does not approve the proposed Planning and Development Services fee structure</i>	<i>Possible</i>	<i>Significant</i>	<i>High</i>	<i>Revenue from fees and charges will be lower than projected in the draft budget leading to potential shortfalls in funding.</i>
<i>Revenue projections within the draft City of Albany 2012-13 budget are not endorsed by Council, leading to budget deficit and cashflow difficulties</i>	<i>Possible</i>	<i>Significant</i>	<i>High</i>	<i>Mitigation entirely within Council control, regarding budget preparation and endorsement</i>
<i>Proposed Community Service fees and charges not endorsed until 1 July does not allow Community Service Business units to charge now for activities post 1 July. This would impact on revenue for 12-13.</i>	<i>Unlikely</i>	<i>Moderate</i>	<i>Medium</i>	<i>Endorse fees and charges and communicate to community</i>

FINANCIAL IMPLICATIONS

20. From a Community Services perspective, fees and charges for upcoming programs (starting July 2012) need to be confirmed well before 1 July 2012, so that these fees and charges can be clearly communicated to the community and stakeholders who may be impacted by those fees and charges. For example, enrolments for the ALAC Swim School will open shortly, and fees to be paid, for programs being held in July 2012.
21. Proposed amendments to the City's fees and charges for financial year 2012-13 more adequately reflects the range, and cost of providing, services by the individual business units of the City.

LEGAL IMPLICATIONS

22. The City must meet its legislative and debt obligations through advertising of the proposed differential rates and minimum rates. Failure to do so incurs considerable risks to the City.

ALTERNATE OPTIONS

23. The Council can determine to impose alternate fees and charges, or different revenue structures. However, any change in proposed revenue may have significant financial implications, including cash flow implications, for the City.

SUMMARY CONCLUSION

24. The proposed amendments to the City of Albany fees and charges more adequately reflects the range, and cost of providing, services provided by the individual business units of the directorate.
25. It is important that those fees and charges are endorsed in a timely manner, and information provided to relevant stakeholders that may be impacted by those changes.

5.1: CONTRACT C11023 – SUPPLY AND DELIVERY OF CONCRETE DRAINAGE PRODUCTS

Proponent : City of Albany
Responsible Officer(s) : Director Works & Services (S Grimmer)

Maps and Diagrams:

Nil
IN BRIEF

- Contract C11023 – Supply and Delivery of Concrete Drainage Products be AWARDED to Ball Concrete Pipes and Products and Agcrete Albany for the period up to 30 June 2013, following which period the contract will be retendered.

RECOMMENDATION

**ITEM 5.1 RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

THAT Council:

1. **ACCEPT** the Tender from Ball Concrete Pipes and Products for supply of all concrete reinforced pipe for the period until 30/6/2013.
2. **ACCEPT** the Tender from Agcrete Albany for supply of all other concrete drainage products for the period until 30/6/2013.

BACKGROUND

1. Due to an expiry of the current supply and delivery of concrete drainage products contract, tenders were called for the supply and delivery for a period up to 30 June 2013. The tender is for the supply and delivery of concrete drainage products to the City of Albany.

CEO:	RESPONSIBLE OFFICER:
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DISCUSSION

2. A total of six tender documents were downloaded from the City of Albany website.
3. Four completed tender documents were submitted on/before the stipulated closing date and time. The following table summarises the tenderers and overall evaluation scores applicable to the submissions.

Tenderer for Pipes	Total Evaluation Score
Ball Concrete Pipes and Products	615.46
MJB Industries Pty Ltd	586.11
Agcrete Albany	533.83
Tuss Concrete Pty Ltd	472.59

Tenderer for all other concrete products	Total Evaluation Score
Agcrete Albany	622.25
MJB Industries Pty Ltd	534.50
Ball Concrete Pipes and Products	527.75
Tuss Concrete Pty Ltd	505.50

4. The tender documents included tender evaluation criteria using the weighted attribute method. This method scores the evaluation criteria and weights their importance to determine an overall point score for each tender. The criteria are tabled below:

Criteria	% Weight
Cost	50
Technical Compliance and Experience	15
Reliability	15
Quality Accreditation	20
Total	100

5. Initial investigations with respect to this tender were to determine the most advantageous offer for Council. Subsequent, further evaluation from all compliant submissions determined that by awarding this tender to two suppliers this was the most cost effective option to Council
6. On the basis of the total evaluation score which considers cost, technical compliance and experience, reliability and quality Ball Concrete Pipes and Products and Agcrete Albany are considered the most suitable companies.

GOVERNMENT CONSULTATION

7. Nil.

PUBLIC CONSULTATION / ENGAGEMENT

8. A request for tenders was published in the West Australian on 29 February 2012 and the Great Southern Weekender on 1 March 2012.

STATUTORY IMPLICATIONS

9. Regulation 11 of the *Local Government (Functions and General) Regulations 1996 (Regulations)* requires Council to publicly tender if the contract is, or is expected to be, more, or worth more, than \$250,000.
10. Regulation 18 of the Regulations outlines a number of requirements relating to choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.
11. Regulation 19 of the Regulations requires Council to advise each tenderer in writing the result of Council's decision.

STRATEGIC IMPLICATIONS

12. This item directly relates to the following elements of the 2011 City of Albany Strategic Plan:

Key Focus Area

Lifestyle and Environment

Community Priority

*A built environment for active lifestyles
Road improvements*

POLICY IMPLICATIONS

13. The City of Albany Tender Policy and Regional Price Preference Policy are applicable to this item.

RISK IDENTIFICATION & MITIGATION

14. The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Non compliance with contract or business failure</i>	<i>Unlikely</i>	<i>Medium</i>	<i>Medium</i>	<i>General conditions of contract allow for contract termination on the basis of failure to supply goods & services</i>

FINANCIAL IMPLICATIONS

15. The value of this tender overall is in excess of \$250,000 and therefore the approval is referred to Council for consideration.
16. The cost per job will be included in the specific budget line item.

LEGAL IMPLICATIONS

17. Nil.

ALTERNATE OPTIONS

18. Council can accept or reject the tenders as submitted.

SUMMARY CONCLUSION

19. On reviewing the submissions, the evaluation team assessed Ball Concrete Pipes and Products as being the most suitable tenderer for the reinforced concrete pipes and Agcrete Albany for all other concrete drainage products across the evaluation criteria in terms of cost, technical compliance and experience, reliability and quality.

Consulted References	:	Local Government (Functions and General) Regulations 1995 Council Policy – Purchasing (Tenders & Quotes) Council Policy – Buy Local (Regional Price Preference)
File Number (Name of Ward)	:	C11023
Previous Reference	:	

XIV. MOTIONS WITH NOTICE

XV. MOTIONS OF WHICH NOTICE WAS GIVEN AT THE PREVIOUS MEETING

ITEM 15.1: NOTICE OF MOTION BY COUNCILLOR ATTWELL

ITEM 15.1: NOTICE OF MOTION BY COUNCILLOR ATTWELL

VOTING REQUIREMENT: SIMPLE MAJORITY

THAT the following rescinded HR Operational Policies be reviewed by the Governance Committee:

- a) Operational Human Resources Policy (Adopted by Council 15/05/07)**
 - b) Customer Service Policy (Adopted by Council 17/03/09)**
 - c) Code of Conduct (Adopted by Council 21/10/08)**
 - d) Communications Policy (Adopted by Council 20/07/10)**
 - e) Elected Member Attendance at Conferences Policy (Adopted by Council 19/12/06)**
 - f) Legal Representation for Elected Members, Employees and Volunteers Policy (Adopted by Council 14/12/10)**
 - g) IT System Security and Information Management Policy (Adopted by Council 21/10/08)**
 - h) Plant and Vehicle Policy (Adopted by Council 17/11/09)**
 - i) Service Complaint Policy (Adopted by Council 21/08/07)**
- (Note: All of the above policies were adopted by Council prior to February 2011)**

ITEM 15.2: NOTICE OF MOTION BY COUNCILLOR ATTWELL

NOTICE OF MOTION TO REVOKE A PREVIOUS DECISION OF COUNCIL

In accordance with Regulation 10 (1b) of the *Local Government (Administration) Regulations 1996*, we the undersigned hereby move to have point 2 of Item 1.1.1: Resolution 2-Audit Committee, which was moved at the Ordinary Council Meeting held on 15 November 2011, be revoked.

Name _____ Signature _____ Date _____

**ITEM 15.2: NOTICE OF MOTION BY COUNCILLOR ATTWELL
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

THAT the resolution of point 2 of Item 1.1.1 Committee Recommendation 2 made at the Ordinary Council Meeting held on 15 November 2011 be **RESCINDED**.

THAT Council delegate to the CEO the authority to develop and regularly review new HR operational policies for the City as required.

Councillor's Reason:

Council should have the opportunity to review and develop all operational HR policies.

**ITEM 15.2: MOTION BY COUNCILLOR ATTWELL
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT all new HR Operational Policies be presented to the Governance Committee for development and review, prior to endorsement by Council.

XVI. URGENT BUSINESS TO BE APPROVED BY DECISION OF THE MEETING

XVII. REQUEST FOR REPORTS FOR FUTURE CONSIDERATION.

XVIII. ANNOUNCEMENT OF NOTICES OF MOTION TO BE DEALT WITH AT THE NEXT MEETING.

XIX. ITEMS TO BE DEALT WITH WHILE THE MEETING IS CLOSED TO MEMBERS OF THE PUBLIC

XX. NEXT ORDINARY MEETING DATE

Tuesday 19 June 2012

XXI. CLOSURE OF MEETING

ITEM 21.0: MOTION

THAT Standing Order 3.1 be RESUMED to stop recording of proceedings.

**STATUS REPORT ON DEFERRED ITEMS
FROM PREVIOUS MEETINGS**

Meeting Date	Item Number	Details/Status
16/11/2010	2.6	Surrender Lease over Hangar Site 2 at Albany Airport. REQUIRES FURTHER CONSIDERATION BY COUNCIL PENDING THE COMPLETION OF THE AIRPORT MASTERPLAN/BUSINESS PLAN.
19/04/2011	4.7	Audit Committee Recommendations. That Council request the Chief Executive Officer to further review the investment of Surplus Funds Policy through the Finance Strategy Committee, prior to recommendation to Council. PENDING. - AWAITING DEVELOPMENT OF FIVE YEAR (FINANCE) PLAN.