



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

**ORDINARY
COUNCIL MEETING**

Tuesday 15th October 2002

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN
15th October 2002

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

1.1.1 Final Approval for Amendment Lot 2 Hortin Road, Lot 5 Cosy Corner Road and Lot 130 Coombes Road, Kronkup
[Item 11.1.1 refers] [Pages 6-37]

1.1.2 Review of Local Rural Strategy Policy 7 Agricultural Protection/Rural Subdivision
[Item 11.3.1 refers] [Pages 38-52]

1.2 Corporate & Community Services

1.2.1 List of Accounts for Payment – City of Albany
[Agenda Item 12.1.1 refers] [Pages 54-83]

1.2.2 City of Albany Audit Committee Minutes – 10th September 2002
[Agenda Item 12.7.1 refers] [Pages 84-124]

1.2.3 Seniors Advisory Committee Minutes – 19th September 2002
[Agenda Item 12.7.2 refers] [Pages 125-127]

1.2.4 Albany Arts Advisory Committee Minutes – 19th September 2002
[Agenda Item 12.7.3 refers] [Pages 128-131]

1.3 Works and Services

1.3.1 Bushcare Advisory Committee Minutes - 1st October 2002
[Agenda Item 13.6.1 refers] [Pages 133-134]

1.3.2 Airport Advisory Committee Minutes - 2nd September 2002
[Agenda Item 13.6.2 refers] [Pages 135-138]

1.3.3 Mt Martin Regional Botanic Park Committee Minutes - 11th September 2002
[Agenda Item 13.6.3 refers] [Pages 139-141]

1.4 General Management Services

1.4.1 Development of Prototype Moored Floating Device
[Agenda Item 14.1.1 refers] [Pages 143-144]

1.4.2 Albany Boat Harbour – Strategic Project Management Plan
[Agenda Item 14.3.1 refers] [Pages 145-167]

2.0 MINUTES OF COUNCIL

That the above mentioned minutes as previously distributed be confirmed as a true and accurate record of proceedings

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

- 3.1.1 **Building Activity Report for September 2002**
[Pages 169-189]
- 3.1.2 **Delegated Authority – Planning Scheme Consents for September 2002**
[Pages 190-192]

3.2 Corporate & Community Services

3.2.1 Common Seals

- 3.2.1.1 **Ancillary Accommodation Agreement – Ulster Road**
City of Albany & R & C Gay
OCM 07/11/00 – Item 12.2.5
- 3.2.1.2 **Surrender of Lease – Albany Town Lots 1506 & 1507**
City of Albany & Albany Golf Club Inc.
OCM 28/04/99 – Item 12.1.11
- 3.2.1.3 **Deed of Grant of Easement – Cockburn Road**
City of Albany & M and P Leamon
OCM 18/06/02 – Item 12.2.1
- 3.2.1.4 **Memorandum of Terms of Sharing Broadcast Australia Sites (Television services)**
City of Albany & Broadcast Australia Pty Ltd
OCM 20/08/02 – Item 12.2.7
- 3.2.1.5 **Assisted Sewerage Lockyer Avenue**
City of Albany & B and K Vermeulen
OCM 18/06/02 – Item 12.2.1
- 3.2.1.6 **Television Site Licence – Mt Clarence Site**
City of Albany & Broadcast Australia Pty Ltd
OCM 20/08/02 -Item 12.2.7
- 3.2.1.7 **Ancillary Accommodation – McLeod Street**
City of Albany & A and J Kiddie
OCM 07/11/00 – Item 12.2.5
- 3.2.1.8 **New Lease**
City of Albany & Albany Bowling Club Inc.
OCM 17/09/02 - Item 12.2.3
- 3.2.1.9 **Deed of Surrender of Lease**
City of Albany & Barnesby Ford
OCM 17/09/02 – Item 12.2.6

3.2.1.10 Surrender of Lease Lotteries House Lease
City of Albany & Resource Unit for Children with Special
Needs Inc.
OCM 18/06/02 – 12.2.1

3.2.1.11 Renewal of Lease – Kiosk, Albany Regional Airport
City of Albany & C and KM Ecob
OCM 16/07/02 – Item 12.2.3

3.2.1.12 Employment Contract
City of Albany & Mr S Bell
OCM 15/08/00 – Item 12.2.4

3.2.1.13 Scheme Amendment – Scheme 3
City of Albany & Minister for Planning
OCM 17/09/02 – Item 11.3.1

3.2.1.14 Scheme Amendment – Town Planning Scheme 1A
City of Albany & Minister for Planning
OCM 17/09/02 – Item 11.3.1

3.2.2 Other

3.2.2.1 Quarterly Financial Statements – September 2002
[Pages 193-213 refers]

3.3 Works & Services

3.3.1 Roadwise Minutes - 13th August 2002
[Pages 215-219 refers]

3.4 General Management Services

3.4.1 Incoming correspondence to City of Albany

- Zeliha Iscel – letter of thanks
- Albany Senior High School

[Pages 220-223 refers]

4.0 STAFF MEMBERS

4.1 Disclosure To Engage In Private Works

4.2 New Appointments

General Report Items

DEVELOPMENT SERVICES SECTION

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
 From : Administration Officer - Development
 Subject : Building Activity – September 2002
 Date : 3 October 2002

1. Building licences, demolition licences and sign licences are issued under delegated authority by the building surveyors after clearance under delegation by a planning officer or building surveyor.

September 2002

BUILDING LICENCES

220664	220695	220759	220711	220713	220751	220725
220708	220674	220698	220769	220735	220780	220049
220701	220773	220467	220700	220707	220710	220715
220727	220728	220736	220754	220765	220783	220764
220709	220721	220755	220606	220668	220696	220702
220706	220717	220730	220738	220739	220748	220749
220756	220760	220779	220694	220752	220704	220705
220714	220719	220729	220740	220761	220753	220744
220771	220774	220775	220776	220782	220676	220724
220766	220772	220209	220583	220734	220723	220758
220763						

DEMOLITION LICENCES

220745	220703	220722	220733
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SIGN LICENCES

220762	220621	220743
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2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.

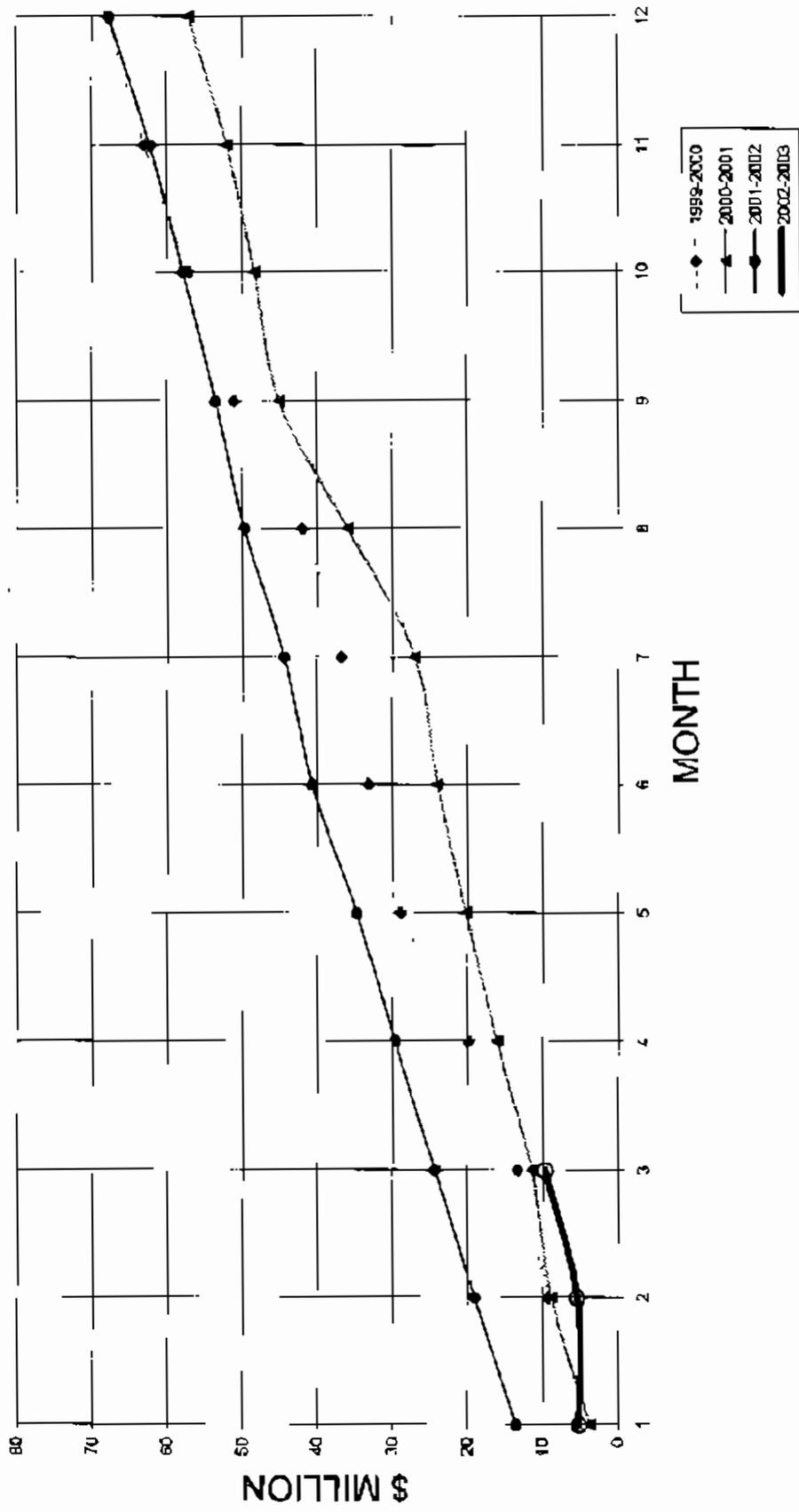
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for September 2002, the 3rd month of activity in the City of Albany for the financial year 2002/2003.
5. In September 2002 building approvals of note include:
 - Wauters Enterprises received a licence for construction of the Bayonet Head Shopping Centre - 220508.
 - A special licence was granted for a J Corp display home sign to Countrywide Signs on #72 Drome Road, McKail – 220743, the condition that it only remains there for twelve (12) months maximum.
 - A building licence was issued for Stage 2 of the United Farmers Building on Down Road, Drome – 220049. Some delays were experienced as a result of assessment under performance provisions within the Building Code of Australia (a staged Building Licence was necessary to allow it to progress).
6. In summary:
 - In September 2002, seventy five (75) licences were issued for building activity worth \$9,722,483, four (4) demolition licences and three (3) sign licences



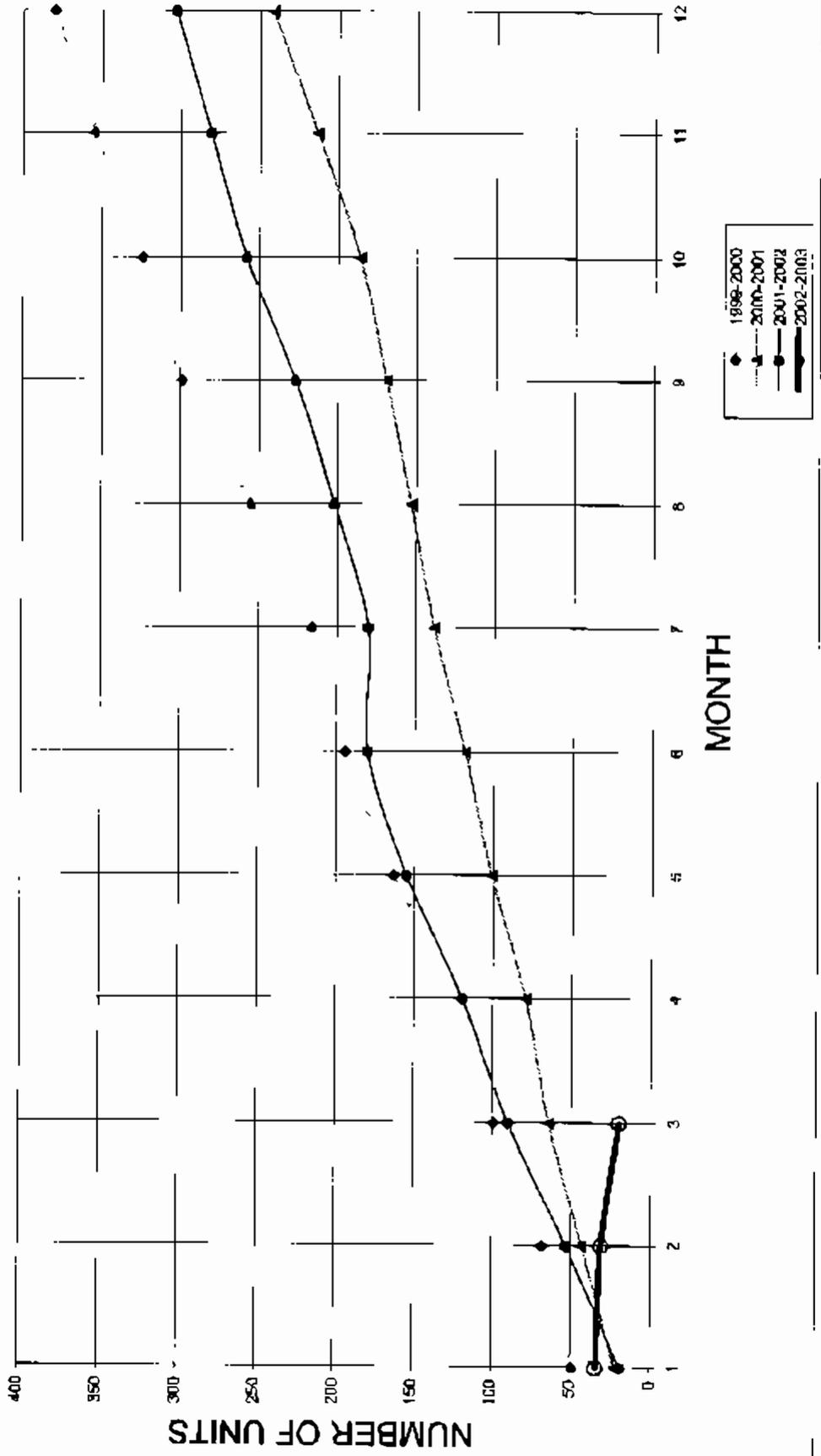
Carolyn Souness
Administration Officer – Development

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BUILDING ACTIVITY \$M Value



DWELLING UNITS



CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2002-2003

DATE	SINGLE DWELLING		MULTIFAMILY DWELLING		DOMESTIC/OUTBUILDINGS		HOTEL/MOTEL		COMMERCIAL		ADDITIONAL COMMERCIAL		TOTAL \$ VALUE				
	No.	\$ Value	No.	\$ Value	No.	\$ Value	No.	\$ Value	No.	\$ Value	No.	\$ Value	No.	\$ Value			
APRIL 2002	24	\$ 3,226,080.00	10	\$ 1,352,716.00	34	\$ 210,245.00	24	\$ 159,850.00	0	\$ 0.00	1	\$ 67,355.00	4	\$ 75,465.00	2	\$ 10,000.00	\$ 5,131,751.00
MAY	19	\$ 2,221,237.00	2	\$ 250,720.00	20	\$ 481,061.00	7	\$ 512,855.00	0	\$ 0.00	1	\$ 3,267,790.00	3	\$ 3,654,000.00	5	\$ 25,500.00	\$ 7,977,593.00
JUNE																	
JULY																	
AUGUST																	
SEPTEMBER																	
OCTOBER																	
NOVEMBER																	
DECEMBER																	
JANUARY 2003																	
FEBRUARY																	
MARCH																	
APRIL																	
MAY																	
JUN																	
JULY																	
AUG																	
SEPT																	
OCT																	
NOV																	
DEC																	
TOTALS TO DATE	70	\$ 9,141,637.00	15	\$ 1,871,558.00	66	\$ 561,740.00	36	\$ 717,755.00	0	\$ 0.00	4	\$ 4,145,145.00	7	\$ 3,529,465.00	12	\$ 300,500.00	\$ 20,266,111.00

MONTHLY BUILDING STATISTICS
SEPT. 2002

J.C. 0049	BUILDER KERMAN CONTRACTING 30 KEARNS CRESCENT APPLECROSS	OWNER United Farmers Corp PO BOX 97	HOUSE #	STREET NAME DOWN ROAD	PROPERTY DESC. Location 5772 Lot 16	ROOF DESC
SESS # 160793	BURSWOOD WA 6100		SITE PARCEL AREA 41549	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
I.L.D. REG# 118	FLOOR DESC		WALL DESC.	DESC OF WORK Fertilizers Storage - Additions	TYPE OF WORK Stage 2 ALTERATIONS AND/OR ADDITIONS	
J.C. 0209	BUILDER WALTERS M & J NOMINEE PO BOX 802	OWNER Cubecina Nominnee 93 PARRAMATTA ROAD	HOUSE #	STREET NAME BAYONET HEAD ROAD	PROPERTY DESC. Location 1198 Lot 508	ROOF DESC METAL
SESS # 471182	ALBANY	DOUBLEVIEW WA 6018	SITE PARCEL AREA 16857	FLOOR AREA 4000	COLLECTORS DISTRICT	FRAME DESC OTHER
I.L.D. REG# 06	FLOOR DESC CONCRETE		WALL DESC. CONCRETE	DESC OF WORK Shopping Centre	TYPE OF WORK NEW BUILDING	
J.C. 0467	BUILDER OWNER BUILDER	OWNER HA LEUTENEGER 89 GREEN ISLAND CRESCENT	HOUSE #	STREET NAME 4 NAKINA STREET	PROPERTY DESC. Location SLD8 Lot 2	ROOF DESC METAL
SESS # 487654	BAYONET HEAD WA 6030		SITE PARCEL AREA 1186	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
I.L.D. REG#	FLOOR DESC CONCRETE		WALL DESC. DOUBLE BRICK	DESC OF WORK INTERNAL ALTERATIONS	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
J.C. 0583	BUILDER OWNER BUILDER	OWNER GM & R GAY 41 FOX CLOSE	HOUSE #	STREET NAME 112 ULSTER ROAD	PROPERTY DESC. Location 42 Lot 184	ROOF DESC METAL
SESS # 476053	BULLSBROOK WA 6084		SITE PARCEL AREA 799	FLOOR AREA 171	COLLECTORS DISTRICT	FRAME DESC STEEL
I.L.D. REG#	FLOOR DESC CONCRETE		WALL DESC. FIBRO CEMENT	DESC OF WORK RELOCATED DWELLING	TYPE OF WORK RELOCATED BUILDING	
J.C. 1606	BUILDER J-CORP PTY LTD PO BOX 115	OWNER G N CHARLESWORTH & S P PO BOX 39	HOUSE #	STREET NAME NAMBUCCA RISE	PROPERTY DESC. Lot 506	ROOF DESC METAL
SESS # 173483	MT HAWTHORN	KELMSCOTT WA 6991	SITE PARCEL AREA 236	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
I.L.D. REG# 15	FLOOR DESC CONCRETE		WALL DESC. BRICK VENEER	DESC OF WORK DWELLING	TYPE OF WORK NEW BUILDING	

MONTHLY BUILDING STATISTICS
SEPT. 2002

B/LIC. 220621	BUILDER MARK WYLDE RMB 9285 YOUNGS SIDING WA	OWNER CROWN LAND VANCOUVER ARTS CENTRE 77-87 VANCOUVER STREET ALBANY W.A. 6330	HOUSE # 77-87	STREET NAME VANCOUVER STREET	PROPERTY DESC. Location RES31993 RES3093 RES	ROOF DESC
ASSESS # A100402			WALL DESC.	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
BUILD. REG# NR02Z		FLOOR DESC		DESC OF WORK VERTICAL SIGN	TYPE OF WORK SIGNS	
B/LIC. 220664	BUILDER HANNA PHILIP BERNARD 23 TERN RIDGE JOONDALUP	OWNER COCKLES PTY LTD KUSINA PROPERTY MANAGEMENT 6 52 MANDURAH TCE MANDURAH WA 6210	HOUSE # 302-324	STREET NAME MIDDLETON ROAD	PROPERTY DESC. Location A-SL 55/66 Lot 200	ROOF DESC EXISTING
ASSESS # A163987			SITE PARCEL AREA 16357	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
BUILD. REG# 5,008		FLOOR DESC CONCRETE	WALL DESC.	DESC OF WORK ALTERATIONS - RETAIL COMPLEX	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
B/LIC. 220668	BUILDER CHARLES RICHARD NOF D & S D CURRIE 1 WOOLCOTT STREET ALBANY	OWNER 43 RYCAFT DRIVE SPENCER PARK WA 6330	HOUSE #	STREET NAME HENRY ROAD	PROPERTY DESC. Location 767 Lot 207	ROOF DESC METAL
ASSESS # A110087/8			SITE PARCEL AREA 26428	FLOOR AREA 254	COLLECTORS DISTRICT 5,051,804	FRAME DESC
BUILD. REG# 5344		FLOOR DESC CONCRETE	WALL DESC. BRICK VENEER	DESC OF WORK DWELLING	TYPE OF WORK NEW BUILDING	
B/LIC. 220674	BUILDER GLENDINNING ANDREW PO BOX L13 LITTLE GROVE	OWNER R COOMBE & O D WESTER 30 JEFFCOTT STREET LITTLE GROVE WA 6330	HOUSE #	STREET NAME 30 JEFFCOTT STREET	PROPERTY DESC. Location 24 Lot 2	ROOF DESC METAL
ASSESS # A46280			SITE PARCEL AREA 1519	FLOOR AREA 103	COLLECTORS DISTRICT	FRAME DESC
BUILD. REG# 6,368		FLOOR DESC TIMBER	WALL DESC. TIMBER	DESC OF WORK DWELLING ADDITIONS	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
B/LIC. 220676	BUILDER OWNER BUILDER	OWNER D J & R E ADAMS PO BOX 1789 ALBANY WA 6331	HOUSE #	STREET NAME 29 MINOR ROAD	PROPERTY DESC. Location 231 Lot 27	ROOF DESC METAL
ASSESS # A110085			SITE PARCEL AREA 1315	FLOOR AREA 178	COLLECTORS DISTRICT 5,051,902	FRAME DESC
BUILD. REG#		FLOOR DESC TIMBER	WALL DESC. TIMBER	DESC OF WORK RELOCATION OF DWELLING	TYPE OF WORK NEW BUILDING	

MONTHLY BUILDING STATISTICS
SEPT. 2002

IC. #	BUILDER	OWNER	HOUSE #	STREET NAME	PROPERTY DESC.	ROOF DESC.
694	MCKINVEN STEPHEN JO JL & PC QUARTERMAINE PO BOX 1663 ALBANY	25 MERMAID AVENUE EMAU POINT WA 6330	1	GREEN ISLAND CRESCENT	Location 3470 Lot 528	METAL
SESS #			SITE PARCEL AREA	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
23618			1022	177	5,051,808	TIMBER
ILD. REG#	FLOOR DESC	WALL DESC.	DESC OF WORK	TYPE OF WORK		
30	CONCRETE	BRICK VENEER	DWELLING & GARAGE	NEW BUILDING		
IC. #	BUILDER	OWNER	HOUSE #	STREET NAME	PROPERTY DESC.	ROOF DESC.
695	DH CROUCHER 4 GROVE STREET WEST LITTLE GROVE WA	JA CROSSBY 65 HILLMAN STREET SPENCER PARK WA 6330	65	HILLMAN STREET	Location 42 Lot 60	METAL
SESS #			SITE PARCEL AREA	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
101618			769	53		STEEL
ILD. REG#	FLOOR DESC	WALL DESC.	DESC OF WORK	TYPE OF WORK		
370			CARPORT	ALTERATIONS AND/OR ADDITIONS		
IC. #	BUILDER	OWNER	HOUSE #	STREET NAME	PROPERTY DESC.	ROOF DESC.
696	J-CORP PTY LTD PO BOX 115 MT HAWTHORN	J H BAILEY & C D HEAD 8/212 ALBANY HIGHWAY ALBANY WA 6330	7	DRUMMOND STREET	Location 236 Lot 478	TILE/CLAY
SESS #			SITE PARCEL AREA	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
148541			532	109	5,052,102	
ILD. REG#	FLOOR DESC	WALL DESC.	DESC OF WORK	TYPE OF WORK		
15	CONCRETE	BRICK VENEER	DWELLING	NEW BUILDING		
IC. #	BUILDER	OWNER	HOUSE #	STREET NAME	PROPERTY DESC.	ROOF DESC.
698	TURNER MICHAEL LAJR DS & KS THEODORE 13 WOODERSON VIEW ALBANY	85 DAVID STREET ALBANY WA 6330	85	DAVID STREET	Location 42 Lot 108	ZINCALUME
SESS #			SITE PARCEL AREA	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
98833			960	30		TIMBER
ILD. REG#	FLOOR DESC	WALL DESC.	DESC OF WORK	TYPE OF WORK		
9	TIMBER	WEATHERBOARD	DWELLING ADDITIONS	ALTERATIONS AND/OR ADDITIONS		
IC. #	BUILDER	OWNER	HOUSE #	STREET NAME	PROPERTY DESC.	ROOF DESC.
700	KOSTERS STEEL CONSTR M DRIVER & J M BAYLY & 10 GRAHAM STREET ALBANY	PO BOX 1490 ALBANY WA 6331	153174	MANNI ROAD	Location 33 Lot 32	HOLYCARBONATE
SESS #			SITE PARCEL AREA	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
35556			153174			
ILD. REG#	FLOOR DESC	WALL DESC.	DESC OF WORK	TYPE OF WORK		
1	CONCRETE		PATIO	ALTERATIONS AND/OR ADDITIONS		

MONTHLY BUILDING STATISTICS
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B/LIC. 220701	BUILDER KOSTERS STEEL CONSTRUCTION & S A HORNSBY 10 GRAHAM STREET ALBANY	OWNER LOT 480 ROBERTS ROAD DENMARK WA 6333	HOUSE # 19754	STREET NAME 129 DIAMOND STREET	PROPERTY DESC. Location 24 Lot 125	ROOF DESC METAL
ASSESS # A15454			SITE PARCEL AREA 19754	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC STEEL
BUILD. REG# 3271		FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK GARAGE	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
B/LIC. 220702	BUILDER WREN (WA) PTY LTD PO BOX 486 ALBANY	OWNER R M GREENHAM & J A GUN 6 STALL STREET GLEDHOW WA 6330	HOUSE # 2805	STREET NAME 3 ENDEAVOUR WAY	PROPERTY DESC. Location 488 Lot 100	ROOF DESC METAL
ASSESS # A168597			SITE PARCEL AREA 2805	FLOOR AREA 265	COLLECTORS DISTRICT 5,051,713	FRAME DESC TIMBER
BUILD. REG# 31922		FLOOR DESC CONCRETE	WALL DESC. BRICK VENEER	DESC OF WORK DWELLING	TYPE OF WORK NEW BUILDING	
B/LIC. 220703	BUILDER ALBANY DEMOLITION 43 CAMPBELL ROAD ALBANY	OWNER ROYAL AUTOMOBILE CLUB ADELAIDE TERRACE PERTH W.A. 6000	HOUSE # 108-114	STREET NAME ALBANY HIGHWAY	PROPERTY DESC. Location SL28 Lot 16	ROOF DESC
ASSESS # A131469			SITE PARCEL AREA 2052	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
BUILD. REG# WA00034		FLOOR DESC	WALL DESC.	DESC OF WORK DEMOLITION OF PART OF BUILDING	TYPE OF WORK DEMOLITION	
B/LIC. 220704	BUILDER OUTDOOR WORLD PO BOX 1140 ALBANY	OWNER J & NK ALBERTS PO BOX 5177 ALBANY WA 6332	HOUSE # 819	STREET NAME 7 WREN WAY	PROPERTY DESC. Location 2HS Lot 852	ROOF DESC METAL
ASSESS # A170998			SITE PARCEL AREA 819	FLOOR AREA 96	COLLECTORS DISTRICT	FRAME DESC STEEL
BUILD. REG# NR002		FLOOR DESC	WALL DESC. METAL	DESC OF WORK GARAGE	TYPE OF WORK NEW BUILDING	
B/LIC. 220705	BUILDER OUTDOOR WORLD PO BOX 1140 ALBANY	OWNER GWENETH DAPHNE WRIGH PRESTON PARK MT BARKER WA 6324	HOUSE # 1012	STREET NAME 19 MARINE TERRACE	PROPERTY DESC. Location SA14 Lot 77	ROOF DESC METAL
ASSESS # A88868			SITE PARCEL AREA 1012	FLOOR AREA 23	COLLECTORS DISTRICT	FRAME DESC STEEL
BUILD. REG# NR002		FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK GARAGE	TYPE OF WORK NEW BUILDING	

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IC. 706	BUILDER SCOTT PARK HOMES PT LD & SA BARSBY 11 DELAWEY STREET BALCATTA	OWNER LOT 28 MORRIS STREET MILPARA WA 6330	HOUSE # 3908	STREET NAME MORRIS ROAD	PROPERTY DESC. Lot 301	ROOF DESC TILE
SESS # 22355			SITE PARCEL AREA 190	FLOOR AREA 190	COLLECTORS DISTRICT 5,051,706	FRAME DESC TIMBER
LD. REG# 364		FLOOR DESC CONCRETE	WALL DESC. DOUBLE BRICK	DESC OF WORK DWELLING	TYPE OF WORK NEW BUILDING	
IC. 707	BUILDER KOSTERS STEEL CONST L GALLAGHER 10 GRAHAM STREET ALBANY	OWNER 176 CUMING ROAD GLEADOW WA 6330	HOUSE # 2881	STREET NAME 176 CUMING ROAD	PROPERTY DESC. Location 368 Lot 73	ROOF DESC POLYCARBONATE
SESS # 17873			SITE PARCEL AREA 48	FLOOR AREA 48	COLLECTORS DISTRICT	FRAME DESC STEEL
LD. REG# 1		FLOOR DESC CONCRETE	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
IC. 708	BUILDER TURNER MICHAEL LAUR 13 WOODERSON VIEW ALBANY	Owner's Name & Address Not shown at their request	HOUSE # 1542	STREET NAME 58 LITTLE OXFORD STREET	PROPERTY DESC Location 368 Lot 102	ROOF DESC METAL
SESS # 161410			SITE PARCEL AREA 1542	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC STEEL
LD. REG# 19		FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK DWELLING - INTERNAL ALTERATIONS AND/OR ADDITIONS	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
IC. 709	BUILDER BOARDWALK ASSET PTY LHM HANDASYDE PO BOX 1814 ALBANY	OWNER RMB 8548 ALBANY WA 6330	HOUSE # 3183739	STREET NAME GREATREX ROAD	PROPERTY DESC. Location 238B Lot 2	ROOF DESC ZINCALUME
SESS # 55730			SITE PARCEL AREA 66	FLOOR AREA 66	COLLECTORS DISTRICT	FRAME DESC STEEL
LD. REG# 108		FLOOR DESC	WALL DESC.	DESC OF WORK SHED ADDITIONS - LEAN TO	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
IC. 710	BUILDER OWNER BUILDER	OWNER Owner's Name & Address Not shown at their request	HOUSE # 609	STREET NAME 2 BRYANT COURT	PROPERTY DESC. Location 520 Lot 314	ROOF DESC METAL
SESS # 29345			SITE PARCEL AREA 30	FLOOR AREA 30	COLLECTORS DISTRICT	FRAME DESC STEEL
LD. REG#		FLOOR DESC PAVED	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	

MONTHLY BUILDING STATISTICS
SEPT. 2002

City of Albany

B/LIC. 220714	BUILDER KOSTERS STEEL CONSTRUCTION & BH CRAWFORD 10 GRAHAM STREET ALBANY	OWNER MS & BH CRAWFORD 306 SERPENTINE ROAD MT MELVILLE WA 6330	HOUSE # 306 SERPENTINE ROAD	STREET NAME 306 SERPENTINE ROAD	PROPERTY DESC. Location ASI 111 Lot 16	ROOF DESC METAL
ASSESS # A84199			SITE PARCEL AREA 622	FLOOR AREA 38	COLLECTORS DISTRICT	FRAME DESC STEEL
BUILD. REG# 3271		FLOOR DESC BITUMEN	WALL DESC.	DESC OF WORK CARPORT	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
B/LIC. 220713	BUILDER KOSTERS STEEL CONSTRUCTION & HJ BAILEY 10 GRAHAM STREET ALBANY	OWNER BF & HJ BAILEY 309 MINOR ROAD ORANA WA 6330	HOUSE #	STREET NAME 309 MINOR ROAD	PROPERTY DESC. Location 231 Lot 32	ROOF DESC METAL
ASSESS # A110229			SITE PARCEL AREA 1315	FLOOR AREA 72	COLLECTORS DISTRICT	FRAME DESC STEEL
BUILD. REG# 3271		FLOOR DESC CONCRETE	WALL DESC.	DESC OF WORK CARPORT & PATIO	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
B/LIC. 220741	BUILDER CHESTERS CONSTRUCTION & S WIRA PO BOX 487 ALBANY	OWNER W & S WIRA 258 LANCASTER ROAD MCKAIL WA 6330	HOUSE #	STREET NAME 258 LANCASTER ROAD	PROPERTY DESC. Location 526 Lot 3	ROOF DESC ZINCALUME
ASSESS # A40870			SITE PARCEL AREA 4047	FLOOR AREA 38	COLLECTORS DISTRICT	FRAME DESC STEEL
BUILD. REG# NR013		FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK GARAGE	TYPE OF WORK NEW BUILDING	
B/LIC. 220715	BUILDER CHESTERS CONSTRUCTION PE SAFFREY & MJ WEGNER PO BOX 487 ALBANY	OWNER PE SAFFREY & MJ WEGNER 81 SUSAN COURT YAKAMIA WA 6330	HOUSE #	STREET NAME 81 SUSAN COURT	PROPERTY DESC. Location PT474 Lot 407	ROOF DESC POLYCARBONATE
ASSESS # A137834			SITE PARCEL AREA 716	FLOOR AREA 66	COLLECTORS DISTRICT	FRAME DESC STEEL
BUILD. REG# NR013		FLOOR DESC CONCRETE	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
B/LIC. 220717	BUILDER OWNER BUILDER	OWNER G M & L E GOWLAND PO BOX 14 ALBANY WA 6331	HOUSE #	STREET NAME RAINBOW'S END	PROPERTY DESC. Location 395 Lot 1	ROOF DESC METAL
ASSESS # A73055			SITE PARCEL AREA 78821	FLOOR AREA 178	COLLECTORS DISTRICT 5,051,703	FRAME DESC STEEL
BUILD. REG#		FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK DWELLING	TYPE OF WORK NEW BUILDING	

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IC. 719	BUILDER OWNER BUILDER	OWNER SD KELLY 32 ADMIRAL STREET ALBANY WA 6330	HOUSE # 32 ADMIRAL STREET	STREET NAME 32 ADMIRAL STREET	PROPERTY DESC. Location 226 Lot 125	ROOF DESC. METAL
SESS # 118883			SITE PARCEL AREA 951	FLOOR AREA 44	COLLECTORS DISTRICT	FRAME DESC STEEL
LD. REG#		FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK GARAGE	TYPE OF WORK NEW BUILDING	
IC. 721	BUILDER OWNER BUILDER	OWNER M E & R J GOLDING PO BOX 83 ALBANY WA 6331	HOUSE # 41 ANCHORAGE VISTA	STREET NAME 41 ANCHORAGE VISTA	PROPERTY DESC. Location 285 Lot 959	ROOF DESC
SESS # 69294			SITE PARCEL AREA 1130	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
LD. REG#		FLOOR DESC	WALL DESC. BRICK	DESC OF WORK FRONT FENCE	TYPE OF WORK FENCE	
IC. 722	BUILDER A D CONTRACTORS PTY AJ & C E BARNESBY A J & 18 KELLY STREET ALBANY	OWNER 18 SERPENTINE CRESCENT ALBANY WA 6330	HOUSE # 34 GOLF LINKS ROAD	STREET NAME 34 GOLF LINKS ROAD	PROPERTY DESC. Location ASL A14 Lot 64	ROOF DESC
SESS # 65050			SITE PARCEL AREA 1012	FLOOR AREA	COLLECTORS DISTRICT 5,052,001	FRAME DESC
LD. REG# D0063		FLOOR DESC	WALL DESC. ASBESTOS	DESC OF WORK DWELLING DEMOLITION	TYPE OF WORK DEMOLITION	
IC. 723	BUILDER GLIOSCA ROMEO GIANN 95-87 FRENCHMANS BA\ Not Shown ALBANY	OWNER Owner's Name & Address at their request	HOUSE # U479	STREET NAME WITTENOOM STREET	PROPERTY DESC. Location ASA7 Lot 4	ROOF DESC
SESS # 94885			SITE PARCEL AREA 938	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
LD. REG# 160		FLOOR DESC	WALL DESC.	DESC OF WORK RETAINING WALL	TYPE OF WORK RETAINING WALL	
IC. 724	BUILDER OWNER BUILDER	OWNER CITY OF ALBANY 221 YORK STREET ALBANY WA 6330	HOUSE # 39877	STREET NAME CAPE RICHE ROAD	PROPERTY DESC. Location RES 14943 RES 14943	ROOF DESC METAL
SESS # 174514			SITE PARCEL AREA 36	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC STEEL
LD. REG#		FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK SHED	TYPE OF WORK NEW BUILDING	

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City of Albany

B/LIC. 20725	BUILDER TURNER MICHAEL LAUR 13 WOODDERSON VIEW ALBANY	OWNER Owners Name & Address Not Shown at their request	HOUSE # 5254	STREET NAME MIDDLETON ROAD	PROPERTY DESC. Location ATL 22 Lot 5	ROOF DESC METAL
ASSESS # A981DB			SITE PARCEL AREA 16	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
BUILD. REG# 1099		FLOOR DESC CONCRETE	WALL DESC. BRICK	DESC OF WORK GARPORT EXTENSION	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
B/LIC. 20727	BUILDER TURPS STEEL FABRICAT PA & RJ SMITH PO BOX 1320 ALBANY	OWNER LOT 804 WARLOCK ROAD BAYONET HEAD WA 6330	HOUSE #	STREET NAME COKINE WAY	PROPERTY DESC. Lot 81001	ROOF DESC POLYCARBONATE
ASSESS # A67353			SITE PARCEL AREA 32	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC STEEL
BUILD. REG# VR003		FLOOR DESC CONCRETE	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
B/LIC. 220728	BUILDER TURPS STEEL FABRICAT L & R DITCHBURN PO BOX 1320 ALBANY	OWNER 26 MARCONI ROAD YAKAMIA WA 6330	HOUSE # 28A	STREET NAME SIMS STREET	PROPERTY DESC. Location 228 Lot 523	ROOF DESC ZINCALUME
ASSESS # A171DB5			SITE PARCEL AREA 72B	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC STEEL
BUILD. REG# VR003		FLOOR DESC CONCRETE	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
B/LIC. 220728	BUILDER TURPS STEEL FABRICAT DJ & SD HOBART PO BOX 1320 ALBANY	OWNER 8 VANCOUVER STREET ALBANY WA 6330	HOUSE #	STREET NAME 8 VANCOUVER STREET	PROPERTY DESC. Location A1185 Lot PT	ROOF DESC ZINCALUME
ASSESS # A101931			SITE PARCEL AREA 883	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC STEEL
BUILD. REG# NR003		FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK GARAGE	TYPE OF WORK NEW BUILDING	
B/LIC. 220730	BUILDER FRAMED HOMES (WA) P, WD COOMBE & WMJ SMITH 36 MELIADOR WAY MIDVALE	OWNER RMB 9356 SHELLEY BEACH RO KRONKUP WA 6330	HOUSE # 847497	STREET NAME CURRINUP ROAD	PROPERTY DESC. Lot 40	ROOF DESC METAL
ASSESS # A7819			SITE PARCEL AREA 140	FLOOR AREA	COLLECTORS DISTRICT 5,051,702	FRAME DESC STEEL
BUILD. REG# 8,311		FLOOR DESC CONCRETE	WALL DESC. HARD/PLANK	DESC OF WORK DWELLING	TYPE OF WORK NEW BUILDING	

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AC. #	BUILDER RA POMERY & CO PO BOX 780 ALBANY	OWNER J & F J CARTER LOC 520 NORWOOD ROAD LOWER KING WA 6330	HOUSE #	STREET NAME 178 LOWER KING ROAD	PROPERTY DESC. Location 371 Lot 2	ROOF DESC
DESS #	1934B		SITE PARCEL AREA 2023	FLOOR AREA	COLLECTORS DISTRICT 5,051,808	FRAME DESC
LD. REG#	3211	FLOOR DESC	WALL DESC.	DESC OF WORK DWELLING DEMOLITION	TYPE OF WORK DEMOLITION	
AC. #	BUILDER NYL FTY LTD (ATF The	OWNER H F J & J CARTER LOC 520 NORWOOD ROAD LOWER KING WA 6330	HOUSE #	STREET NAME LOWER KING ROAD	PROPERTY DESC. Location 371 Lot 51	ROOF DESC METAL
DESS #	109123		SITE PARCEL AREA 1179	FLOOR AREA 103	COLLECTORS DISTRICT 5,051,808	FRAME DESC
LD. REG#	167	ESTIMATED VALUE 30,000	WALL DESC. TIMBER	DESC OF WORK RELOCATION OF DWELLING GARA RELOCATED DWELLING	TYPE OF WORK	
AC. #	BUILDER OWNER BUILDER	OWNER Owners Name & Address Not shown at their request	HOUSE #	STREET NAME MILLBROOK ROAD	PROPERTY DESC. Location 397 Lot 277	ROOF DESC
DESS #	54085		SITE PARCEL AREA 211867	FLOOR AREA 4	COLLECTORS DISTRICT	FRAME DESC TIMBER
LD. REG#	3	FLOOR DESC	WALL DESC.	DESC OF WORK DWELLING ADDITIONS - ENSUITE	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
AC. #	BUILDER OWNER BUILDER	OWNER DC & TE ROBINSON 10 ALBERT STREET LITTLE GROVE WA 6330	HOUSE #	STREET NAME 10 ALBERT STREET	PROPERTY DESC. Location 103 103 Lot 28 110	ROOF DESC METAL
DESS #	177374		SITE PARCEL AREA 506	FLOOR AREA 112	COLLECTORS DISTRICT	FRAME DESC OTHER
LD. REG#		FLOOR DESC CONCRETE	WALL DESC. STABILISED EARTH BR PATO	DESC OF WORK	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
AC. #	BUILDER J-CORP FTY LTD PO BOX 115 MT HAWTHORN	OWNER MR SOUTHERN & THE STAI 19 WICKENS STREET BECKENHAM WA 6107	HOUSE #	STREET NAME 3 CHAUNCY WAY	PROPERTY DESC. Location 42 Lot 507	ROOF DESC ZINCALUMIE
DESS #	66162		SITE PARCEL AREA 552	FLOOR AREA 133	COLLECTORS DISTRICT 5,051,908	FRAME DESC TIMBER
LD. REG#	5	FLOOR DESC CONCRETE	WALL DESC. BRICK VENEER	DESC OF WORK DWELLING	TYPE OF WORK NEW BUILDING	

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B/LIC. 220739	BUILDER J-CORP PTY LTD PO BOX 115 MT HAWTHORN	OWNER H KARIMI 43 WANSBOROUGH STREET SPENCER PARK WA 6330	HOUSE # 4	STREET NAME CAMM CRESCENT	PROPERTY DESC. Location 42 Lot 517	ROOF DESC ZINCALUMINE
ASSESS # A173376			SITE PARCEL AREA 640	FLOOR AREA 180	COLLECTORS DISTRICT 5,051 B04	FRAME DESC TIMBER
BUILD. REG# 3415	FLOOR DESC CONCRETE	FLOOR DESC CONCRETE	WALL DESC. DOUBLE BRICK	DESC OF WORK DWELLING	TYPE OF WORK NEW BUILDING	
B/LIC. 220740	BUILDER TWEDDLE ROBERT JOHN PO BOX 90 ALBANY	OWNER Owners Name & Address Not shown at their request	HOUSE # 15	STREET NAME O'KEEFE PARADE	PROPERTY DESC. Location 80 Lot 585	ROOF DESC METAL
ASSESS # A172798			SITE PARCEL AREA 700	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC STEEL
BUILD. REG# 5180	FLOOR DESC CONCRETE	FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK GARAGE	TYPE OF WORK NEW BUILDING	
B/LIC. 220743	BUILDER COUNTRYWIDE SIGNS UNIT 1 5 COCKBURN ROAD ALBANY WA	OWNER J-CORP 12 ABERDEEN STREET ALBANY WA 6330	HOUSE # 72	STREET NAME DROME ROAD	PROPERTY DESC. Location 80 Lot 588	ROOF DESC
ASSESS # A172621			SITE PARCEL AREA 602	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
BUILD. REG# NR035	FLOOR DESC	FLOOR DESC	WALL DESC.	DESC OF WORK VERTICAL SIGN	TYPE OF WORK SIGNS	
B/LIC. 220741	BUILDER OWNER BUILDER	OWNER S B & S B & M I GANNAWAY 29 BEAUFORT ROAD YAKAMIA WA 6330	HOUSE # 1089	STREET NAME BEAUFORT ROAD	PROPERTY DESC. Location 227 Lot 7	ROOF DESC METAL
ASSESS # A135417			SITE PARCEL AREA	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
BUILD. REG#	FLOOR DESC CONCRETE	FLOOR DESC CONCRETE	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK NEW BUILDING	
B/LIC. 220745	BUILDER RA POMERY & CO PO BOX 760 ALBANY	OWNER DEPARTMENT OF HOUSING 3RD FLOOR - FINANCE LOCKED BAG 22 EAST PERTH WA 6892	HOUSE # 26	STREET NAME PREISS STREET	PROPERTY DESC. Location 123 Lot 163	ROOF DESC
ASSESS # A118892			SITE PARCEL AREA 951	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
BUILD. REG# NR020	FLOOR DESC	FLOOR DESC	WALL DESC.	DESC OF WORK DEMOLITION - WHOLE OF DWELLING	TYPE OF WORK DEMOLITION	

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IC. #	BUILDER	OWNER	HOUSE #	STREET NAME	PROPERTY DESC.	ROOF DESC
748	VRBAN ZVONKO PO BOX 1073 ALBANY	C SMITH 62 HARE STREET ALBANY WA 6330	1386	28 HAY STREET	Location SL133 SL134 Lot 10.0	METAL
ESS #			SITE PARCEL AREA	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
91659			1386	550	5,052,008	TIMBER
LD. REG#	FLOOR DESC	WALL DESC.	DESC OF WORK	TYPE OF WORK		
38	CONCRETE	DOUBLE BRICK	DWELLING	NEW BUILDING		
IC. #	BUILDER	OWNER	HOUSE #	STREET NAME	PROPERTY DESC.	ROOF DESC
749	J-CORP PTY LTD PO BOX 115 MT HAWTHORN	J-CORP 12 ABERDEEN STREET ALBANY WA 6330	630	80 ULSTER ROAD	Location 42 Lot 602	TILE/CLAY
ESS #			SITE PARCEL AREA	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
176057			630	202	5,031,908	STEEL
LD. REG#	FLOOR DESC	WALL DESC.	DESC OF WORK	TYPE OF WORK		
5	CONCRETE	BRICK VENEER	DWELLING	NEW BUILDING		
IC. #	BUILDER	OWNER	HOUSE #	STREET NAME	PROPERTY DESC.	ROOF DESC
751	COOPER PETER ALLAN R J & J A FIGGOTT 74 CUNNINGHAM STREET EMU POINT WA 6330	R J & J A FIGGOTT 28 CUNNINGHAM STREET EMU POINT WA 6330	1027	28 CUNNINGHAM STREET	Location ALB TOWN Lot 862	ALSYNITE
ESS #			SITE PARCEL AREA	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
154243			1027	23		STEEL
LD. REG#	FLOOR DESC	WALL DESC.	DESC OF WORK	TYPE OF WORK		
5	PAVED		CARPOT & PATIO	ALTERATIONS AND/OR ADDITIONS		
IC. #	BUILDER	OWNER	HOUSE #	STREET NAME	PROPERTY DESC.	ROOF DESC
752	OWNER BUILDER	J & J TOMKINSON 48 BALSTON ROAD GLEDHOW WA 6330	2555	49 BALSTON ROAD	Location 306 Lot 55	POLYCARBONATE
ESS #			SITE PARCEL AREA	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
10733			2555	2		TIMBER
-D. REG#	FLOOR DESC	WALL DESC.	DESC OF WORK	TYPE OF WORK		
	TIMBER		DWELLING ADDITIONS - BATHROOM NEW BUILDING	NEW BUILDING		
IC. #	BUILDER	OWNER	HOUSE #	STREET NAME	PROPERTY DESC.	ROOF DESC
753	MCKINVEN STEPHEN JO S J MCKINVEN PO BOX 1663 ALBANY	JO S J MCKINVEN PO BOX 1663 ALBANY WA 6331	926	CROSSMAN STREET	Location ASL 47 Lot 72	METAL
ESS #			SITE PARCEL AREA	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
38708			926	353	5,052,106	TIMBER
-D. REG#	FLOOR DESC	WALL DESC.	DESC OF WORK	TYPE OF WORK		
3	CONCRETE	BRICK VENEER	MULTI UNIT RESIDENTIAL (X2)	NEW BUILDING		

BUILD. # 20754	BUILDER IRONMONGER BUILDING CORP PO BOX 2046 ALBANY	OWNER 5 ANUAKA ROAD YAKIMA WA 98903	HOUSE # 780	STREET NAME 5 ANUAKA ROAD	PROPERTY DESC. Location 230 Lot 294	ROOF DESC. POLYCARBONATE
ASSESS # A102767			SITE PARCEL AREA 780	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
BUILD. REG# 11090		FLOOR DESC TIMBER	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
BUILD. # 20755	BUILDER OWNER BUILDER	OWNER Owners Name & Address Not Shown at their request	HOUSE # 534	STREET NAME 137 ALBANY HIGHWAY	PROPERTY DESC. Location ASL 47 Lot 0	ROOF DESC
ASSESS # A85682			SITE PARCEL AREA 534	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC TIMBER
BUILD. REG#		FLOOR DESC	WALL DESC.	DESC OF WORK FRONT FENCE	TYPE OF WORK FENCE	
BUILD. # 20756	BUILDER DEKKER JOHN PO BOX 1826 ALBANY	OWNER THE STATE HOUSING COMI 89 PLAIN STREET EAST PERTH WA 6000	HOUSE # 726	STREET NAME 92 GREGORY DRIVE	PROPERTY DESC. Location 399 Lot 459	ROOF DESC TILE/CLAY
ASSESS # A170697			SITE PARCEL AREA 726	FLOOR AREA 136	COLLECTORS DISTRICT 5,051,713	FRAME DESC BRICK
BUILD. REG# 1785		FLOOR DESC CONCRETE	WALL DESC. DOUBLE BRICK	DESC OF WORK DWELLING	TYPE OF WORK NEW BUILDING	
BUILD. # 20758	BUILDER J Small PO Box 2067 ALBANY	OWNER D MI FLETT & JAZZCORP PT 3 MEYERS WAY MT MELVILLE WA 6330	HOUSE # 630	STREET NAME 76 ULSTER ROAD	PROPERTY DESC. Location 42 Lot 600	ROOF DESC
ASSESS # A176039			SITE PARCEL AREA 630	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC OTHER
BUILD. REG# 18012		FLOOR DESC	WALL DESC.	DESC OF WORK RETAINING WALL	TYPE OF WORK RETAINING WALL	
BUILD. # 20759	BUILDER OWNER BUILDER	OWNER J & E CHANDLER 8 MIDDLE ROAD GLEDSHOW WA 6330	HOUSE # 5332	STREET NAME 8 MIDDLE STREET	PROPERTY DESC. Location 28B Lot 24	ROOF DESC METAL
ASSESS # A20509			SITE PARCEL AREA 5332	FLOOR AREA 76	COLLECTORS DISTRICT	FRAME DESC
BUILD. REG#		FLOOR DESC	WALL DESC.	DESC OF WORK CARPORT	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	

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C.	BUILDER SCOTT PARK HOMES PT B C PATTERSON & K M HOF 11 DELAWEY STREET BALCATTA	OWNER ALBANY WA 6331	HOUSE # SITE PARCEL AREA 158	STREET NAME GERDES WAY	PROPERTY DESC. Lot 012	ROOF DESC COLORBOND
ESS # 72603				FLOOR AREA 158	COLLECTORS DISTRICT 5,051,713	FRAME DESC FRAME
L.D. REG# 84		FLOOR DESC CONCRETE	WALL DESC. BRICK VENEER	DESC OF WORK DWELLING	TYPE OF WORK NEW BUILDING	
C.	BUILDER OWNER BUILDER	OWNER A SHANKS 17 FLEMINGTON STREET ORANA WA 6330	HOUSE # 538	STREET NAME FRENCHMAN BAY ROAD	PROPERTY DESC. Location 24 Lot 6	ROOF DESC METAL
ESS # 8127			SITE PARCEL AREA 5313	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC STEEL
L.D. REG#		FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK GARAGE	TYPE OF WORK NEW BUILDING	
C.	BUILDER EYERITE SIGNS 11 DOOMA COURT ALBANY	OWNER G GJOSCA 151 ALBANY HIGHWAY MT MELVILLE WA 6330	HOUSE # 1133	STREET NAME ALBANY HIGHWAY	PROPERTY DESC. Location ASL 49 Lot 19	ROOF DESC
ESS # 35862			SITE PARCEL AREA 1133	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
-D. REG# 19		FLOOR DESC	WALL DESC.	DESC OF WORK PYLON SIGN (X3)	TYPE OF WORK SIGNS	
C.	BUILDER J-CORP PTY LTD PO BOX 115 MT HAWTHORN	OWNER P M HERBERT 155 MIDDLETON ROAD MT CLARENCE WA 6330	HOUSE # 362	STREET NAME 42 HILL STREET	PROPERTY DESC. Location ATL441 Lot 23 & 24	ROOF DESC
ESS # 5285			SITE PARCEL AREA 362	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
-D. REG# 5		FLOOR DESC	WALL DESC. DOUBLE BRICK	DESC OF WORK RETAINING WALL	TYPE OF WORK RETAINING WALL	
C.	BUILDER TURPS STEEL FABRICATING & TRILINTON PO BOX 1320 ALBANY	OWNER 284 ALBANY HIGHWAY ALBANY WA 6330	HOUSE # 2128	STREET NAME ALBANY HIGHWAY	PROPERTY DESC. Location SP08 Lot 11	ROOF DESC METAL
ESS # 29521			SITE PARCEL AREA 48	FLOOR AREA 48	COLLECTORS DISTRICT	FRAME DESC STEEL
-D. REG# 33		FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK SHED	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	

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LIC. 0765	BUILDER TURPS STEEL FABRICATORS & J E RAYFIELD PO BOX 1320 ALBANY	OWNER 11 SERPENTINE CRESCENT MT MELVILLE WA 6330	HOUSE # 1791	STREET NAME 51 SERPENTINE CRESCENT	PROPERTY DESC. Location SL126 PART 1 of 1	ROOF DESC POLYCARBONATE
SSESS # A113746			SITE PARCEL AREA 1791	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
JILD. REG# 3003	FLOOR DESC PAVED	WALL DESC. METAL	DESC OF WORK PATIO	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS		
LIC. 0766	BUILDER TURPS STEEL FABRICATORS & J L SMALL PO BOX 1320 ALBANY	OWNER 299-301 EMU POINT DRIVE COLLINGWOOD PARK WA 6330	HOUSE # 4201	STREET NAME EMU POINT DRIVE	PROPERTY DESC. Location ASL 354 Lot 2	ROOF DESC METAL
SSESS # A145874			SITE PARCEL AREA 45	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC STEEL
JILD. REG# 3003	FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK SHED	TYPE OF WORK NEW BUILDING		
LIC. 0769	BUILDER LITTLE R P & C M, 55 HENRY STREET ALBANY	OWNER B G & D G TURNER P O BOX 5467 ALBANY WA 6330	HOUSE # 905	STREET NAME 5 TURNER STREET	PROPERTY DESC. Location PL384 Lot 144	ROOF DESC TILE/CLAY
SSESS # A123939			SITE PARCEL AREA 8	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC TIMBER
JILD. REG# 146	FLOOR DESC CONCRETE	WALL DESC. BRICK VENEER	DESC OF WORK DWELLING ADDITIONS	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS		
LIC. 0771	BUILDER OUTDOOR WORLD PO BOX 1140 ALBANY	OWNER G P & J L WILKINSON 1 CARBINE STREET ORANA WA 6330	HOUSE # 889	STREET NAME 52 BUTTS ROAD	PROPERTY DESC. Location 356 Lot 555	ROOF DESC POLYCARBONATE
SSESS # A162412			SITE PARCEL AREA 889	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC STEEL
JILD. REG# 3002	FLOOR DESC	WALL DESC. METAL	DESC OF WORK PATIO	TYPE OF WORK NEW BUILDING		
LIC. 0772	BUILDER OUTDOOR WORLD PO BOX 1140 ALBANY	OWNER J L & M O'CONNELL 8 HALIFAX STREET MT MELVILLE WA 6330	HOUSE # 622	STREET NAME 8 HALIFAX STREET	PROPERTY DESC. Location ASL 112 Lot 57	ROOF DESC METAL
SSESS # A94439			SITE PARCEL AREA 20	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC STEEL
JILD. REG# 3002	FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK SHED	TYPE OF WORK NEW BUILDING		

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C. 773	BUILDER OUTDOOR WORLD PO BOX 1140 ALBANY	OWNER E E L & S QUARTERMAINE LOT 2 CURTISS ROAD LANGE WA 6330	HOUSE # SITE PARCEL AREA 14994	STREET NAME CURTISS ROAD FLOOR AREA	PROPERTY DESC. Location 1004 Lot 2 COLLECTORS DISTRICT	ROOF DESC METAL FRAME DESC STEEL
LD. REG# 02		FLOOR DESC CONCRETE	WALL DESC. METAL	DESC OF WORK GARAGE ADDITION	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
C. 774	BUILDER OUTDOOR WORLD PO BOX 1140 ALBANY	OWNER K B SMITH PO BOX 1355 ALBANY WA 6331	HOUSE # SITE PARCEL AREA 814	STREET NAME 470 LOWER KING ROAD FLOOR AREA	PROPERTY DESC. Location 520 Lot 2 COLLECTORS DISTRICT	ROOF DESC METAL FRAME DESC STEEL
LD. REG# 02		FLOOR DESC CONCRETE	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK NEW BUILDING	
C. 775	BUILDER OUTDOOR WORLD PO BOX 1140 ALBANY	OWNER J W & E L BURTON 37 COSTIGAN STREET MCKAIL WA 6330	HOUSE # SITE PARCEL AREA 744	STREET NAME 37 COSTIGAN STREET FLOOR AREA	PROPERTY DESC. Location 399 Lot 0 COLLECTORS DISTRICT	ROOF DESC POLYCARBONATE FRAME DESC
LD. REG# 02		FLOOR DESC PAVED	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK NEW BUILDING	
C. 776	BUILDER OUTDOOR WORLD PO BOX 1140 ALBANY	OWNER P J & S V MAGUIRE 18 DRUMMOND STREET LOCKYER WA 6330	HOUSE # SITE PARCEL AREA 547	STREET NAME 18 DRUMMOND STREET FLOOR AREA	PROPERTY DESC. Location 236 Lot 446 COLLECTORS DISTRICT	ROOF DESC METAL FRAME DESC
LD. REG# 02		FLOOR DESC CONCRETE	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK NEW BUILDING	
C. 779	BUILDER SCOTT PARK HOMES PT J J GALIN 11 DELAWNEY STREET BALCATTIA	OWNER 80 TRAFALGAR ROAD LESAMURDIE WA 6076	HOUSE # SITE PARCEL AREA 711	STREET NAME 4 GREEN ISLAND CRESCENT FLOOR AREA 238	PROPERTY DESC. Location 3470 Lot 470 COLLECTORS DISTRICT 5,051,809	ROOF DESC TILE/CLAY FRAME DESC
LD. REG# 04		FLOOR DESC CONCRETE	WALL DESC. BRICK VENEER	DESC OF WORK DWELLING	TYPE OF WORK NEW BUILDING	

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LIC. # 20780	BUILDER IRONMONGER BUILDING PO BOX 2046 ALBANY	OWNER Owners Name & Address Not Shown at their request	HOUSE #	STREET NAME 77 BALSTON ROAD	PROPERTY DESC. Location 368 Lot B2	ROOF DESC METAL
SESS # A47624			SITE PARCEL AREA 1819	FLOOR AREA 93	COLLECTORS DISTRICT	FRAME DESC TIMBER
UILD. REG# 1030		FLOOR DESC TIMBER	WALL DESC. TIMBER	DESC OF WORK DWELLING ALTERATIONS/ADDITIONS	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	
LIC. # 20782	BUILDER OUTDOOR WORLD PO BOX 1140 ALBANY	OWNER GOVT EMPLOYEES HOUSIN 87 ADELAIDE TERRACE PERTH WA 6000	HOUSE #	STREET NAME 11 KAMPONG ROAD	PROPERTY DESC. Location ATL 176 Lot 103	ROOF DESC METAL
SESS # A84167			SITE PARCEL AREA 988	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
UILD. REG# 3002		FLOOR DESC CONCRETE	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK NEW BUILDING	
LIC. # 20783	BUILDER KOSTERS STEEL CONST 19 GRAHAM STREET ALBANY	OWNER Owners Name & Address Not Shown at their request	HOUSE #	STREET NAME 20 REGENT STREET	PROPERTY DESC. Location 388 Lot 51	ROOF DESC METAL
SESS # A165189			SITE PARCEL AREA 854	FLOOR AREA	COLLECTORS DISTRICT	FRAME DESC
UILD. REG# 271		FLOOR DESC PAVED	WALL DESC.	DESC OF WORK PATIO	TYPE OF WORK ALTERATIONS AND/OR ADDITIONS	

CITY OF ALBANY

REPORT

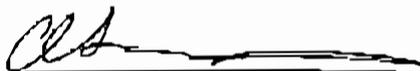
To : Her Worship the Mayor and Councillors

From : Administration Officer - Development

Subject : Planning Scheme Consents issued under Delegated Authority – for the month of September 2002

Date : 3 October 2002

1. The attached report shows what Planning Scheme Consents that have been issued under delegation by a planning officer
2. Within the period there was a total of six (6) decisions made on active Planning Scheme Consents these being:
 - Six (6) were approved.



Carolyn Souness
Administration Officer – Development

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for September 2002

225103	5/07/2002	Larry Boston Design	Barker Road	Centennial Park	Warehouse	Delegated Approved	4/09/2002	Graeme Brinde
225125	8/09/2002	C M Lyle & B A Anderson	Peat Rise	Cosy Corner	Outbuilding	Delegated Approved	24/09/2002	Graeme Brinde
225127	13/09/2002	D P & M A Reynolds	Beaudon Road	Mckail	Sit/culture - Addition - 4 acres	Delegated Approved	6/09/2002	Richard Hindley
225128	14/09/2002	I & R A Sloan	Festing Street	Mr Melville	Dwelling House - Additions & Renovations	Delegated Approved	4/09/2002	Adrian Nicoll
225136	3/09/2002	Larry Boston Design	Hunwick South Road	Torbay	Residential Dwelling House & Studio	Delegated Approved	12/09/2002	Adnan Nicoll
225148	24/09/2002	R J Crosby	Charles Street	Milpara	Industry - Light - Truck Repairs (Extension)	Delegated Approved	27/09/2002	Adnan Nicoll

General Report Items

**CORPORATE & COMMUNITY
SERVICES SECTION**





FINANCIAL STATEMENTS

Operating Statement by Function / Activity
Operating Statement by Nature / Type
Statement of Financial Position
Statement of Changes in Equity
General Fund Summary of Financial Activity
Statement of Rating Information 2002/2003
Reserves Summary
Investment Summary
Notes to Financial Schedules

*FOR THE QUARTER ENDED
30 SEPTEMBER 2002*

CITY OF ALBANY

OPERATING STATEMENT FOR THE PERIOD ENDED

30-Sep-02

(a) Function / Activity

	Actual-Aug 02 2002/2003	Budget-Total 2002/2003	Actual 2001/2002
INCOME			
General Purpose Funding	13,047,138	15,815,710	15,024,296
Governance	23,952	18,878	(8,606)
Law Order & Public Safety	6,836	301,650	213,332
Health	6,525	36,600	64,608
Education & Welfare	94,329	613,709	515,714
Community Amenities	2,335,046	2,530,878	2,038,738
Recreation and Culture	545,921	2,154,822	1,781,325
Transport	1,016,429	2,974,529	3,677,016
Economic Services	162,928	1,569,086	1,340,428
Other Property and Services	5,433	248,172	163,169
	17,244,537	26,262,032	24,807,240
EXPENDITURE			
General Purpose Funding	37,769	265,782	180,942
Governance	764,853	1,276,771	990,245
Law Order & Public Safety	274,112	1,164,787	1,075,012
Health	48,178	298,148	281,127
Education & Welfare	126,971	748,065	691,811
Community Amenities	600,568	4,047,303	3,335,037
Recreation and Culture	1,252,336	6,143,344	5,560,407
Transport	1,980,302	8,797,072	8,163,188
Economic Services	343,128	2,431,251	1,702,895
Other Property and Services	313,428	826,865	710,556
	5,741,643	25,999,188	22,691,194
Change in net assets from operations	11,502,893.76	262,844	2,116,046

(b) Nature / Type

	Actual-Aug 02 2002/2003	Budget-Total 2002/2003	Actual 2001/2002
INCOME			
Rates	12,451,993	12,443,114	11,552,322
Grants & Subsidies	1,616,129	6,719,721	5,774,864
Contributions, Reimb & Donations	137,016	879,364	1,485,079
Fees & Charges	2,114,285	5,218,825	4,313,644
Interest Earned	43,442	370,000	414,708
Profit (loss) on asset disposal	(17,678)	(134,016)	(71,623)
Other Revenue / Income	899,294	6,292,730	8,571,674
less: applicable to capital works	56	(5,527,706)	(5,213,128)
	17,244,537	26,262,032	24,807,240
EXPENDITURE			
Employee Costs	1,225,175	9,684,394	9,274,873
Utilities	191,427	836,910	908,670
Interest Expenses	163,879	557,894	260,318
Depreciation on non current assets	1,739,046	6,810,298	6,338,574
Contracts & materials	609,486	16,117,730	6,044,261
Insurance expenses	202,786	294,510	223,571
Other Expenses	3,254,151	10,142,339	11,436,046
less: Applicable to capital works	(1,644,307)	(18,444,835)	(11,815,020)
	5,741,643	25,999,188	22,691,194

CITY OF ALBANY

STATEMENT OF FINANCIAL POSITION

	Actual 30-Sep-02	Budget 30-Jun-03	Actual 30-Jun-02
CURRENT ASSETS			
Cash	9,926,641.28	1,242,760	883,623.00
Restricted Funds - Grants/loans	-		142,100.00
Restricted cash	820,793.73	816,335	783,127.84
Reserve Funds	6,246,931.93	3,057,069	8,509,437.31
Receivables & Other	5,048,788.54	1,604,656	1,677,451.44
Stock on hand	<u>7,139.44</u>	<u>42,721</u>	<u>42,721.01</u>
	22,050,294.92	6,763,541	12,038,461.60
CURRENT LIABILITIES			
Bank Overdraft			
Borrowings	116,042.22	540,850	540,849.88
Creditors prov - Annual leave & LSL	911,828.37	1,289,083	937,246.92
Trust Liabilities	774,428.94	742,441	742,441.34
Creditors prov & actuals	<u>833,226.25</u>	<u>2,890,136</u>	<u>2,406,433.19</u>
	2,635,525.78	5,462,510	4,626,971.33
NET CURRENT ASSETS	19,414,769.14	1,301,031	7,411,490.27
NON CURRENT ASSETS			
Receivables	305,634.11	229,832	305,634.11
Pensioners Deferred Rates	226,995.56	239,154	226,995.56
Property, Plant & Equip	<u>208,321,326.69</u>	<u>218,889,177</u>	<u>208,845,613.80</u>
	208,853,956.36	219,358,163	209,378,243.47
NON CURRENT INVESTMENTS			
Local Govt House Shares	19,501.00	19,501	19,501.00
NON CURRENT LIABILITIES			
Borrowings	8,451,353.61	13,378,188	8,451,353.61
Creditors & Provisions	<u>494,428.66</u>	<u>159,014</u>	<u>518,330.66</u>
	8,945,782.27	13,537,201	8,969,684.27
NET ASSETS	219,342,444.23	207,141,494	207,839,550.47
EQUITY			
Accumulated Surplus	194,320,878.77	185,309,792	180,555,479.63
Reserves	6,246,931.93	3,057,069	8,509,437.31
Asset Revaluation Reserve	<u>18,774,633.53</u>	<u>18,774,634</u>	<u>18,774,633.53</u>
	219,342,444.23	207,141,494	207,839,550.47

STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED

30-Sep-02

	Actual 2002/2003	Budget 2002/2003	Actual 2001/2002
RESERVES			
Opening Balance	8,508,437	8,066,442	6,208,524
Transfers to Municipal Fund	(2,288,362)	(5,676,328)	(1,878,048)
Transfers from Municipal Fund	23,857	666,953	4,177,961
	6,246,931.93	3,057,069	8,509,437
			-
			-
			-
			-
ASSET REVALUATION RESERVE			
Opening balance	18,774,634	18,774,634	18,774,634
add. Land revaluations			-
Asset revaluation	18,774.634	18,774,634	18,774,634
			-
			-
			-
			-
ACCUMULATED SURPLUS			
Opening Balance	180,555,480	180,037,575	180,738,347
Changes in net assets from Operations	11,502,894	262,844	2,116,046
Transfers from reserves	2,286,362	5,676,326	1,878,048
Transfers to reserves	(23,857)	(666,953)	(4,177,961)
	194,320,879	185,308,792	180,555,480
			-
TOTAL EQUITY	219,342,444	207,141,484	207,839,550

SCHEDULE 2

GENERAL FUND SUMMARY OF FINANCIAL ACTIVITY

FINANCIAL STATEMENTS FOR THE PERIOD ENDING 30 SEPTEMBER 2002

PARTICULARS		2002/2003 ACTUAL		2002/2003 BUDGET	
		YEAR TO DATE		FULL YEAR	
		INCOME	EXPEND	INCOME	EXPEND
		\$	\$	\$	\$
OPERATING SECTION					
General Purpose Income	3	(13,047,138)	61,626	(15,645,710)	264,782
Governance	4	(38,196)	683,042	(30,920)	1,268,771
Law, Order, Public Safety	5	(6,816)	208,524	(49,359)	1,164,787
Health	7	(6,525)	45,854	(40,473)	298,148
Welfare & Education	8	(98,329)	123,955	(583,709)	748,065
Community Amenities	10	(2,733,182)	555,939	(2,603,491)	4,092,303
Recreation and Culture	11	(631,451)	1,021,331	(1,674,959)	6,200,073
Transport	12	(195,226)	720,256	(884,013)	9,340,720
Economic Services	13	(273,449)	293,490	(1,751,999)	2,539,251
Other Property and Services	14	(5,433)	310,137	(188,945)	578,240
Sub Total		(17,035,746)	4,024,152	(23,543,578)	26,496,140
CAPITAL SECTION					
Governance	4	(55,500)	71,047	(955,500)	1,297,364
Law, Order, Public Safety	5	(252,119)	5,626	(504,391)	651,191
Health	7	0	0		
Welfare & Education	8	0	(1,527)	(38,791)	47,172
Community Amenities	10	(267,934)	(113,629)	(768,900)	1,722,484
Recreation and Culture	11	(340,096)	365,825	(2,056,146)	3,144,520
Transport	12	(1,358,995)	1,262,246	(9,318,755)	11,319,544
Economic Services	13	(139,892)	53,197	(110,000)	210,608
Other Property and Services	14	0	1,523	0	52,000
Sub Total		(2,414,536)	1,644,307	(13,752,483)	18,444,883
Total Operating & Capital		(19,450,282)	5,668,460	(37,296,061)	44,941,023
Less Depreciation			(1,739,046)		(6,810,296)
Less WIV Sale of Assets				(834,666)	
TOTAL OPERATING & CAPITAL		(19,450,282)	3,929,415	(38,130,727)	38,130,727

GENERAL PURPOSE FUNDING SCHEDULE 2002/2003

RATE CATEGORY	ESTIMATED	VALUATIONS
TOWN PLANNING SCHEME LA FORMER TOWN AREA		
GENERAL GRV GRV RATE IN \$.10101	\$ 7,218,073	\$ 71,458,995
TOWN PLANNING SCHEMES 2,3,3.2B & 7 FORMER SHIRE AREA		
GRV GENERAL GRV RATE IN \$.10101	\$ 2,525,064	\$ 24,998,158
GRV URBAN FARMLAND GRV RATE IN \$.10101	\$ 1,240	\$ 12,272
LOC 103 AREA RATES - WATER	\$ 6,078	
UV GENERAL UV RATE IN \$.6212	\$ 2,113,770	\$ 340,271,998
UV URBAN FARMLAND UV RATE IN \$.6212	\$ 2,808	\$ 452,000
MINIMUM RATE GEN-GRV TPLA GROUP 1 NO: OF ASSESS 511 @ \$413.00	\$ 211,043	\$ 1,336,663
MINIMUM RATE GRV GENERAL TPS2,3,3 2B & 7 NO: OF ASSESSMENTS 471 @ \$413.00	\$ 194,523	\$ 1,183,334
MINIMUM RATE UV GENERAL NO: OF ASSESSMENTS 655 @ \$413.00	\$ 270,515	\$ 29,001,187
TOTAL RATES LEVIED	\$ 12,543,114	\$ 468,714,607
PLUS INTERIM RATES	\$ 165,000	
BACK RATES		
INSTALMENT ADMINISTRATION FEES *	\$ 20,000	
INSTALMENT INTEREST **	\$ 40,000	
LATE PAYMENT INTEREST ***	\$ 40,000	
EXGRATIA RATES	\$ 35,000	
LESS DISCOUNTS ALLOWED	\$ (400,000)	
TOTAL MADE UP FROM RATES	\$ 12,443,114	
GRANTS COMMISSION	\$ 1,851,989	
LOCAL ROADS GRANTS	\$ 1,119,107	
RATES - STREET DIRECTORIES	\$ 2,000	
RATES SUNDRY INCOME	\$ 18,000	
RESERVES INTEREST	\$ 170,000	
T/F RESERVES - INTEREST	\$ (170,000)	
INTEREST ON INVESTMENTS	\$ 200,000	
INTEREST ON DEFERRED PENSIONER	\$ 11,500	
TOTAL GENERAL PURPOSE FUNDING	\$ 15,645,710	

STATEMENT OF RATING INFORMATION 2002/2003

CATEGORY	RATEIN \$	TOTAL GRV/UV	NON MIN. GRV/UV	MIN. GRV/UV	NON MIN. LEVY	MIN. LEVY	Total Nn. Properties	# Nos Min Properties	# Min PROP	TOTAL RATE LEVY	INTERIM / BACK RATES
<u>TOWN PLANNING SCHEME IA GRV</u>											
GEN-GRV TPIA	10.10100	72,795,658	71,458,095	1,336,663	7,218,073	211,043	7,771	7,210	511	7,429,116	66,000
TOTAL LEVY FROM TPS IA		72,795,658	71,458,095	1,336,663	7,218,073	211,043	7,771	7,210	511	7,429,116	66,000
<u>TOWN PLANNING SCHEMES 2,3,3.2B & 7</u>											
<u>GROSS RENTAL VALUATION</u>											
URV-GENEAL	10.10100	26,181,492	24,998,158	1,183,334	2,525,064	194,523	3,899	3,428	471	2,719,587	84,150
URV-URBAN FARMLAND	10.10100	12,272	12,272		1,240	0	1	1	0	1,240	0
URV - AREA RATES-LOC 103					6,078	0	0	0	0	6,078	0
TOTAL LEVY FROM GRV PROPERTIES		26,193,764	25,010,429	1,183,334	2,532,381	194,523	3,900	3,429	471	2,726,904	84,150
		98,989,422	96,469,475	2,519,997	9,754,455	405,566	11,671	10,639	982	10,156,021	150,150
<u>UNIMPROVED CAPITAL VALUATION</u>											
UV-URBAN FARMLAND	0.621200	452,000	452,000	0	2,808	0	1	1	0	2,808	0
UV-GENERAL	0.621200	369,273,185	340,271,998	29,001,187	2,113,770	270,315	2,874	2,219	655	2,384,285	14,850
TOTAL LEVY FROM TPS 2,3,3.2D & 7		369,725,185	340,723,998	29,001,187	2,116,577	270,515	2,875	2,220	655	2,387,092	14,850
		995,918,949	965,714,427	30,184,522	4,668,959	668,081	6,775	5,649	1,126	5,113,997	99,000
GRAND TOTALS		468,714,607	437,193,422	31,521,185	11,867,032	676,081	14,496	12,859	1,637	12,543,113	165,000

City of Albany

Notes to and forming part of the Financial Statements for the Quarter ended 30th September 2002

RESERVES SUMMARY

	Balance 1-Jul-02	Interest Earned	Transfer From Muni	Transfer To Muni	Balance 30-Sep-02
Airport Reserve	3,236.00				3,236
ALAC-Puture Development	26,500.00				26,500
ALAC-Synthetic Surface	144,127.00				144,127
Albany Classic Barriers	28,968.00				28,968
Amity Improvements	64,031.00				64,031
Artwork Restoration	4,575.00			1,000	3,573
Car Parking	60,256.00				60,256
Concert/Cultural Reserve	436,654.00			10,000	426,654
Council Publications	2,714.00				2,714
Day Care Centre	0.00				-0
Drainage	18,545.00				18,545
Economic Development	262,205.00			252,999	9,209
EDU-Display Room	0.00				-0
EDU-Promotion Video	-				0
EDU-Exporters Program	0.00				0
Ernu Point Boat Pens Development	90,414.00				90,414
Joint Use Facilities	251,264.00			72,000	179,264
Long Service Leave	92,935.00			47,000	45,935
Lost and Damaged Stock	9,273.00				9,273
Waste Truck Major Maintenance	262,599.00			23,000	239,599
Office Improvements	1,075,404.00			20,000	1,055,404
Parks Development	440,567.00			326,140	114,427
Parks, Recreation Grounds and Open Space	46,792.00			10,000	6,792
Plant Replacement	345,944.00			343,491	2,453
Property Acquisition/Traffic Management	445,606.00			50,000	395,606
Refuse Depot	350,218.00			192,400	157,818
Roadworks	3,243,908.00			426,601	2,817,307
Saleyards	-				0
Saleyards- AGENTS	4,069.00				4,069
SBS Equipment	3,561.00				3,561
Software Enhancement	22,719.00				22,719
Planning Community Liaison	473,007.00			436,631	36,376
Town Jetty Restoration	208,737.00				208,737
Tyre Disposal	23,045.00			5,100	17,945
VAC Reserve	67,561.00			40,000	27,561
Unallocated Interest	-	23,857			23,857
	8,509,437	23,857	0	2,286,362	6,246,932

CITY OF ALBANY INVESTMENTS - 2002/2003

30-Sep-02

DATE LOGGED	TYPE OF INVESTMENT	TERM OR DEPOSIT	INTEREST RATE	MATURITY DATE	AMOUNT INVESTED	INTEREST EARNED	COMMENTS
	Reserve Funds						
8-Jul-02	Term Deposit CBA	30 Days	4.83%	8-Aug-02	1,000,000.00	3,970	MATURED
8-Jul-02	Bendigo Bank (Kulim)	30 Days	4.90%	7-Aug-02	2,000,000.00	8,035	MATURED
16-Aug-02	Bankwest	30 Days	4.90%	16-Sep-02	1,000,000.00		MATURED
8-Jul-02	Bendigo Bank (Mt Barker)	90 Days	5.10%	4-Oct-02	2,000,000.00		
7-Aug-02	Bendigo Bank (Kulim)	58 Days	4.91%	4-Oct-02	2,000,000.00		
8-Aug-02	Term Deposit CBA	60 Days	4.83%	7-Oct-02	1,000,000.00		
16-Sep-02	Bankwest	30 Days	4.86%	16-Oct-02	1,000,000.00		
	Reserve Bank Interest to	30-Sep-02				11,832	
	Funds Invested	30-Sep-02			6,000,000.00	23,857	Budget 02/03 170,000
	Municipal Funds						
18-Aug-02	Bendigo Bank (Cranbrook)	91 Days	4.99%	15-Nov-02	1,500,000.00		
27-Aug-02	Bendigo Bank (Mt Barker)	90 Days	5.09%	25-Nov-02	1,000,000.00		
5-Sep-02	Term Deposit CBA	120 Days	4.83%	3-Jan-03	2,000,000.00		
17-Sep-02	Term Deposit CBA	90 Days	4.93%	16-Dec-02	2,000,000.00		
23-Sep-02	Bendigo Bank (Cranbrook)	30 Days	4.90%	23-Oct-02	3,000,000.00		
	Municipal Bank Interest to	30-Sep-02				27,935	
	Funds Invested	30-Sep-02			9,500,000.00	27,935	Budget 02/03 200,000
TOTAL INVESTMENTS & INTEREST EARNED TO DATE					15,500,000.00	31,791	

Summary	
Term Deposit CBA	5,000,000.00
Bendigo Bank (Mt Barker)	3,000,000.00
Bendigo Bank (Kulim)	2,000,000.00
Bendigo Bank (Cranbrook)	4,500,000.00
Bankwest	1,000,000.00
	<u>15,500,000.00</u>

CITY OF ALBANY

Notes to and Forming Part of the Quarterly Statements For the period ending 30 September 2002

(1) SIGNIFICANT ACCOUNTING POLICIES

The significant policies which have been adopted in the preparation of the Annual Budget are:-

(a) Basis of Accounting

These budget estimates have been prepared to comply with the Local Government Act of Western Australia 1995 and the Local Government (Financial Management) Regulations 1996. In accordance with those legislative requirements, forms and content the budget statements have been prepared to meet the requirements of the applicable Australian Accounting Standards and the Statement of Accounting Concepts. They have been prepared on the accrual basis under the convention of historical cost accounting.

(b) The Local Government Reporting Entity

For the purposes of reporting the City of Albany as a single unit all transactions and balances in respect to the Municipal, Town, Trust and Reserve Funds have been consolidated.

(c) Non Current Assets

(i) Valuations of Non Current Assets

Acquisition of assets in these statements are capitalised in accordance with the Australian Accounting Standards. As from 1 July 1998 all outlays on the creation of infrastructure assets will be recorded as the acquisition of non current assets. It is proposed that all infrastructure assets created in prior years will be brought to account by 30 June 2001.

(ii) Revaluations of Non Current Assets

The budget statements do not reflect any revaluation of non current assets in the accounts presented. Infrastructure assets capitalised from 1 July 1998 will be revalued in conjunction with all existing infrastructure assets to be brought to account by 30 June 2001.

(iii) Depreciation of Non Current Assets

All non current assets are depreciated over their useful life in a manner that reflects the consumption of the service potential of those assets.

CITY OF ALBANY

Notes to and Forming Part of the Quarterly Statements For the period ending 30 September 2002

(iii) Depreciation of Non Current Assets (Cont'd)

Depreciation will be applied on the following basis.

Land	n/a
Buildings	2%
Furniture and Office Equipment	15%
Electronic Equipment	20%
Light Vehicles, if replacement is due	
every year	n/a
every two years	5%
more than two years	10%
Sundry Plant and Equipment	15%
Heavy Plant	10%
Freehold Land for Sale	n/a
Roads and Other Infrastructure	
Sealed	7%
Unsealed	15%
Road Base	2%
Culverts and Bridges	5%

Depreciation on each asset will be charged to the programme to which the asset principally relates or, where possible, to the activity the asset was used

Depreciation is included in expense calculations when assessing service charges to be imposed but has been excluded from calculations when determining the amount of rates to be levied.

(iv) Infrastructure Assets

All infrastructure assets of the City of Albany are recognised in the Statement of Financial Position in accordance with AAS27 Financial Reporting by Local Governments and the Local Government (Financial Management) Regulations 1996

(d) Non Current Assets - Investments

Local Government House Unit Trust

During the financial year ended 30 June 1998 the above asset class was revalued. The valuation has been provided by the trustees of Local Government House. The valuation is based on the value of equity held in the Local Government House Unit Trust. There is not a policy of regular revaluation.

CITY OF ALBANY

Notes to and Forming Part of the Quarterly Statements

For the period ending 30 September 2002

(c) Capitalisation of Fixed Assets - Materiality Level

The materiality threshold for the capitalisation of fixed assets is \$1000

(f) Grants, Donations and Other Contributions

All grants, donations and other contributions have been recognised as revenues. Conditional grants received in advance are recorded as income and brought to account upon the performance of the obligations of the grant.

(g) Investments

All investments are valued at cost and interest on those investments is recognised when accrued.

(h) Provision for Employee Entitlements

The estimates for employee entitlements relates to amounts expected to be paid to employees for long service leave, annual leave and sick leave and based on legal and contractual entitlements and assessment having regard to experience of staff departures and leave utilisation. Current wage rates are used in the calculation of the provisions. Long service leave is accrued on the basis of the number of years employed (continuously) in Local Government.

(i) Superannuation Funds

The City of Albany contributes to the W.A. Local Government Superannuation Scheme at the rate of 1% as a minimum statutory contribution and 9% to the National (Compulsory) Superannuation Scheme.

(j) Stock on Hand

Stock and materials are recorded at cost including taxes, freight and cartage.

(k) Cash

For the purposes of the Statement of Cash Flows, cash is considered to include cash on hand and in banks, cash floats and investments.

CITY OF ALBANY

Notes to and Forming Part of the Quarterly Statements For the period ending 30 September 2002

(l) Comparative Information

Comparative figures are, where appropriate, reclassified so as to be comparable with the figures presented for the budgeted financial year.

(m) Changes in Accounting Policy

The accounting policies adopted are consistent with those of the former Shire and Town

(n) Bad and Doubtful Debts

The budget does not make any provision for uncollectable rate debtors as these are secured by a charge over a ratepayer's property. It is expected that some small bad and doubtful debts will be uncollectable during the year and the City will write these off.

(o) Rounding

All monies have been rounded to the nearest dollar and some minor variations between the supporting information and statements may result.

(2) COMPONENT FUNCTIONS/ACTIVITIES

The Operating Statements are presented in a program format using the following titles in accordance with Part 1 of Schedule 1 Reg.3 of the Local Government (Financial Management) Regulations 1996

General Purpose Income

General purpose grants, untied road grants, interest on deferred rates

Governance

Members of Council, elections, citizenship ceremonies, receptions/functions
general administration and public relations.

Law, Order & Public Safety

Fire prevention/fighting, WA Fire Brigades Levy, contributions to local brigades
Animal control, general ranger duties to ensure public safety

Health

Health inspections, analytical/bacteriological testing, donations to organisations
and clinic operations

CITY OF ALBANY

Notes to and Forming Part of the Quarterly Statements For the period ending 30 September 2002

Education and Welfare

Pre school, Day Care Centre operations, Senior Citizens centre and Community Development Officer expenditure.

Community Amenities

Rubbish collections, recycling, refuse site operations, education and compliance control and studies, pollution control, urban drainage and donations to organisations. Public conveniences operations and protection of the environment issues

Recreation & Culture

Beaches, parks, reserves, boat ramp maintenance. financial assistance grants to sporting bodies, library town hall and community arts programmes operations. Sporting grounds, gardens maintenance and heritage buildings.

Transport

Roads, footpaths, drainage, road verges, street lighting, traffic management and airport

Economic Services

Building control, saleyards, plant nursery, contributions to tourism bodies and tourist information bays. Economic development and Albany Business Centre

Other Property & Services

Public works overheads, plant/vehicle operations, stock and materials, depot operations and private works.

The Operating Statements are presented in a program format using the following titles in accordance with Part 2 of Schedule 1 Reg.3 of the Local Government (Financial Management) Regulations 1996

REVENUES

Rates

General Rate Revenue, instalment interest and administration cost, late payment interest, discount and ex gratia rates.

Grants & Subsidies

Grants and contributions toward operating activities and capital expenditure

Fees and Charges

Fees and charges for the performance of services eg private works
Income from buildings, facilities and equipment i.e. Airport landing fees, Saheyard etc

CITY OF ALBANY

Notes to and Forming Part of the Quarterly Statements For the period ending 30 September 2002

Other Fees & Charges

Dog licences, BCITF levies

Reimbursements

Self Supporting Loan interest repaid legal costs recouped.

Interest Earnings

Investment interest on bank accounts, reserves etc.

EXPENDITURE

Employee Costs

Direct labour (wages & salaries) leave entitlements, superannuation, allowances vacancy advertising, staff conferences, fringe benefits tax, uniforms, protective clothing, staff training, conference expenses, workers comp insurance premiums, professional indemnity insurance

Utilities

Telephone, water, electricity, gas etc.

Insurances

Members, bushfire, public liability, motor vehicles, buildings, plant, multiple risk.

Materials

All materials including fuel, oils, tyres, stationery, equipment maintenance, security cleaning, external plant hire, operating lease payments.

Interest on Loans

Interest on loans, loan overdraft and establishment fees etc.

Depreciation

Depreciation as a single total to disclose the expense on all non current assets.

Other

Civic receptions, postage, valuations, subscriptions, legal fees, bank charges, audit fees, elected members expenses etc

(4) RATING INFORMATION

In accordance with Section 6.2 (1) of the Local Government Act 1995 and Reg 23 of the Local Government (Financial Management) Regulations 1996, the following General Rates have been adopted by the City -

	Minimum Rate	Rate in Dollar
Gross Rental Value	413.00	10.101
Unimproved Value	413.00	0.6212

CITY OF ALBANY

Notes to and Forming Part of the Quarterly Statements
For the period ending 30 September 2002

Discounts, Incentives and Concessions.

The City of Albany offered ratepayers the opportunity to claim a 5% discount on current rates, by making payment in full by the due date (i.e. within 35 days of the date of the service of the rate notice). Payment must include all arrears and accrued interest.

Council provided a 20% discount on current rates to owners of property deemed under the previous Act as "Urban Farmland"

Ratepayers who are registered in accordance with the Rates and Charges (Rebates and Deferrals) Act 1992 were eligible for a concession up to 50% of the General Rate, in line with the conditions as set out under that act

The City of Albany offered the following incentives, donated by sponsors, for those ratepayers who paid their rates in full 14 days prior to the due date

1. A \$2,000 Commonwealth Bank Streamline Account
2. An accommodation package with Cottesloe Beach Chalets
3. An accommodation package with the Comfort Inn, Albany
4. 12 bottles of Wignalls Wines new release "Albany Dew" wine

The final date for payment in full to be eligible for entry into the incentive prize draw was 4th September 2002

Specified Area Rate.

In accordance with Section 6.37 of the Local Government Act 1995, a Specified Area Rate of 0.01 cents in the dollar be imposed on gross rental valuations, in addition to the differential rates imposed, on the following specified properties in Location 103 Little Grove and a minimum specified area rate be set at \$264.28 in addition to the minimum rate set of \$413.00

Assessment No.	Property Description	Amount
A14893	Lot 124 Henry Street	264.28
A63080	Lot 114 Henry Street	264.28
A42511	Lot 1 Albert Street	264.28
A5803	Lot 130 Albert Street	264.28
A33962	Lot 28 William Street	264.28

CITY OF ALBANY

Notes to and Forming Part of the Quarterly Statements For the period ending 30 September 2002

A5693	Lot 110 Albert Street	264.28
A5976	Lot 109 Henry Street	264.28
A36760	Lot 27 William Street	264.28
A5878	Lot 107 George Street	264.28
A5982	Lot 108 Henry Street	264.28
A66545	Lot 124 George Street	264.28
A63062	Lot 121 Henry Street	264.28
A42309	Lot 9 The Esplanade	264.28
A5921	Lot 131 Albert Street	264.28
A5691	Lot 118 George Street	264.28

Specified Area Rate, CONT

A20513	Lot 104 Henry Street	264.28
A6134	Lot 109 Henry Street	264.28
A6137	Lot 108 William Street	264.28
A45571	Lot 100 Albert Street	264.28
A73258	Lot 126 The Esplanade	264.28
A45959	Lot 102 Henry Street	264.28
A171746	Lot 128 The Esplanade	264.28
A171750	Lot 129 The Esplanade	264.28
	Total Specified Area Rate	\$6,078.44

Interest on Overdue Rubbish Collection Fees

In accordance with Section 6.13 of the Local Government Act 1995, a late payment interest has been set at a rate of 11% per annum and calculated daily at 0.0301% to be charged on overdue/arrears Rubbish Collection fees, and current service charges that remain unpaid after 35 days from the date of issue.

(i) Options for Payment of Rates and Refuse Charge

Section 6.45 (1) Local Government Act 1995 states:-

A rate or service charge is ordinarily payable to a local government by a single payment but the person liable for the payment of a rate or service charge may elect to make that payment to a local government subject to subsection (3), by

- (a) 4 equal or nearly equal instalments, or
- (b) such other method of payment by instalments as is set out in the local government budget

Section 6.45 (3) Local Government Act 1995 states:

A local government may impose an additional charge (including an amount by way of interest) where payment of a rate or service charge is made by instalments and that additional charge is, for the purpose of its recovery, taken to be a rate or service charge, as the case requires, that is due and payable

CITY OF ALBANY

**Notes to and Forming Part of the Quarterly Statements
For the period ending 30 September 2002**

The date of issue of the rate notices was **13th August 2002**, and ratepayers were provided with the following payment options:-

- Option 1** Payment in full
Payment in full, including all arrears of rates and charges, by the due date will attract a discount calculated at 5% of the current rate
Due date for payment in full was **17th September 2002**
Rates outstanding after 35 days and where no instalment option is taken, will attract late penalty interest of 11% calculated daily at 0.0301%
- Option 2** Payment by 2 instalments
First instalment must include payment of all arrears and accrued interest charges.
Second instalment attracts an additional administration charge of \$3.00 and instalment interest calculated at 5.5%
Instalment dates are:-
17th September 2002
17th January 2003
Instalments not paid by the due date will attract a late penalty interest of 11% calculated daily at 0.0301%
- Option 3** Payment by 4 instalments
First instalment must include payment of all arrears and accrued interest charges.
2nd, 3rd and 4th instalments attract an additional admin charge of \$3.00 per instalment and instalment interest of 5.5%. Instalment dates are:-
17th September 2002
18th November 2002
17th January 2003
18th March 2003
Instalments not paid by the due date will attract a late penalty interest of 11% calculated daily at 0.0301%

CITY OF ALBANY

Notes to and Forming Part of the Quarterly Statements

For the period ending 30 September 2002

(5) MEMBERS OF COUNCIL - ALLOWANCES

The following fees, allowances and expenses have been included in the budget estimates for 2002/2003, payable quarterly.

Mayor - meeting fees	\$3,000	per quarter	Total	\$12,000
Councillors-meeting fees	\$1,500	per quarter	Total	\$6,000
Mayor - Allowance	\$3,000	per quarter	Total	\$12,000
Deputy Mayor - Allowance	\$750	per quarter	Total	\$3,000
 Kilometre Allowance	 as per the Local Government Officers Award			 \$21,000

(6) DEPRECIATION - NON CURRENT ASSETS.

The depreciation to date, is by program, as follows:-

	YTD Actual 2002~2003	Budget 2002~2003	Budget 2001~2002
General Administration	81,811	219,856	101,346
Law, Order, Public Safety	65,588	263,480	210,780
Health	2,322	9,384	7,858
Welfare and Education	3,016	11,964	10,825
Community Amenities	42,327	170,124	157,397
Recreation and Culture	231,005	1,002,352	890,448
Transport	1,260,046	4,916,452	4,517,533
Economic Services	49,639	203,388	180,832
Other Prop. and Services	3,292	13,296	5,501
Total Depreciation	\$1,739,046	\$6,810,296	\$6,082,520

(7) INVESTMENTS.

The estimate of investment interest included within the budget is as follows:-

	YTD Actual 2002~2003	Budget 2002~2003	Budget 2001~2002
Various Reserve Funds	23,857	170,000	200,000
Surplus Municipal Funds	27,935	200,000	245,000

Investment of funds is generally by Term Deposit with Commonwealth Bank or fixed term investments with the Bendigo Community Banks. The estimates have been compiled using an interest rate of 4%.

CITY OF ALBANY

Notes to and Forming Part of the Quarterly Statements
For the period ending 30 September 2002

(8) FEES AND CHARGES

	YTD Actual 2002-2003	Budget 2002-2003	Budget 2001-2002
Law, Order, Public Safety	3,992	43,300	53,300
Health	6,405	36,000	36,000
Education and Welfare	95,069	523,000	509,000
Community Amenities	1,782,022	2,134,750	1,653,625
Recreation and Culture	325,263	992,523	928,996
Transport	118,263	710,800	749,899
Economic Services	118,463	773,525	719,074
Other Prop. and Services	4,113	4,727	75,000
Total	\$2,453,591	\$5,218,825	\$4,724,894

(9) LOAN BORROWING PROGRAM.

In accordance with Section 6.20 (1) of the Local Government Act 1995 the following items have been included in the budget estimates

Roadworks (Asset Management Plan)	3,464,484
RSJV - Sleyards Capital	32,500
Library Development	612,000
Reserves Masterplan	222,700
Playground Equipment	115,000
Plant	443,500
Waste	202,500
Depot Site Remediation	375,000
Total	5,467,684

All proposed loans (with the exception of the Roadworks (Asset Upgrade Program) will be funded over a 5 - 10 year period. The Roadworks program will be funded initially with the first five years being an interest only loan. Interest has been estimated at 7.50% per annum. The loan borrowing program included in the 2002/03 budget estimates have been adopted to receive and expend all the loan funds within the current year.

Schedules of Loan principal and interest liability and repayments have been appended to these notes.

(10) SURPLUS CARRIED FORWARD.

The Budget assumes no surplus or deficit carried forward.

CITY OF ALBANY

**Notes to and Forming Part of the Quarterly Statements
For the period ending 30 September 2002**

(11) OVERDRAFT.

No provision has been made for an "Overdraft" in the budget. Council has an offset arrangement with it's bankers which incorporates the balances in the Municipal Account plus the Reserve and Trust funds.

(12) JOINT VENTURE

The City of Albany is a joint venture partner with the Shire of Plantagenet in the Great Southern Regional Cattle Saleyards situated at Plantagenet Location 4900 Albany Highway Mt. Barker. The City of Albany has a 50% interest in the assets, liabilities and operations of this joint venture.

The City of Albany's share of the assets and liabilities committed to the joint venture have been included in the Statement of Financial Position as non current assets.

(13) BORROWINGS INFORMATION

The following is details of the unspent balance of money borrowed in the previous financial year

Amount brought forward on 1 July 2002	\$	649,016
Purpose for which the money was borrowed	Road Asset Upgrade	
Year in which the money was borrowed		2002
Amount to be used during 2002/2003	\$	649,016
Amount which will be unused during 2002/2003	\$	-

General Report Items

**WORKS & SERVICES
SECTION**



ALBANY ROADWISE COMMITTEE MINUTES

Tuesday, 13th August 2002
9:30am
City of Albany Chambers, Mercer Road



Attendees: Ian Wilson, Councillor Fax: 9844 4518
Brett Joyne, City of Albany
Vacant, RoadWise, Fax: 9821 1458
Jenny Charlton, RAC Fax: 9841 7751
Henry Williams, Albany Police Station, Fax: 9841 0530
Graham Black, Albany Police Station
Nigel Flander, Albany District Police Station, Fax: 9842 2086
Sandra Crowe, Albany Regional Hospital, Fax: 9841 8557
Geoff Findlay, Dept Planning & Infrastructure
Mandy Rublnich, Education Department, Fax: 9841 7542
Laurina Pickin, Main Roads, Fax: 9841 8213
Gayle Cook, Roadcare, Fax: 9841 8258
Kim Butfield, Public Health, Fax: 9852 2317
Tim Scott, Albany School Based Police, Fax: 9842 2086
Glen Huffer, Fire & Emergency Services
Judy Hill, CWA 5 Cooper Way, Albany WA 6330
Ray Crocker, Seniors Advisory Committee, 152B Frenchman Bay Rd, Albany WA 6330
Ernie Rogers, Albany Ratepayers & Residents Assoc. 16 Newbey St, Albany WA 6330
Greg Webber, 15 Parade Street, Albany WA 6330
Minutes: Naomi Alberts, City of Albany (Email: naomi@albany.wa.gov.au)
GOV077

Special Notes: If you have an item for discussion, please send a copy through to Naomi Alberts on either email: naomi@albany.wa.gov.au, fax: (08) 9841 9200, or give copy to Naomi prior to commencement of meeting.

Albany RoadWise Committee

- MINUTES -

Tuesday, 13th August 2002, 9:30am
City of Albany Chambers, Mercer Road

1. **OPENING**
Meeting opened at 9:45am
2. **PRESENT**
Brett Joynes, Judy Hill, Gayle Cook, Nigel Fiander, Tim Scott, Jenny Charlton, Geoff Findlay, Naomi Alberts (Minutes)
3. **APOLOGIES**
Ernie Rogers, Kim Buttrfield, Ian Wilson
4. **CONFIRMATION OF MINUTES**
Albany RoadWise Committee minutes – 5th July 2002

THAT the minutes of the Albany RoadWise Committee meeting held on the 9th 2002 be confirmed as a true and accurate record of the proceedings, with the following amendment:

Item 8.3

Vanessa informed the committee that the budget process for RoadWise projects had been altered, therefore, funding for the Seniors Road Safety Information Day will not be available for the event to be held in September. The new process for obtaining project money will be arranged in the next few months, and Vanessa advised that the Seniors Road Safety Information Day has already been submitted for the first round of allocation.

CARRIED

5.0 SPECIAL BUSINESS

5.1 New RoadWise Officer

The Perth RoadWise office has made a commitment for a RoadWise Officer to attend as many meetings as possible until the next Great Southern RoadWise officer is appointed. No officer will be available to attend the 13th August meeting, however, the September meeting will be attended by either a Perth RoadWise Officer or the new Great Southern RoadWise Officer.

6. BUSINESS ARISING

6.1 Vanessa Williams

Ian Wilson to write thank you letter to Vanessa on behalf of the RoadWise Committee.

6.2 Crash Car for Tambellup Show – October

The committee has no objection for the Tambellup Police to use the crash car for the show in October. The police are to organize collection and return of the car. The committee delegated authority for Jenny Charlton to approve the future loanings of the crash car. Ian Wilson to organize a letter of thanks to be sent to Paul Armstrong for his service in towing the car to various locations within Albany, free of charge.

6.3 Roundabout Educational

Police to organize the next educational date to be held on a Thursday. Possibility to hold educational at the Chester Pass Road roundabout. Volunteers are required. Nigel to follow up.

6.4 Great Southern Wine Festival – 29th September – Wignall's Winery

Discuss at next meeting when new Roadwise Officer is on board.

6.5 Emergency Procedures Campaign

Research has been completed on the availability of guidance notes for the reporting of emergencies. This is not a major issue and RoadWise should report findings to DEMAC and close issue

7. CORRESPONDENCE

7.1 Incoming

7.2 Outgoing

Road Safety Concerns – South Coast Highway - City of Albany to Main Roads (attached)

8. GENERAL BUSINESS

8.1 RoadWise - Committee of Council

There was some discussion as to the possibility of incorporating RoadWise as a Committee of Council. This would lighten regulations and require changes to the proceedings of RoadWise meetings. It was agreed to leave the meetings as a community committee and not seek for it to become a committee of Council.

8.2 Pedestrian Crossing - Albany Highway

Brett informed the committee of the traffic / pedestrian counts undertaken on Thursday, 8th August. The number of pedestrians and vehicles counted exceeded the required number to construct a pedestrian crossing. The results will be sent to Main Roads to expedite the conversion of the plateau to a pedestrian crossing. Brett provided information on future roundabouts and traffic calming developments.

8.3 Speed Display

A speed display radar will be coming to Albany for one month. Media and roster to be organized.

8.4 Cruise Control

Gayle raised the issue of the danger of cruise control in fatigued situations. Brett to discuss with Julie Parsons.

8.5 RAC Road Safety Week 13th – 16th September

The RAC Road Safety Week is to be held from 13th to 16th September. Speed checks will be undertaken along Frenchman Bay Road. Jenny to contact Police to arrange talks at schools

9. CLOSE

The meeting was declared closed at 10:30am.

10. NEXT COMMITTEE MEETING

Tuesday, 10th September 2002 at 9:30am in the City of Albany Chambers, Mercer Road.

Our Ref: MAN131 0204526
Cross Ref: 1205561

Enquiries: Graham Steel
Phone: (08) 9841 9208

8th August 2002

Laurina Pickin
Main Roads WA
Chesler Pass Road
ALBANY WA 6330

Dear Laurina

RE:- ROAD SAFETY CONCERNS - PEDESTRIAN

I refer to a letter received from the Albany Roadwise Committee on 1st July 2002 requesting that Main Roads investigate the issue of the lack of a safe crossing point on South Coast Highway. The location of concern is in close proximity to the general store/fuel station, and residential units for seniors.

This request has been further discussed by the Seniors Advisory Committee, who believe that this problem is not just restricted to one area within Albany, and made the following recommendation at the 18th July 2002 meeting.

RECOMMENDATION

The Council:

1. *Express the Seniors Advisory Committee's support for the proposal of the Roadwise Committee to have Main Roads WA investigate the issue of road safety for pedestrians, particularly seniors, on South Coast Highway near the Service Station/General Store;*
2. *Request Main Roads WA to extend the investigation into pedestrian safety, in conjunction with the City of Albany, into other areas of Albany including North Road, Angove/Hardy Roads, Middleton Road and any others where there are pedestrian/vehicle conflicts created by combinations of shops, schools, Doctors' surgeries, recreation areas and seniors housing in close proximity; and*
3. *Invite Main Roads WA to use the Seniors Advisory Committee as a consultative forum for issues that affect the seniors community*

During my initial conversation with Main Roads WA Traffic Officer, Mr Greg Woods, on Monday, 5th August 2002, it was suggested that an initial site investigation be undertaken with representatives from both Main Roads WA and the City of Albany to view the sites in question, in particular North Road, Angove/Hardy Roads, Middleton Road and South Coast Highway.

If possible, it would be preferable to time this meeting to be held in late August to coincide with Main Roads WA Traffic Consultant's (Peter Moses) visit to Albany and the commencement of duties of the City of Albany's new Manager Asset & Client Services, Mr Stephen Bell, and Manager City Works, Mr Les Hewer.

Please contact me to confirm the date and time of the site meeting. In the meantime, if you wish to discuss this matter further, please do not hesitate to contact me on (08) 9841 9208.

Yours sincerely

GRAHAM STEEL
MANAGER, CITY SERVICES

GG NKA

cc *Seniors Advisory Committee
Albany Roadwise Committee
Brett Joynt, Executive Director Works & Services
Les Hewer, Manager City Works
Stephen Bell, Manager Asset & Client Services*

General Report Items

GENERAL MANAGEMENT SERVICES SECTION

Gaynor Clarke

From: Zeliha Iscel [zeliha@inet.net.au]
Sent: Thursday, 29 August 2002 10:24 AM
To: Gaynor Clarke
Subject: Interview for Turkish Program

Hi Gaynor,

Please pass on our thanks to Her Worship the Mayor for such a great interview. It will be aired this Monday evening (2 September) as we are still in the process of translating the Mayor's responses.

Thank you too, Gaynor, for helping to organize the interview.

Have a good weekend.

Best regards
Zeliha.

September 4th, 2002

The Executive Officer
City of Albany
P O Box 484
ALBANY WA 6331

CITY OF ALBANY - RECEIVED
RECORDS OFFICE

6 - SEP 2002

FILE	CORRO NO.	OFFICER
GOVERN	1207651	MAJAC
CC	ATTACHMENTS	OFFICER
		2

Dear Sir/Madam

Could you please convey our appreciation to the Mayor and Councillors for their support of the school chaplaincy program at Albany Senior High School.

The receipt for your donation is enclosed.

Yours sincerely



Jeni McCulman
Office Assistant

Encl.



**THE CHURCHES' COMMISSION
ON EDUCATION (INC.)**

ABN 70 172 899 396

Received from City of Albany

the sum of \$ 6050.00

being for Contribution

30/08/2002 JM Galman

(Date)

(Signature)

RECEIPT No

6831

Donations over \$2 are tax deductible

Agenda Item Attachments

DEVELOPMENT SERVICES SECTION

CITY OF ALBANY



Department of Health
Government of Western Australia

Telephone: (08) 9411 6663
Facsimile: (08) 9411 6660
Email: health@health.wa.gov.au



Postal: AS4657A/ANDELL
Outlet: 210013D1A.DOC
Inquiries: D Sellwood (9388 4913)

Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 6551

Attention: Peter Steele

Dear Sir/Madam

PROPOSED SPECIAL RURAL ZONE - 101/2 BURLIN ROAD, LOT 5 COSY CORNER ROAD AND LOT 130 COOMBS ROAD, TORRAY

Thank you for your letter dated 12 August 2002 regarding the above.

The Department of Health has no objection to the rezoning proposal. However, buffers between residential developments and any conflicting land uses will need to be provided to the satisfaction of the Department of Environmental Protection (DEP).

Yours faithfully

Rod Holmes
A/MANAGER
WASTEWATER MANAGEMENT

1 October 2002

Environmental Health
Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008
Letters PO Box 8172 Perth Business Centre Western Australia 6849
Telephone: (08) 9388 4337 Facsimile: (08) 9388 4333
ABN 28 684 750 332



Department of Environmental Protection
Water and Rivers Commission
Amalgamating to form the Department of
Environment, Water and Catchment Protection

Your ref:

Our ref:

CITY OF ALBANY - RECEIVED RECORDS OFFICE		
29 SEP 2002		
FILE A54651A	CURRNO NO. T2083591	OFFICER DAA
CC	ATTACHMENTS 2	OFFICER

Enquiries:
A54651A/AS/10025
Direct: 9842
Julie Peach
9841 0104

Planning Officer
City of Albany
PO Box 484
ALBANY 6331

Attention: Richard Hindley

Dear Sir,

AMENDMENT NO 125 - Rezoning of Lot 2 Horton Road, Lot 5 Cosy Corner Road and Lot 130 Coombas Road, Torbay, from "Rural" to "Special Rural".

Thank you for providing the Water and Rivers Commission (WRC) with the opportunity to comment on the above amendment. The WRC requests that the following issues are appropriately addressed in the scheme provisions.

WATERWAYS PROTECTION

1. *Effluent disposal and creek protection area - Lot A building envelope*

From the Subdivision Guide Plan it is not possible to estimate the setback distances from the watercourses to the building envelope on Lot A. The WRC recommends that the Department of Environmental Protection (DEP) guidelines for effluent management are included in the Scheme Provisions, ie

"All effluent disposal systems to be located a minimum distance of 50 metres from the seasonal watercourse. Conventional septic systems to be located a minimum distance of 100 metres from the seasonal watercourse, depending on soil type."

This will reduce the risk of nutrients leaching into any water bodies.

The WRC recommends the replanting of local native species of riparian vegetation along the seasonal watercourse within the proposed Creek Protection Area, to further limit the potential for nutrients from effluent disposal and garden fertiliser applications to be exported from the site. This requirement is supported by the constraint identified in the Local Rural Strategy, of the "need to protect the creekline on Lots 1 and 2".

RETENTION OF NATIVE VEGETATION

The WRC supports the scheme provisions relating to the retention of native vegetation on site, with controls to prevent further clearing.

South Coast Region
5 Bevan Street, Albany, Western Australia 6330
PO Box 525, Albany, Western Australia 6331
Telephone (08) 9842 5760 Facsimile (08) 9842 1204
www.environment.wa.gov.au www.wrc.wa.gov.au

RETENTION OF NATIVE VEGETATION *continued*

2. *Proposed lot sizes for existing Lot 130*

The proposed lot sizes for existing Lot 130 are *not* considered consistent with the need to protect remnant vegetation. The proposed lot sizes will not meet the objectives of the scheme amendment or that of the LRS.

For Torbay Policy Area 4, the LRS states that "*Rezoning would provide for the retention of remnant vegetation*" and "*There is remnant vegetation that needs protection*".

In order to avoid extensive clearing within the heavily vegetated area of Lot 130, it is recommended that the proposed lot size be increased, ideally into two lots averaging 6 hectares each. This would preserve a larger area of vegetation classified as a Conservation of Flora and Fauna Area, in keeping with the general policies of the LRS. This lot size would also be consistent with adjacent vegetated areas.

Fragmentation of the existing native vegetation into smaller blocks as proposed for Lot 130, would increase the impacts of "edge effects" (ie. soil disturbance, weed and vermin invasion) resulting in the degradation of an area of native vegetation which is currently in good condition.

3. *Location of building envelopes on proposed Lots I and J.*

The building envelopes on both proposed lots are located on existing areas of native vegetation (Figure 7 of Amendment 225). In preference the building envelopes should be located to the north of the pedestrian access way on the pastured slope, away from the existing native vegetation areas, with the justification from the LRS as for Point 2 above.

4. *Demarcation of lot boundaries*

The WRC is supportive of scheme provisions that require lot demarcation other than clearing, with the purpose of retaining large areas of the existing intact native vegetation wherever possible ie.

"5.3 *Boundary fences and dams shall not be permitted within the "Conservation of Flora and Fauna" areas shown on the Subdivision Guide Plan"*

5. *Wildlife corridors*

The proposed scheme amendment appears to advocate the treatment of visually sensitive areas over the protection of natural resources, to the extent that the scheme provisions support the removal of the only remaining native vegetation for building envelopes on proposed lots I and J.

It would appear the main purpose of the proposed wildlife corridor to the north of lots I, J and K is to reduce the visual sensitivity of developments on those lots, and shield from view the clearing of the existing native vegetation for building envelopes. The scheme provisions may well require screening vegetation to reduce the visual sensitivity of developments visible from Cosy Corner Road.

5. *Wildlife corridors* *continued*

However, a more appropriate route for the wildlife corridor would utilise existing native vegetation remnants, which would increase the integrity of the wildlife corridor. The multiple benefits of this route include protection of existing native vegetation, minimising the area of land requiring revegetation, and therefore a reduction in cost of revegetation activities.

This alternative route would also negate the involvement of landowners to the north of the subdivision of existing Lot 2, where the wildlife corridor "will form part of a wider corridor to be created jointly by the subdivider and the owners of the adjoining rural zoned land to the north" (Page 21, Scheme Amendment).

The suggested alternative corridor would run eastwards from proposed block G, along the southern boundary of H to include the existing vegetated portions of proposed lots I and J (all of the existing native vegetation south of the pedestrian access way), continuing along the southern boundary of proposed lots L and M to connect with the native vegetation on the existing Lot 130.

6. *Planning for bushfire protection*

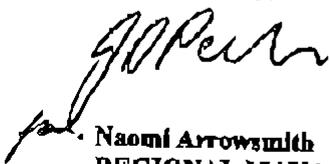
Existing Lot 130 in has an Extreme Bush Fire Hazard Rating (Figure 8, Scheme Amendment) and is therefore "not suitable for development as the risk of bush fire is excessive" (Page 11, Scheme Amendment).

Further, the WRC suggests that the extensive clearing of one third of the native forest vegetation on existing Lot 130, in order to provide for building envelopes, is not an acceptable means of reducing the bushfire hazard in an area that is also proposed for the Conservation of Flora and Fauna.

As per Point 2 above, an increase in the proposed lot size is recommended, ideally to two lots averaging 6 hectares. This alteration will meet the LRS objectives where "Reasoning would provide for the retention of remnant vegetation" and "There is remnant vegetation that needs protection". It will also negate the issue of developments inappropriately located in areas of extreme bush fire hazard.

If you have further queries, please contact Julie Pech 9841 0108.

Yours faithfully,



Naomi Arrowsmith
REGIONAL MANAGER
WATER AND RIVERS COMMISSION

24th September 2002

N PLANNING & DEVELOPMENT ACT 1978

CITY OF ALBANY - RECEIVED
RECORDS OFFICE

of Executive Officer of the City of Albany

28 SEP 2002

SUBMISSION ON

FILE	WORK NO.	OFFICER
A6440	T208355	DAAM
A55FB8	ATTACHMENTS	OFFICER
		2

PLANNING SCHEME AMENDMENT NO. 225

Name: A.H. + P.R. LONDON Phone: 98451138

Address: PO BOX 542 ALBANY 6331
or LOT 4 COSY CORNER ROAD, TORBAY

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

Occupier of Lot 4 adjacent to Lot 5, part
of 225

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)
(include lot number and nearest street intersection)

LOT 4 COSY CORNER ROAD

SUBMISSION

(Give in full, your comments and any arguments supporting your comments - continue on additional sheets if necessary)

See attached response for details.

Date: 24/09/2002

Signature: A.H. London
James London

A.H. LONDON

PO Box 542 ALBANY 6331
98451138; 0407 998 256
tonyl@albanvis.com.au

September 22, 2002

Peter Steele
Planning Officer
City of Albany
PO Box 484
ALBANY 6331

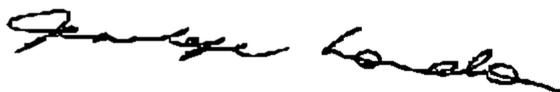
Dear Mr Steele

Please find enclosed our considered response, to the Amendment to Town Planning Scheme No 3 for the purposes of rezoning Lot 2 Hortin Road, Lot 5 Cosy Corner Road and Lot 130 Coombes Road Torbay, from 'Rural' to 'Special Rural'.

Yours sincerely,



A.H. London



P.R. London

We have read the City of Albany's Town Planning Scheme No 3 (District Scheme) Amendment No 225, for the purposes of rezoning Lot 2 Hordley Road, Lot 5 Coxy Corner Road and Lot 130 Coumbes Road Torbay, from 'Rural' to 'Special Rural'. What follows is our considered response to the Report prepared by Simon Thwaites, Planning Consultant, Albany.

Introduction

The authors of this response, A.H. & P.R. London were the joint owners of Lot 33 Coxy Corner Road, with B & E.C. Rastrick, from January 1977 until it was subdivided into Lots 4 and 5, and have been the owners of Lot 4 since that date. We therefore speak with some knowledge of the topography, the nature of the soils, the bush, the water supplies and the wild life, and would urge the readers of this response to give due consideration to that fact.

The residence that we occupy was built in 1981-2

In principle we also understand the desire of the Shire, and now the City of Albany, to aggregate various forms of development and planning, and to ensure that where various divergent activities are in close proximity, that due care and attention be given to the needs of the various parties. We point out in this case, because of the lie of the land, where Lot 4 is on the low and receiving side of much of Lot 5, that there are critical issues relating to the continuance of existing water supplies and effluent from Lots I, J & K, especially when current and planned activities on Lot 4 are taken into consideration. We will address these in detail later in this document.

We make all of our comments without prejudice.

2. Planning Context (a) Local Rural Strategy

We note the comment that asks for planning that avoids adverse impacts on the visual and other environmental qualities of the City's rural areas, and conflict with existing and future agricultural areas. We make the following comments.

- In its initial plan, the existence of housing envelopes, Lots J and K directly above the source of our main domestic water supply presents some potential problems to us, both about the quality and the availability of that water.
This water is used for all purposes, other than for drinking water) and is a soak.
- The main source of water for the Olive Grove, a large dam which is both a collection dam and a soak, also lies below the housing envelopes of Lots K and J, also presents potential problems about

the quality and availability of water for the 1250 olive trees that are currently dependent upon that water supply.

These two areas seem to point out that there is not a clear understanding by the proponents of the effects upon the adjoining block. P7 does not even give consideration to the water supplies and drainage of Lot 4. This is further exacerbated by the following inclusion in the proposal:

The ability of the soil to accommodate on-site effluent disposal without risk to ground or surface water resources is the most important potential constraint to the development. This concern is somewhat reduced as the land is not within the catchment of a confined water body or a recognised groundwater resource. (p. 7)

I suggest that this is an area that requires further investigation and the development of some guidelines (effluent waste disposal schemes) and assurances to us (the owners of Lot 4) that the issues that we have raised above will be dealt with.

- Quite clearly, as existing residents on the lower side of the planned development, and with our house having been built some years prior to the subdivision of Lot 53, and relatively close to what has now become the boundary between Lots 4 and 5, we are relatively exposed to developments in Lot 5 and feel that for a rural block, we are having our privacy severely diminished.

The large open cleared paddock on Lot 5 Cozy Corner Road is a particularly sensitive element of the landscape which forms part of the focused view from Cozy Corner Road (p. 13)

This does not take into account the sense of the present incumbents feeling sensitivity from the potential new neighbours, looking down upon them. These visual concerns should work in both directions.

3. Physical Assessment (b) Soils, Drainage and Land Capability

The ability of the soil to accommodate on-site effluent disposal without risk to ground or surface water resources is the most important potential constraint to the development. This concern is somewhat reduced as the land is not within the catchment of a confined water body or a recognised groundwater resource.

- The bulk of the work for the proposal was carried out when the blocks were dry. The present situation, September 2002, when there has been an average rainfall, albeit later in the year, would make it clear that some of the areas become quite wet, waterlogged and there is a good deal of run off.

We would like to have seen Fig 7 include the relationship between Lots 4 and 5 at the height of winter with the raised water table.

We would also seek assurances from Council that our water supplies, present and future, will be protected from any diminution as a direct result from planning changes made under Amendment 225.

B. Criteria for Formulation of Concept Structure Plan, Subdivision Guide Plan and Scheme Provisions

(a) Bush Fire Protection

Access

Incorporate safe access and egress for fire services between bush fire hazard areas and the subdivision and related development, and within the subdivision.

We have concerns about the fire access road between the two sealed roads in Lot 2 Hortins and Lot 5 Cozy Corner, not being a formed gravel road. The designated area is on light sand and unless it was formed in some way, would probably make movement of heavy water tankers difficult.

We would like to be assured that fire access roads within the subdivision are compliant with PEFB standards

Water Supply

Provide for subdivider contributions to the fire fighting water supply provided at the top of Coombes Road.

During this last fire fighting season, the Coombes road water supply was unable to supply required water for a fire. This supply is either inadequate at peak times, or is not effectively maintained.

We would not like to see the present inadequate fire water supply system further drawn upon and would prefer a new system with guarantees of supply to be effected.

(b) Building Envelopes

Set back at least 100 metres from adjoining rural land to the north to avoid conflicts with existing or potential future agricultural uses.

We are concerned that in practice notional building envelopes are sometimes modified or changed after an amendment takes place. We would like to see some assurances that this was not negotiable. We are

Interested that Lots L and M do not seem to have designated building envelopes and of greatest concern is the proximity of Lot K's envelope, to our existing water supplies.

We would like to see the position of all building envelopes made clearer, with detailed measurements made available to neighbours. We would like to see finally determined envelopes as being not negotiable.

Structure Plan and Subdivision Guide Plan

(a) Bush Fire Protection Components

- Strategic fire access way (p. 20) See above 8 (a) Access

(b) Conservation of Flora and Fauna Areas

- Cover areas of existing intact native vegetation which would be set aside from the development (p21)

The proposed Amendment documentation, does not make clear which body becomes the 'owner' of the proposed Conservation of Flora and Fauna areas and has the ultimate responsibility for fire management, modifications for fire breaks etc and where the title for those parcels of land resides.

Can we be provided with the relevant documentation with respect to Conservation of Flora and Fauna Areas as a part of this process? Can we be assured about responsibilities in the longer term for such areas?

(c) Wildlife Corridor and Revegetation Areas

- A large new wildlife corridor is designated along the northern margin of Lot 5 and across Lot 2..... This will form part of a wider corridor to be created jointly by the subdivider and the owners of the adjoining rural zoned land to the north.

We are concerned about the three year maintenance by the subdivider. At what point is the wildlife corridor deemed to be satisfactory in its configuration and by whom? Who will determine what will happen to the corridor after three years and what mechanisms will be in place to ensure that the corridor will achieve its purpose?

We would like to see more specific guidelines set down for quality assurance issues and responsibilities related to the wild life corridor, during and after the three year maintenance period.

4.0 Intensive Agriculture and the Keeping of Stock

Over the years we have kept livestock on the areas affected in Lot 5, these include, cattle, sheep and horses. Our experience, especially with cattle and horses, is that on the area designated by Lots I, J & K, given the light sandy soil area and the sloping nature of the block, it is very vulnerable country. Horses and cattle tend to spend a lot of time on the bottom of the block fence lines and they cut the surface of the land in a detrimental way. This would have an effect upon the bush corridor (erosion) and the water supply, mentioned earlier in our response, which is only a few metres from the southern boundary of Lot 4.

We believe that in such country it is a negative approach to consider rehabilitation work, *Where in the opinion of Council the continued presence (4.3) rather than prohibition from the very beginning. This would follow the logic of 3.4 In order to protect native fauna the keeping of cats is prohibited.*

We would like to keep our options open of moving towards organic farming of our olives and to the opportunity to expand upon our current grove. Some of this expansion would take in the country at the southern part of our block, hence our concern about the use of chemicals and the effects of effluent.

We would like assurances that the blocks in the planned subdivision, Lots I, J & K will have covenants protecting them from Intensive Agriculture and the Keeping of Stock (especially cows and horses) for commercial purposes.

Conclusion

We would like the following submission to be considered as a part of the current planning process. We recognise that the expansion of special rural lots is a part of the overall city strategy, but we ask that due consideration be given to the comments and questions that we have raised, given that we were here first, and that we would like to be able to continue our current activities without experiencing conflict as existing or future agricultural users.

A.H. London

A.H. & P.R. London

George London

September 2002.

A Summary of the Main Points extracted from the Response Document

I suggest that this is an area that requires further investigation and the development of some guidelines (perhaps based on the schemes) and arrangements in the context of Lot 41 that the issues that are being raised above will be dealt with.

We would like to have seen that 7 include the relationship between Lots 4 and 5 at the height of winter with the raised water table.

We would also seek assurance from Council that our water supplies present and future will be protected from any diminution as a direct result from planning changes made under Amendment 225.

We would like to be assured that the access roads within the subdivision are compliant with RMA standards.

We would not like to see the proposed to be quite the water supply system further down road and would prefer a new system with guaranteed supply to be effected.

Can we be provided with the relevant documentation with respect to the construction of Foma and Ranga Areas as a part of this process? Can we be assured about responsibility in the longer term for such roads?

We would like to see more specific guidelines set down for quality assurance issues and responsibilities related to this with the corridor during and after the three year maintenance period.

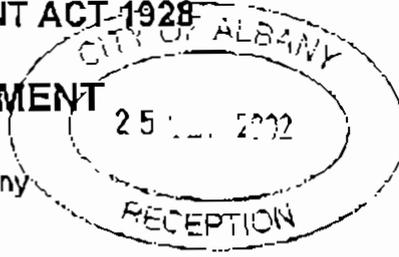
We would like assurance that the blocks in the proposed subdivision, Lots 1, 4, 5 & 6 will have covenants protecting them from intensive Agriculture and the keeping of stock (especially cows and horses) for commercial purposes.

COPY

CITY OF ALBANY - RECEIVED
TOWN PLANNING & DEVELOPMENT ACT 1928
RECORDS OFFICE

SUBMISSION ON AMENDMENT

25 SEP 2002



FILE TO	WORK NO	The Chief Executive Officer of the City of Albany
AD SUB 57A 200283	1	DAAN EM
CC	ATTACHMENTS	OFFICER
	PHOTOS	2

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 225

Name: JOHN + BARBARA WATSON Phone: _____

Address: 1 HAY STREET
ALBANY WA 6330

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

PLEASE SEE ATTACHED SUBMISSION

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)

(include lot number and nearest street intersection)

TAA 35 LOT 25 TORBAY HALL

SUBMISSION

(Give in full, your comments and any arguments supporting your comments - continue on additional sheets if necessary)

PLEASE SEE ATTACHED SUBMISSION

Date: 22 / 9 / 2002

Signature: John Watson

Mr Peter Steele,
City of Albany,
221 York Street,
Albany, WA 6330

1 Hay Street,
Albany,
WA 6330
21 September, 2002

Dear Mr Steele,

Proposed Special Rural Zone Torbay

We wish to comment upon the proposed special rural zone at Lot 2 Hortin Road, Lot 5 Cosy Corner Road and Lot 130 Coombes Road, Torbay.

Our property (TAA 35 Lot 25) lies immediately adjacent to the south of proposed Lot H. We purchased this property at the time of original release within the spirit of quiet rural retreats with considerable restrictions upon uses of the property. Naturally we wish to retain the quiet rural ambience and views that we have invested in over such a long time frame.

We are also conscious of the potential fire risk from the north, especially if there are to be more properties developed. Some of the worst fires on the hill have ignited from accidents with power tools such as angle grinders. We have established a strategic firebreak/access approach on our own property and would like to see this complimented on the southern boundary of the proposed subdivision, specifically on Lot G.

Our specific comments are as follows:-

1.0 Subdivision Guide Plan.

1.1 "...generally be in accordance..." etc and

1.2 "...minor variations..."

We wish to be consulted about any further proposed variations to Lots G or H. Subject to location of any dam sites, the guide plan as it stands appears not to compromise our own property values in terms of potential neighbouring developments and retention of vegetation. If however even minor changes are contemplated to either of these two lots our own property values of privacy and view could easily be affected.

2.0 Zone Objectives

See comments below regarding bush fires.

"Capitalises on the visual and other...etc" - please see comments above re 1.1 and 1.2.

Whilst Table 3 on page 13 of the main report is admirable in recognising landscape sensitivity, it does overlook landscape impact of developments upon adjoining properties. For example, there is specific reference to views of development from public vantage areas and from within the site itself, but there is no mention of the views from other properties outside the subdivision. The impacts upon immediate neighbours should also be specially considered.

3.0 Planning Approval...etc

3.1 (b) Please seek to avoid reflective roofing materials as viewed from properties to the south ie looking downslope as well as from other directions.

3.2 We request that any dam site on Lot H be restricted to within the building envelope and definitely outside the boundary setback distances. Whilst development of a dam is unlikely on that portion of Lot H adjacent to our property due to the terrain, nevertheless this could be proposed. However this would be adjacent to our own proposed building site and hence fall into our field of view and have other potentially adverse impacts upon our property, for example safety risk to children.

5.0 Boundary setbacks

5.0 Please include dams

5.1 Please include dams

6.0

6.1 As most of the building zones are located on sloping terrain it needs to be clearly specified whether the two storey condition

is from natural ground level or from cut and fill ground level. The former is less obtrusive overall as it avoids the two storeys potentially commencing at a decking height that is already possibly a storey or more higher depending on the house width into the hill.

6.2 Agreed - see comments above on 6.1

6.3 Please see earlier comments re dams.

7.0 Flora and Fauna

7.2 (e) Should be quantified . The more vegetation is cleared for view enhancement the more buildings will be visible from the surrounding countryside.

7.4 Where conservation zones cross cadastral lot boundaries it would be sensible to fence the remnant rather than the true boundary. eg Lots G and H , O and N etc

9.0 Bushfire Management

9.1 A strategic break should also be established along the southern edge of the CFF of Lot G (we note that the CFF zone is recognised as an 'extreme fire risk zone'). This will help consolidate the existing 8m break maintained along our own northern boundary (see photographs) which is kept trafficable and slashed/mown each fire season. This may need to be continued north along the western boundary of Lot G or continue west from the SW corner of Lot G.

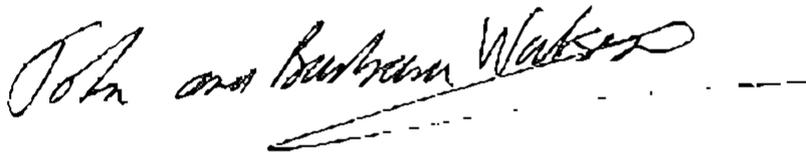
This recommendation is also consistent with the intent of bullet points 3 and 5 on page 16 of the main text referring to safe access and egress for fire services within the subdivision and with consideration of 'related development' ie immediate neighbours, and complimenting strategic fire protection on adjoining land.

We would also welcome a complimentary 8m strategic break maintained along the entire S boundary of the subdivision (ie Part Lot H)adjoining our property. This would be easily done

as It is clear of standing vegetation and simply needs close mowing/slashing in summer as we do on our side of the boundary.

We generally support the other concepts in the proposal especially the strategic linkage of vegetation for wildlife corridors. Should any changes in the boundary between lots G and H be contemplated, then we request an opportunity to comment further.

Thank you

A handwritten signature in cursive script that reads "John and Barbara Watson". The signature is written in black ink and is positioned above a horizontal dashed line.

John & Barbara Watson

Encl : photos to illustrate comments re 9.1 above

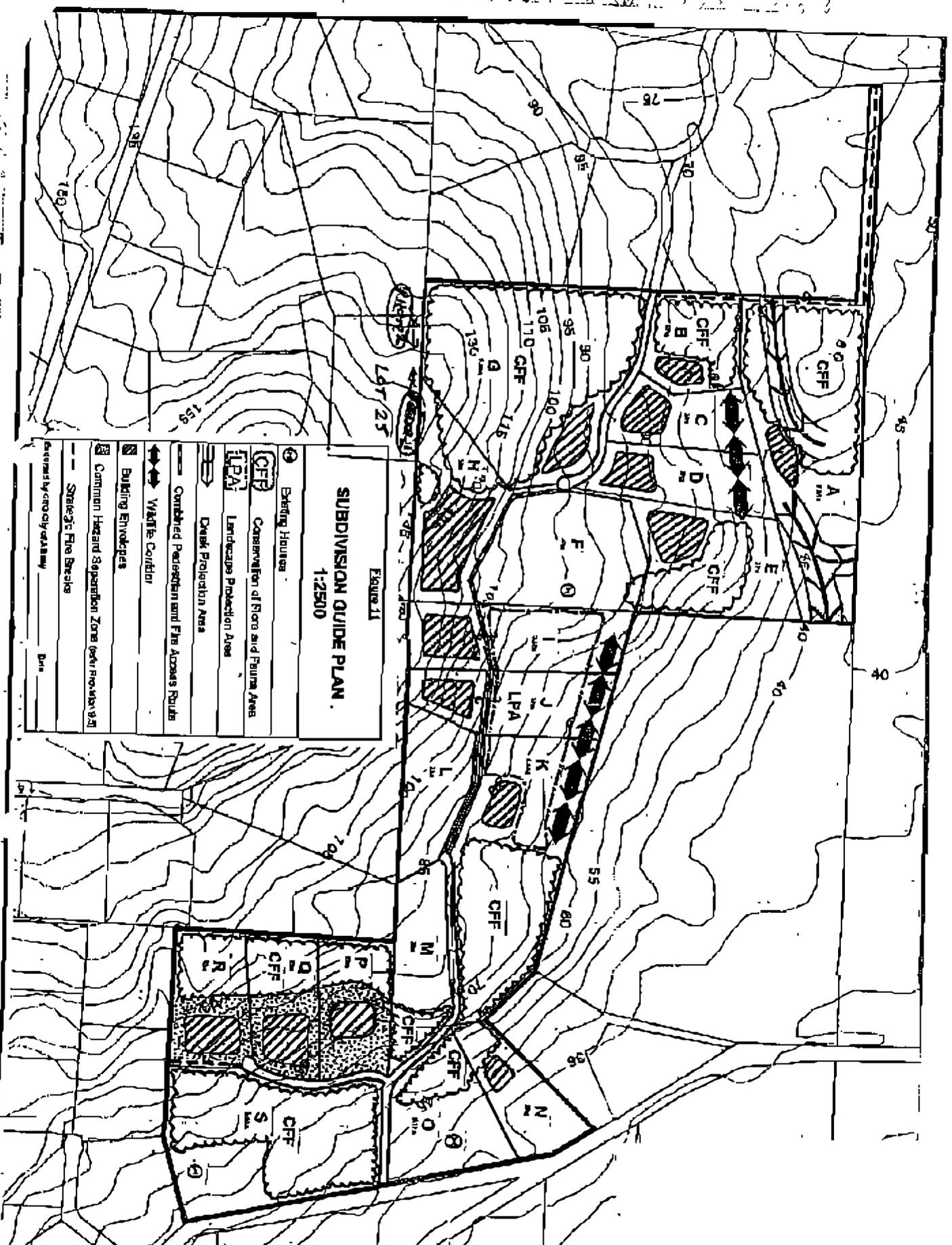


Figure 11
SUBDIVISION GUIDE PLAN
1:2500

	Existing Houses
	Construction of Fire and Fuels Area
	Landscaping Protection Area
	Curbed Protection Area
	Fire Access Route
	Waste Corridor
	Building Envelopes
	Common Hazard Separation Zone (over provisions 8.1)
	Strategic Fire Breaks
Approved by: <input type="text"/> Date: <input type="text"/>	
Entered by: <input type="text"/>	

TOWN PLANNING & DEVELOPMENT ACT 1978
CITY OF ALBANY - RECEIVED
RECORDS OFFICE
SUBMISSION ON AMENDMENT

25 SEP 2002

TO : The Chief Executive Officer of the City of Albany

FILE	CONTROL NO	OFFICER
AD64697A	5208282	DAAM
CC	ATTACHMENTS	OFFICER
		2

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 225

Name : Bryan Taylor Phone: 98428008
Address: Lot 115 Emsyth Glade Torray

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

Owner/occupier of adjacent property

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)

(include lot number and nearest street intersection)

ala.

SUBMISSION

(Give in full, your comments and any arguments supporting your comments - continue on additional sheets if necessary)

Attached

Date: 20 / 9 / 02

Signature: BK Taylor

I have some concerns regarding the access to the proposed sub-division at Lot 2 Hortin Rd.

The plan indicates that the cul-de-sac terminating in this location will be simply an extension of an existing road and this is not the case. The 'new' road will need to join the existing sealed road that was part of the development of Lot 1 Hortin Rd and is named Forsyth Glade.

From this road to the boundary of Lot 2 Hortin Rd (this proposal) is the 200-meter (approximately) northern boundary of my property. This plan does not show the two vacant (sub) lots that are presently for sale and abut this line on the other side (both of which have driveways accessing the Forsyth Glade).

Currently this line is a gravel track and firebreak, identified on plans as a 'possible future access'.

If the intention is to develop this road as implied, your own requirements in the planning guidelines suggest that this development should be as 'low profile' as possible. The road would be as narrow as permissible to cause least impact to the existing vegetation and 'understated' to be in sympathy with the locality. (Forsyth Glade itself is something of an overkill.)

Other than local traffic would be discouraged with "No through road" and "Local traffic only" at BOTH Hortin Rd and the 'new' road.

I believe my family and I are the residents most effected and would appreciate the opportunity to discuss this proposal is processed.

Under this proposal, the 'battle-axe' strategic firebreak on the northern boundary is redundant.

I would also raise the point that a recent building approval overlooking 'Cosy Corner' resulted in a 'Bed and Breakfast' that has a light grey roof that is visible from a considerable distance and is an eyesore rather than "blend(ing) in with the landscape". If the colour of this zincalume roof and the building itself are acceptable, the guidelines need to be changed. These colours would be unsuitable to this proposal.

Bryan Taylor
9845 1535 (w)
9842 8008 (h)

TOWN PLANNING & DEVELOPMENT ACT 1928

CITY OF ALBANY - RECEIVED
RECORDS OFFICE

TO : The Chief Executive Officer of the City of Albany 25 SEP 2002

SUBMISSION ON

FILE	WORK NO	OFFICER
CC	ATTACHMENTS	OFFICER

PLANNING SCHEME AMENDMENT NO. 202

Name : C.H. & J.H. MOUNTNEY Phone: 8-93869364 (Prtnr)
98451304 (Home)

Address: 81 VINCENT ST
NEOLANDS W.A. 6009

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

OBJECTION TO PROPOSED SPECIAL RURAL ZONE
LOT 2 HURSTON RD, LOS COXY CORNER RD,
LOT 130 COOMBER ROAD - TORRBY

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)
(include lot number and nearest street intersection)

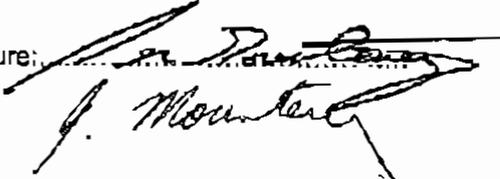
LOT 24, MAY ROAD, TORRBY

SUBMISSION

(Give in full, your comments and any arguments supporting your comments - continue on additional sheets if necessary)

PLEASE SEE ATTACHED LETTER

Date: 22 / 9 / 02

Signature: 

Mr & Mrs G.H. Mounteney
81 Vincent Street
Nedlands
Western Australia 6009
Tel: 93869364

City of Albany
P.O. Box 484
Albany, WA 6331.

Attn: Peter Steele
Planning Officer

Dated: 22nd September 2002

Subject: Proposed Special Rural Zone - Lot 2 Horton Road, Lot 5 Cosy Corner Road and Lot 130 Coombes Road, Torbay.

Dear Sirs,

Having just returned from overseas, we wish to make a written submission in response to the proposed rezoning prior to the closing date of 26th September.

We are the owners of Lot 24, May Road, Torbay, and will be directly affected by the proposed re-zoning which allows for buildings to be constructed in front of our property. Our house is centrally located within our Lot and has a north-easterly aspect looking down a small valley on to the lowlands and Cosy Corner road below. The locations of the proposed building envelope for Lot I and the eastern half of the building envelope for Lot H, are directly in front of our view.

We note your objectives, of capitalising on the visual and other physical characteristics of the Torbay landscape, while minimising the impact on the area's natural beauty. We therefore trust this proposed residential sub-division is not intended to be at the detriment of existing residents.

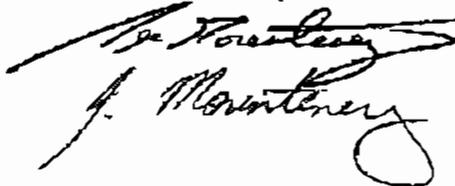
We are not in favour of the proposed re-zoning. However, we may not object if the following provisions can be included in this proposal.

- Trees are not planted in Lots; H, I, J and L with a density or location that would obstruct our views when they are mature.
- The building envelope on Lot H is restricted to the western half of this presently proposed envelope.
- That the boundary setback along the southern edges of Lots; H, J and I are increased to 30 metres.

We will inspect the plans in your offices later this week and would appreciate the opportunity of meeting with you, if that is possible.

Yours Sincerely

Hamish & Julie Mounteney





Department of Agriculture
Government of Western Australia



Mr Peter Steele
Planning Officer
City of Albany
PO Box 484
ALBANY WA 6330

**CITY OF ALBANY - RECEIVED
RECORDS OFFICE**

28 SEP 2002

Your Ref: AS0657AAM0225
Our Ref: 60-0066
Enquiries: Shanhan
Date: 18 September 2002

FILE	CURR NO	OFFICER
AS 57A	1208200	1. DAPI
CC	ATTACHMENTS	OFFICER
		2.

Dear Peter

PROPOSED SPECIAL RURAL ZONE – LOT 2 HORTON ROAD, LOT 5 COSY CORNER ROAD AND LOT 130 COOMBES ROAD – AMENDMENT NO. 225.

Thanks for the opportunity to comment on the proposed amendment for the above areas.

I have inspected the lots to obtain a better perspective of the overall proposal and many of the common concerns about this type of development appear to have been addressed in the document supplied. With that in mind, I will mention some of the things that would be important in considering final approval of the proposal. They are:

- Road alignment to be on the contour or as close to the contour as possible.
- Need to address water management and safe water disposal on these sandy soils where roads and accessways are constructed. Sandy soils generally have poor soil structure and are highly susceptible to erosion, particularly on the steeper slopes.
- Retain indigenous vegetation intact where possible and consider fencing to exclude livestock access. Revegetation and protection of drainage lines should also be considered, as should revegetation for screening and wildlife corridors. Avoid the clearing of fencelines through existing indigenous vegetation.

Yours sincerely

Kevin Shanhan

Senior Land Conservation Officer

Albany Regional Office

444 Albany Highway
ALBANY WA 6330
Telephone: (08) 9992 8425 Facsimile: (08) 9941 2707 E-mail: kshanhan@agwa.wa.gov.au

FESA

Fire & Emergency Services
Authority of Western Australia

Your Ref: A54657A/AMD225
Our Ref: AE2329/02
Contact: Murray Hatton

FESA - Fire Services
Great Southern District
74 Chester Park Road
ALBANY WA 6330

Telephone: 9842 0200
Facsimile: 9842 1476
E-Mail: m.hatton@fesa.wa.gov.au

City of Albany
P O Box 484
ALBANY WA 6331

CITY OF ALBANY - RECEIVED		
RECORDS OFFICE		
13 SEP 2002		
FILE	CORRU NO.	OFFICER
A54657A	T207874	1 DACT
CC	ATTACHMENTS	OFFICER
		2

Attention: Peter Stecla

Dear Peter,

RE: LOT 2 HORTIN ROAD, LOT 5 COSY CORNER ROAD, LOT 130 COOMBES ROAD, TORBAY.

Thankyou for your letter (undated) seeking Fire Services input into the proposed Town Planning Scheme Amendment on the land described above.

Fire Services has significant concerns about some of the land's suitability for development in line with the proposal. Specifically, Fire Services would like to see:

- A. an alternative water supply developed in the area to relieve the reliance on the facility located adjacent to the Woodbury Boston School and
- B. a commitment to develop a dedicated and comprehensive Fire Management Plan for the proposed area to detail the measures to be undertaken by the developers to mitigate the ongoing risk to potential residents and fire fighters.

Any queries in relation to this letter should be addressed to myself on 9842 0200.

Yours faithfully,

MURRAY HATTON
FESA - FIRE SERVICES MANAGER
GREAT SOUTHERN DISTRICT

12 September, 2002.



TOWN PLANNING & DEVELOPMENT ACT 1988 - RECEIVED
RECORDS OFFICE
SUBMISSION ON AMENDMENT

TO : The Chief Executive Officer of the City of Albany

FILE NO	COPY NO	OFFICER
AS 4657A	120763	DAAI
CC	ATTACHMENTS	OFFICER

5 - SEP 2002

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 225

Name : JACK & SELMA CLAY Phone: 98451109

Address: RMB 9366
TORBAY HILL ALBANY 6330

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

OWNERS OF LOT 14 TANIA RD, WHICH
BACKS ONTO SUBDIVISION AS IMMEDIATE
NEIGHBOURS

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)
(include lot number and nearest street intersection)

LOT 14 TANIA RD.

SUBMISSION

(Give in full, your comments and any arguments supporting your comments - continue on additional sheets if necessary)

WE SUPPORT THE PROPOSAL TO REZONE
TO SPECIAL RURAL & APPRECIATE THE
CARE WITH WHICH THE DEVELOPERS HAVE
TAKEN TO CONSERVE NATURAL BUSH &
WILDLIFE AREAS

Date: 2/7/02

Signature: [Handwritten Signature]
Jack & Selma Clay



Department of
Mineral and Petroleum Resources

Your ref: A04857A/AMDZ25
Our ref: 280-02
Enquiries: Mr Dawson Tel 9222 3255

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

**CITY OF ALBANY - RECEIVED
RECORDS OFFICE**

11 SEP 2002

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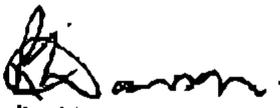
Mineral House
100 Plain Street East Perth
Western Australia 6004
ABN 69 416 335 356
Telephone +618 9222 3333
Facsimile +618 9222 3430
www.mpr.wa.gov.au

Dear Sir/Madam

**PROPOSED SPECIAL RURAL ZONE - LOT 2 HORTIN ROAD, LOT 5
COSY CORNER ROAD AND LOT 130 COOMBES ROAD, TORBAY
TOWN PLANNING SCHEME No. 3 - AMENDMENT No. 225**

I refer to your letter dated 12 August 2002 regarding an amendment to the Town Planning Scheme for the purpose of rezoning Lot 2 Hortin Road, Lot 5 Cosy Corner Road and Lot 130 Coombes Road, Torbay, from 'Rural' to 'Special Rural' and advise that there are no objections to or comments on the proposed change.

Yours faithfully

for 
Jim Limerick
DIRECTOR GENERAL

6 September 2002

CITY OF ALBANY - RECEIVED
RECORDS OFFICE

20 AUG 2007

Form 4
Regulations 16 (1) and 20 (2)

FILE	CORRO INU	OFFICER
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ACT 1928		

TOWN PLANNING AND DEVELOPMENT ACT 1928

SUBMISSION ON AMENDMENT

TO: The Chief Executive Officer City of Albany

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO: 225

Name: L Wignall **Phone:** 9842 4240

Address: C/- Water Corporation
PO Box 915
Albany WA 6331

SUBJECT OF SUBMISSION, on behalf of a company.

Water Corporation

SUBMISSION

The Corporation has no objection to the above-mentioned Scheme amendment.

Date: 16/8/02

Signature: *L Wignall*

Your Ref:
Our Ref: 29
Enquire:
Phone:
Fax:
Email:

DEPARTMENT OF
Conservation
AND LAND MANAGEMENT
Conserving the nature of WA

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

Attention: Mr P. Steel Planning Officer

CITY OF ALBANY - RECEIVED
RECORDS OFFICE

A54 657 2-3 AUG 2002

FILE A54657	DORRUM 1207259	OFFICER DA41
A54700	ATTACHMENTS 2	OFFICER

**PROPOSED SPECIAL RURAL ZONE LOT 7 HORTON ROAD,
LOT 3 COSY CORNER ROAD AND LOT 130 COOMBS ROAD, TORBAY.**

Thank you for the opportunity to comment on the above proposal.

We do not have any objections to this rezoning proposal, however some additional conditions from our perspective, which should be applied to future developments of the locations are:

- > Owner/Occupier take adequate action to prevent ingress of weeds into remnant bush.
- > Owner/Occupier take adequate/appropriate action to control feral and exotic animals.

These conditions would be complimentary to that of fencing remnant native vegetation and would enhance the conservation value of these areas.

This office has received reports of fauna gaining access to buildings and of damaging property on Torbay Hill. Western Ringtail Possum (*Pseudocheirus occidentalis*) which is listed as a threatened species is usually the subject of these reports. Ironically this threatened species appears to be favoured, in its few remaining areas of occurrence, by human settlement. It is therefore likely that their population will increase at Torbay Hill in association with the greater density of housing. It would be prudent then, that the Western Ringtails presence be considered during the design of future structures for this site.

It is hoped that the foregoing receives consideration and can be applied to future developments on this land.

Yours faithfully,


For John Watson,
Regional Manager
South Coast Region

August 22, 2002

SOUTH COAST REGION: 120 Albany Highway, Albany, Western Australia 6330
Phone: (08) 9842 4500 Fax: (08) 9841 7105 Website: www.nature.gov.au
Postal Address: 120 Albany Highway, Albany, Western Australia 6330



Government of
Western
Australia

Enquiries Murray Flett on 9892 0549
Our Ref: 851-55V7
Your Ref: A54657A/AMD225

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

CITY OF ALBANY - RECEIVED		
RECORDS OFFICE		
21 AUG 2002		
FILE A54657A	CORR NO. 1207176	OFFICER DAAI
CC	ATTACHMENTS 2	OFFICER

MAIN ROADS
Western Australia

ABN: 50 660 678 021

19 August 2002

ATTENTION: Peter Steele

Dear Sir

PROPOSED SPECIAL RURAL ZONE - LOT 2 HORTON ROAD, LOT 3 COSY CORNER ROAD AND LOT 130 COOMBS ROAD, TORBAY.

I refer to your letter which we received on August 15 2002 regarding the rezoning of the above locations.

Main Roads raises no objection to the proposed rezoning as this location has no impact on any Main Road and is under the jurisdiction of the City of Albany.

If you require any further information please contact Murray Flett on (08) 9892 0549. In reply please quote file reference 851- 55V7.

Yours faithfully

J S Mermion
REGIONAL MANAGER

Peter Steele

From: Peter.Stegena@wpcorp.com.au
Sent: Wednesday, 21 August 2002 8:32 AM
To: peters@albany.wa.gov.au
Subject: Proposed Special Rural Zone Lot2 Hortin Rd, Lot 5 Cosy Corner Rd & lot 130 Coombes Rd, Torbay.

Peter

Thankyou for your letter reference A54657/VAMD225 asking for comments regarding development of the above lots. Please see my comments below. I have also attached a map showing the approximate location of the electricity network in the area.

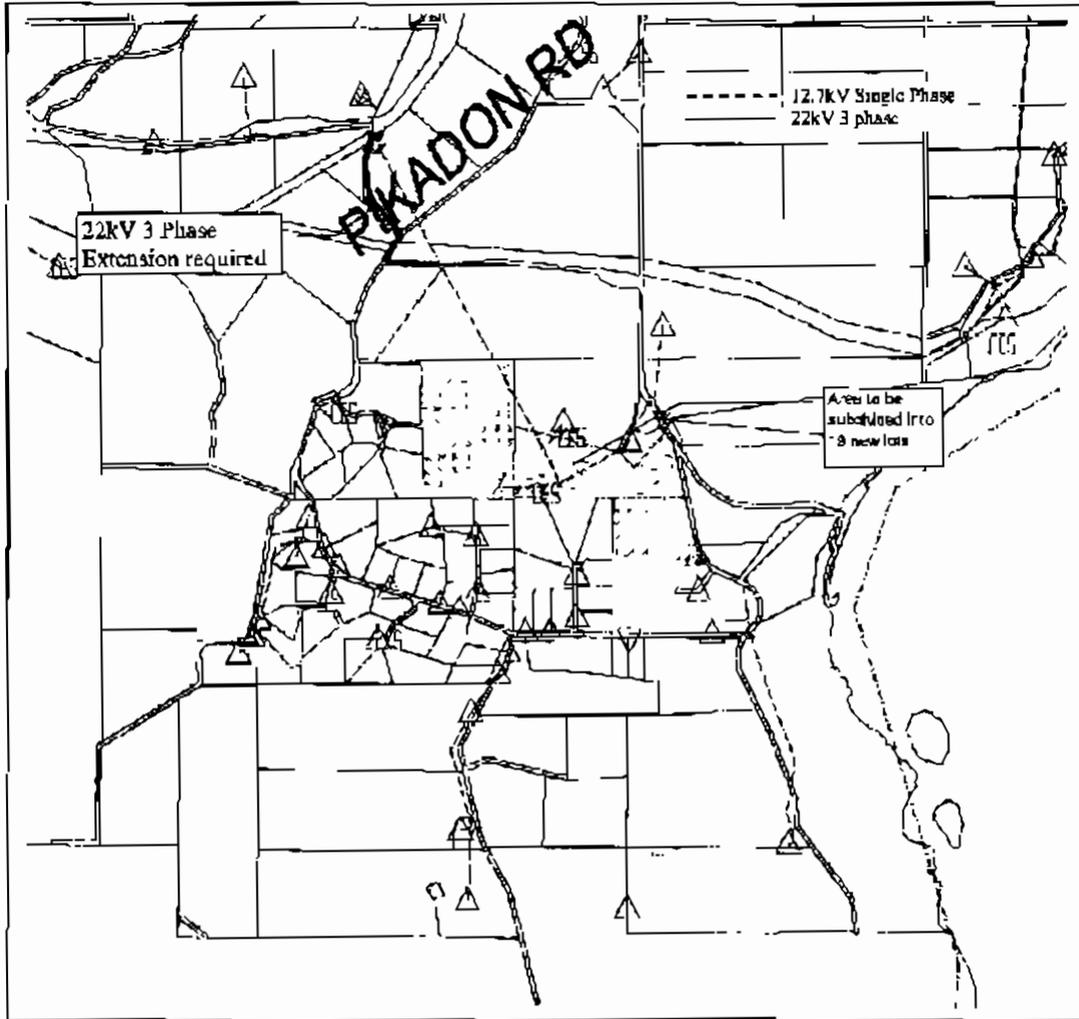
1. The present 12.7kV single phase supply cannot support the proposed lot increase (19 lots). To provide for the proposed development of above lots then 22kV three phase will need to be extended to split the load of the existing spur. The length of the extension is approximately 800 m. The developer of the lots will be required to fund the 3 phase extension to provide for the capacity of this development.

2. Where subdivided lots are less than 10 ha Western Power requires that the overhead line is removed from the lots and placed underground in the road reserve or where negotiated with Western Power, adjacent to a public road for access purposes

Regards,

Peter Stegena
Network Engineer, Distribution Development
Ph 08 9780 6319, Facs 08 9780 6354
Email peter.stegena@westernpower.com.au

Torbay Electricity Network



CITY OF ALBANY
SUBDIVISION POLICY REVIEW

PREPARED BY LANDVISION



OCTOBER 2002

1.0 INTRODUCTION

In January 2002 the Minister for Planning and Infrastructure upheld an appeal for the subdivision of a rural zoned lot in the City of Albany of 53.4 hectares into two lots. The Western Australian Planning Commission (WAPC) had previously refused the subdivision as it was not satisfied that it complied with the General Policies for rural subdivision as contained in the City's Local Rural Strategy (LRS). The WAPC was also concerned that the subdivision would represent a "breakdown of the existing pattern of lot sizes and set a precedent for the further subdivision of surrounding land."

The purpose of the subject subdivision application was for the development of an intensive agricultural enterprise. When reconsidering the application during the appeal process, Council, which had previously recommended refusal to the WAPC, withdrew its objection in view of its general compliance with Council's Policies and that the land capability was suitable for the proposed use. After considering Council's support the Minister upheld the appeal but advised Council of her concern that the existing policy could be abused and required clarification regarding all criteria listed in the policy. With respect to intensive agriculture enterprises the issue is whether they must be in operation to be supported.

The Minister requested that Council should move to amend the deficiencies in its policy and to advise the Minister accordingly.

This report outlines Council's review and proposed modifications to its Local Rural Strategy - Policy Document and policy to provide clear guidance for Policy 7 - Agricultural Protection and Rural Subdivision. Where necessary some modifications to Town Planning Scheme No. 3 (TPS 3) or points to be included in a new Scheme have been proposed.

In addition, the City is currently undertaking a number of strategic planning processes, which include the review of the Local Rural Strategy, the preparation of a Local Planning Strategy and new town planning scheme. Whilst it was envisaged that the review of this policy would be addressed via the review of the Local Rural Strategy it was decided to review this policy as a matter of urgency given the Minister's letter and the fact that it will be some time until the strategic planning documents referred to will be finalised and in place.

2.0 POLICY DISCUSSION AND RECOMMENDATIONS

When considering applications for subdivision of Rural zoned land Council and the WAPC are guided by Council's Local Rural Strategy, Policy Document, January 1996 (LRS). The relevant policies under the General Policy Subject Area No. 7 are:

GP28 Impact of Land Uses on Agriculture

Existing Policy

"All non-agricultural land use proposals will be assessed in terms of their potential impact on or conflict with existing and likely future agricultural land uses and management practices."

Discussion

The issues related to this policy are dealt with in GP 29. Non-agricultural land uses are listed in the Table 1 in TPS No. 3 where the only permitted uses in the Rural zone are:

- Public Recreation
- Public Worship
- Residential Dwelling House
- Rural Use - Extensive Arable Farming
- Livestock Grazing
- Horticulture
- Silviculture
- Stables
- Stock Holding Pens
- Sports Ground
- Viticulture

A further range of uses are listed which are either "AA", "A" or "IP" uses which may be approved, approved with conditions, or refused and some of which would require the proposal to be advertised for comment.

At the present time these provisions are satisfactory, however, some uses are not defined in the Scheme which should be rectified in the new Scheme and be consistent with the Model Scheme Text.

To clarify the interpretation of this Policy reference should be included "subject to GP29".

The term "future land uses and management practices" is too general and wide ranging and could be misused to stop current proposals because a broad interpretation of future land uses could be applied. It would seem more reasonable to protect future "P" uses which any land owner should expect would be possible and would not be restricted by an adjacent use.

Other land uses requiring Council approval may be restricted by an existing adjacent use and purchasers should exercise due diligence if acquiring a property for a use requiring approval.

Existing landowners would have the opportunity to comment on "AA" proposals which are likely to have an impact on the use of the land. All "A" uses should possibly become "AA" uses to ensure the proposal is advertised for comment, eg. An Educational Establishment could constrain surrounding agriculture however under the existing "A" use it could be approved by Council without any advertising or advice to the neighbours.

Recommendations

- Introduce the General Definitions contained in the Town Planning Amendment Regulations 1999 (cl. 1.7) to the new town planning scheme.
- Add the words "and subject to the requirements of GP29" at the end of the Policy.
- Add the following to the Policy. "Future land uses to be protected are those which are "P" uses."
- All "A" uses to become "AA" uses. In the new Scheme the provisions of the Model Scheme Text will be introduced resulting in the "AA" uses being classified as "A"

uses meaning that - "the use is not permitted unless the local government has exercised its discretion and has granted planning approval after advertising."

GP29 Treatment of Land Use Proposals in Agricultural Areas

Existing Policy

- " (a) Where a non-agricultural land use proposal would cause obvious adverse impacts on or conflicts with agricultural land uses the proposal will not be supported; and*
- (b) Where a non-agricultural land use proposal would affect land within an agricultural area but would not cause obvious conflicts with agricultural land uses, the proposal may be supported by Council subject to conditions which would minimise the potential for land use conflicts (eg. setbacks from agricultural uses and limits on the scale of development)."*

Discussion

GP29 (a) does not provide any flexibility to allow management agreements to be put in place which would eliminate any adverse impacts or be acceptable to the neighbouring or nearby property owner who would be affected. "Obvious adverse impacts" would be more appropriate if amended to be described as "unacceptable adverse impacts" to again allow flexibility to achieve suitable outcomes.

Anaesthetic

GP29 (b) The comments for GP29 (a) are relevant to this policy and as above "obvious conflicts" should be clarified by changing the wording to "unacceptable conflicts".

The flexibility to implement management arrangements, etc discussed in GP29 (a) has been provided for in this Policy.

Recommendations

- In GP29 (a) change the word "obvious" in line 1 to "unacceptable".
- In GP29 (b) change the work "obvious" to "unacceptable" in line 2.

GP30 Criteria for Support for Subdivision of Rural Land

Existing Policy

"Council may support the subdivision of rural land where:

- (a) The subdivision is within a rural residential or environmental protection zone and appropriate land use provisions are in place;*
- (b) The subdivision is for farm consolidation purposes and complies with Policy GP31;*
- (c) The purpose of the subdivision is to excise an approved intensive agricultural enterprise and Policy GP32 is complied with; and*
- (d) The purpose of the subdivision is to excise an approved tourist or industrial development, or for other uses which would be ancillary to the legitimate rural use of land, and Policy GP33 is complied with "*

Discussion

GP30 (a) refers to subdivision within land already zoned appropriately and does not require modification.

GP30 (b) is dealt with in GP31 and does not require modification. The issues to be addressed in GP31 are:

- to clarify that no additional lots will be created; and
- that the remaining lot should be consistent with other lot sizes in the locality.

The issues to be addressed with respect to GP30 (c) are whether all the criteria listed in GP32 must be satisfied and whether the intensive agricultural enterprise, the subject of a subdivision proposal, should be approved, developed and operational or just approved to gain Council support. Currently intensive agriculture (ie. horticulture in TPS 3) is a permitted use in the Rural zone in TPS No. 3. Also, if the enterprise must be operational for what period of time should it have been operating?

Within the City of Albany and in other south-west local governments people have found means to abuse this provision to gain de facto rural-residential subdivision. For example it has been shown that in some areas landowners have deliberately established one or two horticultural crops such as tomatoes, at very little cost, just to gain subdivision approval. The property is then sold and the use is irrelevant. Whereas a landowner may have outlaid significant resources to establish a vineyard or olive grove but cannot prove viability for many years. Yet because of the high cost of establishing the intensive use it would not be undertaken just to facilitate subdivision.

Subdivision

Planning Schemes and Strategies vary throughout the State regarding the need or otherwise to only support subdivision if an intensive agricultural enterprise exists. In areas where there is strong demand to purchase rural land for lifestyle choice, usually nearer the coast in the South-West and Lower Great Southern Regions, this is a particularly contentious issue. In such areas the trend is for town planning schemes to require such enterprises to be already established to avoid any potential abuse of the Policy resulting in de facto rural residential lots which can lead to:

- a) increasing land values above the agricultural value of the land;
- b) potential for land use conflict due to the introduction of non-agricultural use to an agricultural area. Such problems can include:
 - noise from pumps and machinery;
 - increased traffic;
 - 24 hour a day activity;
 - use of fertilisers, pesticides and chemicals;
 - spray drift; and
 - smells.

Agriculture WA believes that lot sizes for intensive agriculture should become larger to take advantage of economies of scale necessary to remain competitive in the export market.

The latest draft of Subdivision Criteria for the Warren Blackwood Rural Strategy is not clear on whether the enterprise should be established or not. However, a recent workshop of officers from the Department for Planning and Infrastructure this issue was discussed and it was agreed that such Policies should require the intensive agricultural enterprise to have been established and successfully operating. The main argument against this is that often a landowner identifies land on the farm which is capable for horticulture and wants to either sell the balance of the property to raise capital to invest in the enterprise or to sell the capable land to a third party who wants to undertake the land use.

The existing Policy, GP30(c) states that the "purpose of the subdivision is to excise an approved intensive agricultural enterprise." It has been advised that the intention of Council at the time was to support subdivision where the enterprise was already established. This is consistent with the general views of relevant State government officers.

While a small number of potential enterprises may be ruled out on this basis the majority of existing intensive agriculture has developed without resorting to subdivision to raise capital or to attract new landowners to carry out the development. There is not a strong case to vary Council's original intention and State government agencies appear to prefer a clear policy requiring the enterprise to exist prior to supporting subdivision.

Uses which were in existence prior to the 1982 TPS No. 3 Scheme coming into effect can be allowed to continue as a non-confirming use. Alternatively the Model Scheme Text includes a clause which enables the local government to grant retrospective planning approval to existing development which may have been carried out prior to obtaining the required approvals. This does not place any obligation on the local government to approve the use.

GP30 (d) will be addressed in GP33 and must be modified to be consistent with GP33 or be removed as it does not add to the Policy and is covered by GP33.

Recommendations

- Reword the introduction to read "Council may support the subdivision of rural land where at least one of the following can be satisfied:"
- GP30 (a) to remain unaltered.
- GP30 (b) to remain unaltered.
- GP30(c) be amended to read: "The purpose of the subdivision is to excise an existing approved intensive agricultural enterprise where it can be shown that the enterprise has been operating in a sustainable and economically viable manner for at least two years. or in the case of orchards or vineyards, which take some years to become productive they should have been planted and are still growing after two years since planting."
- Introduce the clause from the MST for Unauthorised Existing Developments (8.4) to the satisfaction of the local government and Policy GP32 is complied with. In this case "Economically viable" should be interpreted as being able to show and or project an economic return which would justify the separation of the enterprise from the balance of the property.
- GP30 (d) to be deleted.

GP31 Subdivision for Farm Consolidation and Broadacre Farming

Existing Policy

"Council may support the subdivision of rural land for farm consolidation purposes where the subdivided portions would be simultaneously amalgamated with an adjoining property or where newly created lots would be viable for broadacre agricultural purposes."

Discussion

Reference is made to broadscale agriculture. Broadscale agriculture, also described as broadacre agriculture, is not defined in the TPS, LPS, LRS or Town Planning Amendment Regulations 1999. For the purposes of this Policy within the City of Albany broadscale agriculture is: "agricultural land which is cleared or partly cleared and used predominantly for raising stock, grazing and cropping and where the minimum lot size is 80.0 ha."

This Policy is ambiguous as it is not clear that an additional lot could be created and the issue of whether the newly created lot is viable for broadacre agricultural purposes is problematic. Investigations reveal that the intention of this clause is that no additional lots will be created. Viability may vary for many reasons such as the global wheat price fluctuations which could make a lot viable one year and not the next. Farm management can also affect viability, eg. is it viable for a family/one person or just the operation and use of that lot? These matters must be clarified in the Policy.

Recommendations

- GP31 Reword to the following:

"Council may support the subdivision of rural land for farm consolidation purposes where the subdivided portions are simultaneously amalgamated with an adjoining location/lot and no additional lots are created. The remaining lot/s should be consistent with the prevailing lot size in the vicinity and be suitable for broadscale agricultural purposes."

GP32 Subdivision for Intensive Agricultural Purposes

Existing Policy

"Council may support the subdivision of rural land for intensive agricultural enterprises on the basis of a comprehensive submission demonstrating that,

- (a) The subject land has lot size, water supply and soil characteristics that would support the enterprise;*
- (b) The enterprise could be undertaken without resulting in unacceptable nutrient loss to waterways;*
- (c) The enterprise would not unreasonably impact on adjoining land uses or residents;*
- (d) The likely viability of the enterprise has been properly investigated; and*
- (e) Council is satisfied that the subdivision will not constitute a de facto rural residential development."*

Discussion

The issues to be addressed are whether the criteria for supporting subdivision in these circumstances are adequate, are they consistent with the intent of GP30 and do all the criteria have to be satisfied. Also if the Policy requires the intensive agricultural enterprise to be established the criteria in GP32 will need to be modified accordingly.

Intensive Agriculture

Intensive agriculture is defined under the Town Planning Amendment Regulations as:

Agriculture-intensive - means premises used for trade or commercial purposes, including outbuildings and earthworks, associated with the following:

- (a) the production of grapes, vegetables, flowers, exotic or native plants or fruit or nuts;
- (b) the establishment and operation of plant or fruit nurseries;
- (c) the development of land for irrigated fodder production or irrigated pasture (including turf farms); or
- (d) aquaculture.

There is no definition of intensive agriculture in Town Planning Scheme No. 3, however the intention of the definition is to include Annual and Perennial Horticulture and Aquaculture. Intensive feedlots and other forms of intensive animal husbandry are intended to be assessed separately.

By way of clarification *Annual horticulture* is irrigated annual vegetable crops but also encompassing commercial turf production and cut flowers, all of which are generally shallow rooting and the soil is cultivated at least once a year and regularly fertilised.

Perennial Horticulture is irrigated orchards, vineyards or tree crops, of generally deep rooting species and the soil is generally cultivated only at initial planting, but is regularly fertilised. NB. Bluegums and other varieties of tree plantations are not irrigated and are not considered to be within the definition of Perennial Agriculture or Agriculture Intensive.

The definition for intensive agriculture has been included in a current omnibus amendment to TPS No. 3 and will be part of the new TPS.

The implementation of the relevant policies in the LRS relating to intensive agriculture would be improved by the introduction to the Town Planning Scheme of the above definition from the Town Planning Amendment Regulations to clarify what land uses are to be addressed within the Policy.

According to the 1996/97 Agricultural Statistics which are the most recent figures available intensive agriculture (horticulture) was worth \$7.5 million to the City of Albany and utilised 353 ha. However, there was only 35 ha of grapes recorded in this figure. It is anticipated that this figure would have increased since that time. Although no accurate figures are available since 1996/97 the \$7.5 million for horticulture represents approximately 10.7% of total agricultural production in the City of Albany. Business Confidence Indicators from the Australian Bureau of Statistics shows that total agricultural production has been decreasing from \$71.6 million in 1996 to \$51.4 million in 1999, the decrease is likely to reflect land going out of annual production and being developed as tree plantations and some poor results due to climatic conditions. Accordingly intensive

agriculture is likely to be increasing and has become a higher percentage of total annual production.

Provision of suitable land for further horticultural activities is considered desirable given its economic importance and the potential for diversification into new crop types. When identifying suitable land or assessing a proposal for intensive agriculture consideration needs to be given to the productive capacity of the land, but also to the availability of water for irrigation, and the potential for associated on or off-site environmental impacts.

Rather than being a result of subdivision it is considered the continuing development of successful horticultural enterprises within Albany will be dependent not only on crop yields, but the ability to embrace the requirements of environmentally sustainable farming. This means a recognition of the importance of environmental management systems, property planning and best management practices to protect the production capacity of the land and minimise export of sediment, nutrients and pesticides into dams and waterways.

Export oriented agricultural enterprises are increasingly subject to demand for "clean green" produce. Combined with the adoption of "best management practices" the natural environment of the rural areas of the City of Albany offers significant potential to meet this demand.

Clearly the planning considerations for intensive agriculture must be thoroughly addressed so as to not become a constraint to the continued development of sustainable horticultural/intensive agricultural development. The issue of subdivision of existing, or proposed intensive agriculture areas is a key issue in the determination of the location of intensive agricultural operations and needs to be clarified in the Policy in response to the Minister's request.

Recommendations

- Introduce the definition for Agriculture - Intensive to the LRS Policy Document and/or the TPS.

Subdivision Criteria

The subdivision criteria proposed for the Policy require the intensive agricultural enterprise to exist, however, if this requirement is not accepted by the Council or the WAPC, the subdivision criteria would again need to be reviewed.

The key issues to be addressed for subdivision, even though the enterprise has been established must ensure the following requirements are satisfied:

- there is a low risk of soil salinity build-up;
 - there is a low susceptibility to water logging;
 - favourable soil acidity or alkalinity;
 - suitable plant rooting and cultivation conditions;
 - a low potential to contribute to eutrophication of water bodies;
 - it can satisfy all relevant "Codes of Practice" and Environmental Planning documents and utilises best management practices.
-

These criteria should be satisfied when Council assesses a planning and/or development application and should be included in the requirements of the subdivision application.

Currently the minimum lot size in the South-West Region is 30 ha plus land to satisfy other criteria. The Shire of Bridgetown is trying to reduce this to 15 ha. In the Shire of Busselton the required minimum is 30ha for viticulture and 20ha for horticulture of usable/suitable land.

A variety of lot sizes already exists in the City of Albany, particularly in the areas most suited to horticulture and viticulture. Tree plantations do not generally compete for this higher quality land as they are seeking larger lots with lower prices per hectare. It is proposed that there should be a presumption against subdivision of "Rural" land unless identified in a Local Rural Strategy.

GENERAL DISCUSSION

Land Capability

Discussion

GP32 (a) requires the proponent to demonstrate that the lot size, water supply and characteristics would support the enterprise. This criteria could be clarified by recommending a minimum lot size if all other criteria can be satisfied. If new lots are created which are too small for a range of agricultural uses it could lead to future land use conflict with surrounding agricultural uses as the subject lot will be used for residential purposes.

The assessment of soils and water supply are technical matters which would be assessed on a case by case basis but would also be related to lot size of both resulting lots. The capability of the remaining land if an intensive agriculture lot is created should demonstrate it can still be used for the existing legal use or another horticultural use.

When recommending a change it will require that subject to satisfying all other conditions Council will not support the creation of new lots less than 15 ha in area. It is not anticipated that the minimum of 15.0 ha would be achievable in many cases after all other criteria are satisfied. The remaining lot should be consistent with the prevailing lot size in the area to avoid creating two relatively smaller lots by default.

Nutrient Management

Discussion

GP32 (b) requires that the enterprise would not result in unacceptable nutrient loss to waterways which again is a technical matter which would be assessed against standards set by State government agencies.

There are no changes required to this criteria, however, agreement regarding assessment responsibilities and involvement of State government agencies to assist in assessment of development applications and subdivision proposals should be established.

GP32 (b) does not require modifications however, Council must establish a memorandum of understanding with Government agencies that they will assess and provide advice to Council on intensive agricultural proposals when requested.

Avoidance of Land Use Conflict

Discussion

GP32 (c) deals with land use conflict.

In rural planning, land use conflict is usually experienced from the inappropriate juxtaposition of rural and 'non-rural' activities such as tourism and rural-residential development. Intensive agriculture often has the potential to generate impacts which may be detrimental to nearby non-rural activities. Equally, existing non-rural activities may impose some constraints upon a proposed intensive agricultural activity.

Draft Department of Environmental Protection guidelines in relation to buffers to minimise land use conflicts between rural land uses and residential and rural residential areas are summarised in Table 1. These buffer distances should be considered as a starting point for planning purposes and not the sole means of minimising the risk of land use conflict. The EPA guidelines have never been adopted.

Table 1: Buffer Guidelines - Taken from DEP Recommended buffer distances between rural activities and residential areas Source: Environmental Protection Authority (1997)

Industry	Buffer Distance (metres)
Aquaculture	case by case
Greenhouse / hot house	200 - 300
Market gardens	500
Mushroom farm	1000
Nurseries	1000
Orchards	500
Turf farms	200
Vineyards	500

Agroforestry and Plantation Forestry for Commercial purposes (Tree plantations) are not included in the table but do create impacts from the use of chemicals, fire hazard, etc. These uses must comply with the relevant Code of Practice for Timber Plantations, Plantation Fire Protection Policy, etc.

Wherever possible suitable buffer distances should be contained within the property of the proponent but this will not always be possible. In some cases if suitable buffers cannot be achieved the proposed development or land use may not be approved.

In some cases conflict avoidance can be achieved through consultative processes that allow neighbours to have greater understanding or ability to 'work around' issues associated with farm management practices and impacts. Also for some activities the adoption of improved management practices could lessen buffer requirements.

Conflict can also occur between various forms of agricultural land use and for many agricultural practices it is not feasible to contain impacts within lot boundaries. For example, some types of spray drift for weed control on grazing properties can have particularly detrimental effects on sensitive crops such as grape vines up to 5 km from

source (depending on wind conditions and intervening topography). In the case of aquaculture farms these enterprises are at risk from a number of chemicals and herbicides.

In some established commercial vineyard areas such as the Swan Valley in Perth, a 'prescribed area' is designated where, under the *Agriculture and Related Resources (Spraying Restrictions) Regulations 1979* the spraying, storage and transport of certain herbicides without approval from the Department of Agriculture is prohibited. However in most rural areas where agriculture is diversifying, there is increasing support for landholders and spray operators to be aware of their responsibilities and 'duty of care' as outlined in the relevant Code of Practice (Rutherford 2000) rather than introducing additional regulations.

Greater awareness of, and adherence to, relevant Codes of Practice for other agricultural land use activities can also help to minimise land use conflict as well as off-site environmental impacts.

Registering of memorials on land titles offers another means of conflict avoidance relevant to rural-residential or rural small-holdings and any non-rural uses such as tourism. This requires purchasers or business operators to acknowledge they are going to be living and/or operating in an agricultural area where farm management practices may impinge on their quality of lifestyle.

Intensive animal and other rural industries including abattoir, animal feedlot, composting facility, feedmill, dairies, horse stables, piggery, rabbitries, sawmill, stockyard, tannery and woolscourers are considered "rural industries" or "animal husbandry-intensive" which should be included in TPS No. 3 as uses listed in the Use Class table with reference to definitions from the Model Scheme Text. These uses must be "AA" to ensure sufficient consultation with other landowners is undertaken.

When assessing applications for these uses the Recommended buffer distances in Table 2 should be used for guidance.

Table 2: Buffer Guidelines for preferred distances between Animal Husbandry-Intensive/Industry-Rural and Residential and Agriculture-Extensive activities. Adapted from DEP Recommended Buffer Distances. (Source: EPA, 1997)

Industry	Buffer Distance (metres)
Abattoir	500
Animal Feedlot	2000-3000
Composting facility	1000-2000
Feed mill	500
Dairies	500
Horse stables	100-500
Piggery	300-5000 depending on size of operation and neighbouring land use - refer Dept Agriculture Guidelines (Latto et al 2000)
Poultry industry	500
Rabbitries	300-500
Sawmill	500
Stockyards	1000
Tannery	200-1000 depending on use of sulphide or not
Woolscourer	1000

Economic Viability of Proposal

Discussion

GP32 (d) requires that the viability of the enterprise has been investigated. If, as is proposed in this report, the development must be established prior to subdivision, it should ensure that the potential to misuse these criteria to achieve a subdivision which is really aimed at the rural lifestyle market should be avoided. Viability is a subjective term requiring clarification in the Policy.

In the past, planning and advisory agencies have considered viability to equate to a family being able to derive a reasonable living from the activities able to be conducted on the lot. This is no longer relevant or appropriate.

The "viability" is affected by many factors such as:

- the price received for the product;
- the fluctuations in prices caused by the international market;
- changes in fuel prices and taxes;
- the ability of the operator; and
- the number of people deriving a living off the property.

Over recent years such factors have significantly changed the operations and structure of agriculture. Many farmers are now working their properties to gain part-time income subsidised by other paid employment or economic enterprises.

Farmers also purchase properties removed from their main farm to add diversity and other opportunities to their source of income. Some people are now supplementing other incomes such as superannuation by carrying out agricultural activities.

The variations are so great that viability should be replaced with more appropriate considerations regarding the size and capability of the lot where it can be shown that:

- it is capable of being both profitable and sustainable for the proposed use; and
- if the use ceases the land is suitable for other permitted uses.

De Facto Rural Residential Subdivision

The final statement in GP32 is that Council must be satisfied that the subdivision will not constitute a de facto rural residential subdivision. If all criteria (GP32 (a)-(d)) are satisfied appropriately the new lot should be suitable for intensive agriculture if the proposed modifications to the criteria are adopted.

Recommendations for GP32

That GP32 Subdivision for Intensive Agricultural Purposes be amended to the following:

Council may support the subdivision of rural land for existing intensive agricultural enterprises on the basis of a comprehensive submission demonstrating that all the following requirements are satisfied:

- a) A report has been agreed which demonstrates the following.
- there is a low risk of soil salinity build-up;
 - there is a low susceptibility to water logging;
 - favourable soil acidity or alkalinity;
 - suitable plant rooting and cultivation conditions;
 - a low potential to contribute to eutrophication of water bodies;
 - it can satisfy all relevant "Codes of Practice" and Environmental Planning documents and utilises best management practices.; and
 - a Nutrient and Irrigation Management Plan has been agreed.
- b) The proposed new lot contains a minimum of 15ha of land with a high capability rating for annual or perennial horticultural production including the existing use.
- c) The proponent demonstrates that each new lot has the capacity to capture and store a sufficient quantity of high quality water for that level of agricultural production and that DEWCP is prepared to agree that the capture of that water is within limits of the sustainable yield for that sub-catchment.
- d) The total lot area is sufficient for the 15ha minimum of high capability land, plus the water capture and storage area, plus an area for the dwelling and other farm infrastructure and buildings with sufficient setback from adjoining properties so as to not restrict potential agricultural productivity on those properties, plus the retention of any remnant vegetation that should be protected from clearing.
- e) The enterprise would be unlikely to cause land use conflict or other unreasonable impacts on adjoining land uses or residents.
- f) That the remaining parcel of the rural lot (i.e. the balance of the original lot) is of sufficient area to be consistent with lot sizes in the surrounding rural area and will not constitute a de facto rural residential development or where the remaining portion comprises remnant vegetation it should be consistent with the Policy for Conservation Lots Clause 3.3 in DC 3.4.
- g) That all resulting lots are capable of being both profitable and sustainable for the proposed use; and
- h) If the use ceases the land is suitable for other permitted uses.

GP33 Subdivision for Tourist, Industrial and rural related Development

Existing Policy

"Council may support the subdivision of rural land for tourist, industrial or rural related development where:

- (a) *The development has been approved;*
- (b) *The development has been substantially established; and*
- (c) *The development, in view of its scale and/or nature, warrants rezoning to a specific use. The rezoning may need to be effected prior to Council supporting a subdivision."*

Discussion

This provision does not state whether one or all of the criteria is required to gain Council support for a subdivision. The existing wording of the clause indicates that any of the provisions could warrant subdivision on its own which would require the wording to be changed. However, to be consistent with the recommendations requiring support for subdivision for intensive development, the tourist development should be established.

Reference to Table 1 in the LRS Policy document already requires most forms of tourist development to be rezoned.

In view of the potential for land use conflict many tourist, industrial and rural related developments can be approved as an Incidental Purpose. However, if the use is proposed for subdivision, it will no longer be "incidental" and should therefore be rezoned so that all planning and land management issues can be addressed.

Any proposed development which is of a scale and nature where it will not be an "Incidental Use" should be rezoned prior to subdivision.

Rezoning would also allow existing nearby uses to be protected and appropriate notification on the new title (eg. Memorial) to advise the owners that they are in a Rural area where rural activities are permitted and some impacts may result.

Recommendations

Revise this clause to read:

"Council may support subdivision of rural land for tourist, industrial or rural related development where:

- a) The development has been approved, does not require rezoning and has been substantially developed; or
- b) An existing, approved development has been rezoned; or
- c) For a proposed development which is required to be rezoned before it is approved, subdivision would be supported subject to the rezoning being finally adopted.

3.0 CONCLUSION

In accordance with the Minister's request these recommendations once endorsed by Council should be forwarded to the Minister for comment. Should the Minister/WAPC be satisfied it will be necessary to amend the existing Local Rural Strategy Policy Document and to consider amending TPS No. 3 depending upon the progress of a new town planning scheme.

Agenda Item Attachments

**CORPORATE & COMMUNITY
SERVICES SECTION**

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	Amount
16425	06/09/2002	BIONEEM	5 litre bottle biochem	MUNI	174.00
16426	06/09/2002	CAMERON EM & MB	Rates refund for assessment A42967 GREEN ISLAND CRESCENT BAYONET HEAD WA 6330	MUNI	81.60
16427	06/09/2002	CARSON R	Rates refund for assessment A5896 GNOWELLEN RD WELLS HEAD WA 6328	MUNI	58.93
16428	06/09/2002	CITY OF ALBANY TRUST A/C	RETENTION - JAXON CONSTRUCTION AMOUNT FOR REPAYMENT \$13398.66	MUNI	13,266.00
16429	06/09/2002	CLARK TK & LOUTHIT SJ	Rates refund for assessment A20860 40 MOORTOWN ROAD GLEDHOW WA	MUNI	79.57
16430	06/09/2002	CUFANAWAY	TRUCK HIRE	MUNI	4,910.40
16431	06/09/2002	CD'S THE DISTRIBUTORS	CONFECTIONERY SUPPLIES	MUNI	555.70
16432	06/09/2002	ELLIS JW	Rates refund for assessment A169894 MINING TITNEMENT PALMDALE WA	MUNI	160.27
16433	06/09/2002	DOREEN LEIGH EVERITT	Rates refund for assessment A23028 760 FRENCHMAN BAY ROAD TORNDIRUP	MUNI	92.28
16434	06/09/2002	GR HOWE EARTHMOVING & GARDENS	CARTAGE RUBBIE - TOWLANDS BEACH RESTORATION	MUNI	360.00
16435	06/09/2002	GWN ALBANY FAMILY FISHING FEST	GRANT - FISHING FESTIVAL	MUNI	1,500.00
16436	06/09/2002	HAINES BL	Rates refund for assessment A168153 42 KOOYONG AVENUE WARRENUP WA	MUNI	82.23
16437	06/09/2002	HUDSON SEWAGE SERVICES	CHAMBER BLACK KIT	MUNI	221.00
16438	06/09/2002	ITYSTER WEST	RE-BRISTLE BRUSHES	MUNI	209.00
16439	06/09/2002	JAXON CONSTRUCTIONS	LIBRARY REDEVELOPMENT	MUNI	131,333.40
16440	06/09/2002	KING KR	Rates refund for assessment A145167 14 MASKILL PLACE ALBANY WA 6330	MUNI	54.10
16441	06/09/2002	THE LEISURE INSTITUTE OF WA (A	CONFERENCE FEES - ALAC EMPLOYEES	MUNI	915.00
16442	06/09/2002	LEMBO GB & FJ	Rates refund for assessment A131356 132 ALBANY HIGHWAY CENTENNIAL PARK	MUNI	381.69
16443	06/09/2002	MARTIN LJ & T	Rates refund for assessment A155722 6 BELLINGHAM STREET SPENCER PARK	MUNI	116.37

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16444	06/09/2002	NIGEL SPURGEON	MEDICAL EXPENSES	MUNI	152.30
16445	06/09/2002	SUNNYVALE PLANTS	NURSERY SUPPLIES	MUNI	1,570.80
16446	06/09/2002	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	MUNI	119.15
16447	06/09/2002	WALLACE PA & DA	Rates refund for assessment A4553 WAYCHINICUP ROAD MANYPEAKS WA	MUNI	84.48
16448	06/09/2002	WATER CORPORATION	WATER CONSUMPTION	MUNI	8.80
16449	06/09/2002	WILKINSON LJ	Rates refund for assessment A42719 BON ACCORD ROAD LOWER KING WA 6330	MUNI	51.25
16450	11/09/2002	ALBANY CITY REALTY TRUST ACCT	S BELJ. RENTAL	MUNI	370.00
16451	13/09/2002	ADAMS DJ & RE	Rates refund for assessment A110085 29 MINOR ROAD ORANA WA 6330	MUNI	24.69
16452	13/09/2002	ALBANY PUBLIC LIBRARY	CHILDRENS BOOK WEEK	MUNI	145.85
16453	13/09/2002	ALDOUS GR & SJ	Rates refund for assessment A91875 4 DURMAN PLACE MT MELVILLE	MUNI	33.09
16454	13/09/2002	ALSAFE SAFETY INDUSTRIES PTY L	YUKON XL SAFFTY GLASSES (BOX = 12PRS)	MUNI	68.41
16455	13/09/2002	ANCHORAGE PARK PTY LTD	Rates refund for assessment A29444 FRANCIS STREET LOWER KING WA	MUNI	95.69
16456	13/09/2002	ANTHONY BALL	"UNHIDING" DANCE WORKSHOPS	MUNI	100.00
16457	13/09/2002	ARDAGH FD & MM	Rates refund for assessment A45111 SPRING STREET LITTLE GROVE WA	MUNI	20.65
16458	13/09/2002	AUSTRALIA POST	NEW MAILWEST INTER-AGENCY FEE	MUNI	185.00
16459	13/09/2002	AUST INST OF ENVIRONMENTAL HEA	STATE CONFERENCE REGISTRATION	MUNI	1,056.00
16460	13/09/2002	BAIRSTOW DE & EM	Rates refund for assessment A125604 28 GRANADA CRESCENT ORANA WA 6330	MUNI	36.77
16461	13/09/2002	BALES CR	Rates refund for assessment A98621 298 MIDDLETON ROAD CENTENNIAL PARK	MUNI	24.95
16462	13/09/2002	BARKER CA	Rates refund for assessment A54657 HORTON ROAD KRONKUP WA 6330	MUNI	53.42
16463	13/09/2002	BEEVERS, IA & JC	Rates refund for assessment A84464 17 LION STREET MT MELVILLE WA 6330	MUNI	193.23

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	Amount
16464	13/09/2002	BERRMAN MR & TL	Rates refund for assessment A132245 43 RYCRAFT DRIVE SPENCER PARK WA	MUNI	36.51
16465	13/09/2002	BILLSTEIN HS	Rates refund for assessment A47593 27 SHERWOOD DRIVE MCKAIL WA 6330	MUNI	28.36
16466	13/09/2002	LOUISE MARY BURGLER	Rates refund for assessment A173015 PRINCESS AVENUE ROBINSON WA	MUNI	30.90
16467	13/09/2002	BUTLER AT YOUR SERVICE	hire bobcat to clean up fence line	MUNI	620.40
16468	13/09/2002	CARAZON PTY LTD	ART CONSULTANT	MUNI	1,100.00
16469	13/09/2002	CITY OF MANDURAH	BEYOND THE BOUNDARIES - SOLUTIONS FOR SUCCESS CONFERENCE	MUNI	1,658.50
16470	13/09/2002	CLAPIN KJ	Rates refund for assessment A82410 152-154 SERPENTINE ROAD MI MELVILLE WA 6330	MUNI	37.32
16471	13/09/2002	CLIFTON PJ & TIMCIK MA	Rates refund for assessment A114439 7 SHERRAPI STREET MI MELVILLE WA	MUNI	20.65
16472	13/09/2002	DAVIES EJ & NS	Rates refund for assessment A170366 14 RADIATA DRIVE MCKAIL WA 6330	MUNI	20.65
16473	13/09/2002	JOHN DEKKER	Rates refund for assessment A172964 22 VERNON LANE MCKAIL WA 6330	MUNI	413.00
16474	13/09/2002	DUN & BRADSTREET (AUSTRALIA) P	BUSINESS TRAINING SERVICES	MUNI	800.00
16475	13/09/2002	DUNCAN VL	Rates refund for assessment A22157 199 SOUTH COAST HIGHWAY GLEDHOW	MUNI	23.33
16476	13/09/2002	ECCLESTONE HK	Rates refund for assessment A127284 29 KAMPONG ROAD YAKAMIA	MUNI	34.14
16477	13/09/2002	EDOM RL & ML	Rates refund for assessment A64686 LOC 1126 TILDEFR-GRASMERE ROAD	MUNI	37.13
16478	13/09/2002	EDWARDS JM & RJ	Rates refund for assessment A47890 20 MEANANGER CRESCENT BAYONET HEAD WA 6330	MUNI	27.84
16479	13/09/2002	FAULKNER GA & JM	Rates refund for assessment A47723 4 ANDREW WAY LOWER KING WA 6330	MUNI	70.56
16480	13/09/2002	FINDLAY GG & MJ	Rates refund for assessment A20987 O'CONNELL STREET LITTLE GROVE	MUNI	26.56
16481	13/09/2002	FORREST EA & RUSSELL CL	Rates refund for assessment A141484 28 BLUFF STREET MIRA MAR WA 6330	MUNI	28.36
16482	13/09/2002	GAZF DO	Rates refund for assessment A133481 45 ADELAIDE CRESCENT MIDDLETON BEACH	MUNI	20.00
16483	13/09/2002	GILLETT SK & HUNTER RJ	Rates refund for assessment A63305 ROCKY CROSSING ROAD WARRERNIP	MUNI	45.25

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	Amount
16484	13/09/2002	GREER JA & S	Rates refund for assessment A97930 15 DAVID STREET SPENCER PARK WA	MUNI	25.99
16485	13/09/2002	GRIXTI DA & EMI	Rates refund for assessment A110594 75 MINOR ROAD ORANA WA 6330	MUNI	29.92
16486	13/09/2002	HAMILTON G	Rates refund for assessment A13643 5 FYND STREET FRENCHMAN BAY WA 6330	MUNI	37.82
16487	13/09/2002	HARRIS LM & LEE DC	Rates refund for assessment A72508 60 GORDON STREET LITTLE GROVE WA	MUNI	34.67
16488	13/09/2002	LES HEWER	TRANSPORT COSTS	MUNI	3,489.93
16489	13/09/2002	HIGHMAN LC & DD	Rates refund for assessment A27517 64 MORGAN ROAD MCKAIL WA 6330	MUNI	23.22
16490	13/09/2002	HILLAS S & MATTHEWS LM	Rates refund for assessment A70310 59 VICOUNT HEIGHTS TOWER KING WA	MUNI	22.02
16491	13/09/2002	LEANNE TRACY HOWLETT	Rates refund for assessment A168595 8 TODD ROAD MCKAIL WA 6330	MUNI	28.36
16493	13/09/2002	JAMES BA & LD	Rates refund for assessment A51651 56 HASSALL HIGHWAY KALGAN WA 6330	MUNI	21.27
16494	13/09/2002	JEWELL JL & PG	Rates refund for assessment A71227 16 LANCE STREET MILPARA WA 6330	MUNI	27.78
16495	13/09/2002	KIDDIE HE & TC	Rates refund for assessment A80646 13 WOODERSON VIEW SPENCER PARK	MUNI	40.97
16496	13/09/2002	KOSMIC SOUND AND LIGHTING	GOODS - TOWN HALL	MUNI	7,698.00
16497	13/09/2002	MARGARET RIVER REMOVALS	REMOVAL EXPENSES FOR PETER BUTCHER TO ALBANY	MUNI	1,550.00
16498	13/09/2002	MCDUGALL RK & FJ	Rates refund for assessment A87181 8 MARINE TERRACE MIDDLETON BFACH	MUNI	24.42
16499	13/09/2002	MCMILLAN BA	Rates refund for assessment A171633 32 SIMS STREET LOCKYER WA 6330	MUNI	413.00
16500	13/09/2002	MOUNTENAY GH & JM	Rates refund for assessment A51552 MAY ROAD TORBAY WA 6330	MUNI	28.42
16501	13/09/2002	ALBANY FORTS CAFE	CAETERING - FRIENDS OF MT ADELAIDE	MUNI	30.00
16502	13/09/2002	ORFEO PJ	Rates refund for assessment A107276 40 MOKARE ROAD SPENCER PARK WA	MUNI	370.20
16503	13/09/2002	PARIS GT	Rates refund for assessment A166177 5 CHAUNCY WAY SPENCER PARK WA	MUNI	160.56
16504	13/09/2002	PEARCE M	Rates refund for assessment A116091 156 COLLINGWOOD ROAD COLLINGWOOD PARK	MUNI	31.13
16505	13/09/2002	PETTY CASH - DAY CARE CENTRE	PETTY CASH - DCC	MUNI	257.55

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Cheque REF No	Date	Name	Invoice Description	Bank Code	Amount
16506	13/09/2002	PETTY CASH - CITY OF ALBANY	PETTY CASH PERIOD ENDING 10/09/02	MUNI	426.60
16507	13/09/2002	PETERS WVB & FB	Rates refund for assessment A63602 301 TANCASTER ROAD MCKAIL WA 6330	MUNI	20.00
16508	13/09/2002	FOLLETT PJ	Rates refund for assessment A101567 61 HILLMAN STREET SPENCER PARK WA	MUNI	26.79
16509	13/09/2002	QUARTERMAINE EEL & ES	Rates refund for assessment A35772 CURTISS ROAD LANGF WA 6330	MUNI	31.23
16510	13/09/2002	QUEST MANDURAH - A QUEST INN	ACCOMODATION FOR MS CHRIS GROGAN	MUNI	216.70
16511	13/09/2002	RYAN CL & PJ	Rates refund for assessment A161410 58 LITTLE OXFORD STREET GLEDHOW	MUNI	20.73
16512	13/09/2002	SCADE A1	Rates refund for assessment A122856 23 WINDBY STREET ORANA	MUNI	601.89
16513	13/09/2002	SMALLWOOD AL & LR	Rates refund for assessment A116267 25 ABERCORN STREET ORANA WA 6330	MUNI	115.90
16514	13/09/2002	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	MUNI	10,611.50
16515	13/09/2002	THOMPSON AW & MS	Rates refund for assessment A76047 8 HARDLEY ROAD SPENCER PARK WA	MUNI	32.57
16516	13/09/2002	THORNER FJ & S	Rates refund for assessment A95431 18 MELROSE STREET MT MELVILLE WA 6330	MUNI	24.67
16517	13/09/2002	TREWERN LJ	Rates refund for assessment A133170 25 PIONEER ROAD CENTENNIAL PARK	MUNI	33.62
16518	13/09/2002	TROTT GC & EI	Rates refund for assessment A39437 60 GROVE ST WEST LITTLE GROVE WA 6330	MUNI	20.65
16519	13/09/2002	TSCHABOTAR R & JE	Rates refund for assessment A46573 71 REGENT STREET GLEDHOW WA 6330	MUNI	27.84
16520	13/09/2002	TUNBRIDGE GD	Rates refund for assessment A100759 8 DAVID STREET SPENCER PARK WA	MUNI	43.90
16521	13/09/2002	ROD VERVEST	COORDINATION OF RUBY'S GRACE CONCERT AT THE VAC	MUNI	280.00
16522	13/09/2002	WELLS GA & CURTIN PN	Rates refund for assessment A38732 10 HICKS STREET BAYONE HEAD WA	MUNI	38.87
16523	13/09/2002	WENTWORTH PT AZA HOTEL	1 x Nights accommodation 15th August 2002	MUNI	81.00
16524	13/09/2002	WESTERN AUSTRALIAN MFAT	SALEYARDS - MARKET REPORTS	MUNI	1,100.00
16525	13/09/2002	WHITTY MM	Rates refund for assessment A103624 15 ANGOVE ROAD SPENCER PARK WA	MUNI	25.21

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	Amount
16526	13/09/2002	ANDREA WISEMAN	REIMBURSEMENT FOR SMALL BUSINESS MANAGEMENT COURSE	MUNI	71.90
16527	13/09/2002	WITHAM BP	Rates refund for assessment A105682 10B TARGET ROAD YAKAMIA WA 6330	MUNI	28.89
16529	13/09/2002	ROBERT M ILOWARD	NOONGAR LANGUAGE SEMINAR, SPEAKERS & AFTERNOON TEA	MUNI	400.00
16530	13/09/2002	SEP MILNE	REFUND ADVERTISING	MUNI	80.00
16531	20/09/2002	ALBANY HOSPICE INC	EMPLOYEE DEDUCTIONS	MUNI	32.00
16532	20/09/2002	ALBANY SENIOR HIGH SCHOOL	VOYUTII CONCERT EVENT - BATTLE OF THE BANDS	MUNI	220.00
16533	20/09/2002	ALBANY PRIMARY SCHOOL	BOX OFFICE "HUNCHBACK OF NOSTRADAMUS"	MUNI	8,790.43
16534	20/09/2002	ALBANY CITY NISSAN	70000 km service on nissan patrol 4 x 4	MUNI	292.85
16535	20/09/2002	ALBANY CAR RENTALS	1 X HIRE CAR	MUNI	339.00
16536	20/09/2002	ANTHONY BALL	"UNHIDING" DANCE WORKSHOPS	MUNI	100.00
16537	20/09/2002	BEAVER WC & ODERS GS	Rates refund for assessment A35097 72 BAYONET HEAD ROAD BAYONET HEAD	MUNI	177.75
16538	20/09/2002	BISHOP JF & CI	Rates refund for assessment A162606 20 ALLWOOD PARADE BAYONET HEAD	MUNI	28.11
16539	20/09/2002	CHRISTIAN FAMILY CHURCH	REFUND OVERPAYMENT	MUNI	496.00
16540	20/09/2002	CITY OF ALBANY TRUST A/C	RETENTION - GORDON STREET	MUNI	9,007.34
16541	20/09/2002	CITY OF ALBANY	Payroll deductions	MUNI	13.36
16543	20/09/2002	CONNELL WAGNER	DESIGN OPTIONS FOR MARINE STRUCTURES AT MISERY BEACH & WHALEWORLD	MUNI	2,200.00
16544	20/09/2002	CUT LA BLOOM	Flowers for CEO Shire of Denmark on death of father from HWM, Councillors & Staff	MUNI	50.00
16545	20/09/2002	DORALANE PASTRIES	CATERING SUPPLIES	MUNI	27.72
16546	20/09/2002	GIARDINIS DELI	CATERING SUPPLIES	MUNI	92.65
16547	20/09/2002	HAMBLEY MW & I A	Rates refund for assessment A121101 10 SUSAN COURT ALBANY W A 6330	MUNI	221.48
16548	20/09/2002	JOHN STANLEY ASSOCIATES	John Stanley's 'RETAIL INNOVATION FOR LIBRARIES' workshop	MUNI	1,000.00
16549	20/09/2002	MRS N. KEEN	REFUND OF BOND 8 FREDERICK ST	MUNI	2,025.00
16550	20/09/2002	KEYNOTE CONFERENCES	CR BOB EMFRY - FULL REGISTRATION	MUNI	6,161.00

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	Amount
16551	20/09/2002	KOOKAS	DINNER VOUCHER TO THE VALUE OF	MUNI	65.00
16552	20/09/2002	MERCURY RESORT	Accommodation costs for 1 night	MUNI	85.00
16553	20/09/2002	MIZEN JP & MF	Rates refund for assessment A17506 43 ADFLAIDE STREET MIL.PARA WA 6330	MUNI	299.39
16554	20/09/2002	NATHAN'S REMOVALS & STORAGE PT	REMOVALS - J DEVEREAUX	MUNI	733.92
16555	20/09/2002	PARKVIEW GARDEN CENTRE	MULCH	MUNI	376.00
16556	20/09/2002	PARKS AND LEISURE AUSTRALIA	Registration to Parks & Leisure Conference, LGSA Joint Day 16th August 2002	MUNI	145.00
16557	20/09/2002	QUEST MANDURAH - A QUEST INN	ACCOMODATION FOR MR DES WOLFE	MUNI	984.70
16558	20/09/2002	RICHARDSON, MIKE	REIMBURSEMENT EXPENSES - PERTH CONF.	MUNI	69.45
16559	20/09/2002	RUSSELL EL & DC	Rates refund for assessment A71178 CIRCUIT ROAD MANYPEAKS WA 6328	MUNI	152.19
16560	20/09/2002	ALBANY SPORTS CENTRE	IMPRES/PELTY CASH MONIES	MUNI	1,194.00
16561	20/09/2002	TAYLORS ENGINEERING & WELDING	CHLORINE GAS CYLINDER SPANNER	MUNI	55.00
16562	20/09/2002	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	MUNI	1,954.16
16563	20/09/2002	UNIVERSITY OF WESTERN AUSTRALIA	SEMESTER EMBA FEES	MUNI	2,250.00
16564	20/09/2002	WALLACE PA & DA	Rates refund for assessment A4553 WAYCHINICUP ROAD MANYPEAKS WA	MUNI	152.19
16565	20/09/2002	WATER CORPORATION	WATER CONSUMPTION	MUNI	5,981.75
16566	20/09/2002	JP & EM WALTERS	OVERPAYMENT OF BL 220209	MUNI	339.05
16567	20/09/2002	CUSCUNA NOMINEES	OVERPAYMENT OF BL 220209	MUNI	1,268.13
16568	20/09/2002	AUSTRALIAN TAXATION OFFICE	FBT QUARTER ENDED	MUNI	1,649.00
16569	24/09/2002	HAMMOND, ANDREW	QUARTERLY TELEPHONE ALLOWANCE	MUNI	500.00
16570	26/09/2002	ALBANY PUBLIC LIBRARY	STAFF TEA MONEY	MUNI	56.00
16571	26/09/2002	ALBANY CAR RENTALS	HIRE CAR	MUNI	587.00

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16572	26/09/2002	ALINTA GAS	GAS USAGE CHARGES	MUNI	4,807.18
16573	26/09/2002	ANIMAL CARE EQUIPMENT & SERVIC	PROVIDE THREE (3) PLATE OPERATED TRAPS (CT-710)	MUNI	311.55
16574	26/09/2002	ANTHONY BALL	"UNTIIDING" DANCE WORKSHOPS	MUNI	50.00
16575	26/09/2002	AYRE SJ	Rates refund for assessment A94619 1 HALIFAX STREET MT MELVILLE WA	MUNI	297.82
16576	26/09/2002	COLLINS G	Rates refund for assessment A164105 27B GRAHAM STREET CENTENNIAL PARK	MUNI	368.43
16578	26/09/2002	DEPT OF MINERALS & ENERGY WA	NEW YEARS FIREWORKS PERMIT	MUNI	143.00
16579	26/09/2002	DEPT OF ENVIRONMENTAL WATER &	LICENCE FEES, PRIDEAUX ROAD	MUNI	33.75
16580	26/09/2002	FLICK WASHROOM SERVICES	MONTHLY SERVICE FOR SANITARY DISPOSAL UNITS	MUNI	182.60
16581	26/09/2002	GREAT SOUTHERN TOURISM ASSOCIA	CONTRIBUTION PRODUCTION PERTH DIVE WRECK VIDEO	MUNI	1,100.00
16582	26/09/2002	INTERCITY MOTEL	ACCOMODATION FOR KATRINA SMITH	MUNI	85.00
16583	26/09/2002	JOHNSON PEL	Rates refund for assessment A72099 PALMDALE ROAD PALMDALE WA 6330	MUNI	97.53
16584	26/09/2002	JUKASS	6 LARGE CUSHIONS	MUNI	510.00
16585	26/09/2002	KOOKAS	CATERING	MUNI	600.00
16586	26/09/2002	ALD LEISURE & AQUATIC CENTRE	UMPIRE FEES	MUNI	85.00
16587	26/09/2002	LOCAL HEALTH AUTHORITIES ANALY	PROVIDE ANALYTICAL SERVICES	MUNI	5,396.33
16588	26/09/2002	MADDEN & MARTIN	paint the Rotunda as per your quote 048	MUNI	5,995.00
16589	26/09/2002	MORGAN R	Rates refund for assessment A130908 4/27 BAUDIN PLACE SPENCER PARK WA	MUNI	82.74
16590	26/09/2002	NYABING INN	ACCOMMODATION & MEALS	MUNI	172.00
16591	26/09/2002	PM & JM PAROLA	Rates refund for assessment A406 LOT 7 WINDSOR ROAD WELLSTEAD WA 6328	MUNI	109.33
16592	26/09/2002	PETTY CASH - TOWN HALL	LICENCES & FEES	MUNI	236.35
16593	26/09/2002	RFID, MARK	SPRUNG FESTIVAL ARTISITS FEES	MUNI	1,450.00
16594	26/09/2002	SCADE AT	Rates refund for assessment A122856 23 WHIDBY STREET ORANA	MUNI	50.00

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16595	26/09/2002	ALBANY VOLUNTEER SES	ANNUAL GRANT	MUNI	5,500.00
16596	26/09/2002	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	MUNI	116.91
16597	26/09/2002	L & M WAREING	ACCOMMODATION FOR SPRING 2002	MUNI	630.00
16598	26/09/2002	WATER CORPORATION	WATER CONSUMPTION	MUNI	3,536.45
16599	26/09/2002	WILSON, IAN	COUNCILLOR ALLOWANCE	MUNI	1,542.45
16600	26/09/2002	WILLIAMS, JUDITH	COUNCILLOR ALLOWANCE	MUNI	1,542.45
16601	27/09/2002	PETTY CASH - DAY CARE CENTRE	UNSPECIFIED TRAINING	MUNI	400.70

REPORT TOTALS

Bank Code	Bank Name	TOTAL
MUNI	CBA MUNI	278,348.11
TOTAL		278,348.11

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EFT5719	06/09/2002	AD CONTRACTORS	EARTHMOVING WORKS & HIRE	MUNI	34,534.04
EFT5720	06/09/2002	AGRO FORRESTRY (EDENBORN PTY L	Supply of mowing services for 02/03 financial year as per Contract C1065	MUNI	3,278.85
EFT5721	06/09/2002	ALBANY ADVERTISER	ADVERTISING	MUNI	454.41
EFT5722	06/09/2002	ALBANY BRAKE & CLUTCH	VEHICLE MAINTENANCE	MUNI	85.80
EFT5723	06/09/2002	ALBANY CITY CABS & TRANSPORT	TAXI FARES	MUNI	6.00
EFT5724	06/09/2002	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	MUNI	17.60
EFT5725	06/09/2002	ALBANY TV SERVICES	TWO WAY RADIO MAINTNANCE	MUNI	253.00
EFT5726	06/09/2002	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	MUNI	72.53
EFT5727	06/09/2002	ALBANY SWEEP CLEAN	Sweep pathways - Collingwood Rd., Erna Point/Middleton Beach cycleway Frenchman Bay and Boardwalk cycleways.	MUNI	407.00
EFT5728	06/09/2002	ALBANY STATIONERS	STATIONERY SUPPLIES	MUNI	80.40
EFT5729	06/09/2002	ALBANY GAS CENTRE PTY LTD	FORKLIFT GAS CYLINDER REFILL	MUNI	201.00
EFT5730	06/09/2002	ALBANY REFRIGERATION	SERVICE CALL	MUNI	33.00
EFT5731	06/09/2002	ALBANY CHORAL SOCIETY	GRANT - CHORAL SOCIETY CONCERTS	MUNI	1,200.00
EFT5732	06/09/2002	ALBANY LANDSCAPE SUPPLIES	natures mulch	MUNI	86.00
EFT5733	06/09/2002	ALBANY PLUMBING AND BATHROOMS	PLUMBING SUPPLIES	MUNI	13.90
EFT5734	06/09/2002	ALL EVENTS PROSOUND HIRE	TECHNICIAN SERVICES	MUNI	462.77
EFT5735	06/09/2002	ARGYLES BISTRO	CATERING	MUNI	750.00
EFT5736	06/09/2002	ATC RECRUITING	CASUAL STAFF	MUNI	2,217.53
EFT5737	06/09/2002	BERRY, JON	REIMBURSE ACCOMMODATION/MEALS	MUNI	131.70
EFT5738	06/09/2002	ALBANY BELTA ELECTRICAL	LG EL REF, F/F 245L - MODEL GR-282MF FROST FREE FRIDGE FREEZER	MUNI	575.00
EFT5739	06/09/2002	BRALINDA HAULAGE	hire semi to cart gravel on rackenup rd	MUNI	2,413.12

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EFT5740	06/09/2002	BUILDING AND CONSTRUCTION IND	TRAINING LEVY -	MUNI	16,944.29
EFT5741	06/09/2002	BUILDERS' REGISTRATION BOARD	BRB LEVY - AUGUST 2002	MUNI	1,764.00
EFT5742	06/09/2002	BULKWEST ENGINEERING PTY LTD	VEHICLE PARTS	MUNI	62.43
EFT5743	06/09/2002	BUSINESS CLEANING SERVICE	CLEANING DAY CARE CENTRE	MUNI	847.00
EFT5744	06/09/2002	CAR CHARGE AUSTRALIA LIMITED	TAXI FARES	MUNI	142.42
EFT5745	06/09/2002	CARREB INVESTMENTS PTY LTD	ALARM RESPONSE - CALL OUT	MUNI	192.50
EFT5746	06/09/2002	CBFC LIMITED	LEASE OF VEHICLE - SALE YARDS	MUNI	483.48
EFT5747	06/09/2002	CLARKLIFT WA PTY LTD	6672960 HYDRAULIC QUICK COUPLER	MUNI	405.17
EFT5748	06/09/2002	COAST LINE KERBING	lay 95m kerbing coles albany hwy	MUNI	1,695.00
EFT5749	06/09/2002	COUNTRY CARRIERS	FREIGHT CHARGES	MUNI	54.37
EFT5750	06/09/2002	COVENTRY'S	VEHICLE PARTS	MUNI	225.49
EFT5751	06/09/2002	CROMMELINS MACHINERY SALES	VEHICLE PARTS	MUNI	92.40
EFT5752	06/09/2002	CSR LIMITED	CONSTRUCTION MATERIALS	MUNI	2,365.33
EFT5753	06/09/2002	CUMMINS ENGINE CO PTY LTD	VEHICLE PARTS	MUNI	26.62
EFT5754	06/09/2002	DARKROOM ILLUSIONS	MULTIMEDIA ADDITIONS TO THE ALBANY ADVANTAGE CD	MUNI	300.00
EFT5755	06/09/2002	DEPARTMENT OF LAND ADMIN	TITLE SEARCHES	MUNI	205.00
EFT5756	06/09/2002	ALBANY DISCOUNT PHOTOS	SUPPLY PASSPORT PHOTOGRAPHS	MUNI	8.50
EFT5757	06/09/2002	DON KYATT SPARE PARTS PTY LTD	VEHICLE PARTS	MUNI	184.80
EFT5758	06/09/2002	DOWD CORPORATION PTY LTD	STAFF UNIFORMS	MUNI	645.00
EFT5759	06/09/2002	DOYLE S M	MARKING FLAGS FOR LOCATION TELSTRA CABLES	MUNI	105.05
EFT5760	06/09/2002	EATCHIA HEART OUT CAFE	CATERING	MUNI	129.50
EFT5761	06/09/2002	F & WELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	MUNI	5,507.16

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EFT5762	06/09/2002	EMU POINT HARDWARE WHOLESALEERS	HARDWARE SUPPLIES	MUNI	81.09
EFT5763	06/09/2002	ALBANY ENGINEERING CO	MAINTENANCE VEHICLES	MUNI	241.45
EFT5764	06/09/2002	FARM FRESH FOOD MARKET	CATERING SUPPLIES	MUNI	325.64
EFT5765	06/09/2002	FLOTTMANN, JENNI	REIMBURS EXPENSES FOR STATE LIBRARY VISIT & MEETINGS	MUNI	669.45
EFT5766	06/09/2002	PORTS VOLUNTEERS	BUS GUIDES	MUNI	10.00
EFT5767	06/09/2002	FUI LERS EARTHMOVING	COMPACTION SAND	MUNI	990.00
EFT5768	06/09/2002	GREENS MITRE 10	HARDWARE SUPPLIES	MUNI	205.38
EFT5769	06/09/2002	GREEN SKILLS	FINISH REHABILITATION OF REDMONT WASTE SITE	MUNI	1,930.00
EFT5770	06/09/2002	GT BEARING & ENGINEERING SUPPL.	VEHICLE PARTS	MUNI	27.00
EFT5771	06/09/2002	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	MUNI	2,074.60
EFT5772	06/09/2002	HAYDEN, GLENN	ARTISTIC DIRECTOR OF TITF UNBUILDING PROJECT	MUNI	444.40
EFT5773	06/09/2002	HOTEL GRAND CHANCELLOR	Accommodation for Crs Evans, Walker & Wolfe	MUNI	3,438.80
EFT5774	06/09/2002	ALBANY WORKLINK	CASUAL STAFF	MUNI	2,870.40
EFT5775	06/09/2002	INTEGRA PTY LTD	ATTENDANCE WORKSHOP	MUNI	220.00
EFT5776	06/09/2002	JACK THE CHIPPER	remove dead wood from 2 trees 48 / 46 chipana rd. as quoted plus remove extra branch	MUNI	1,050.00
EFT5777	06/09/2002	KOSTERS STEEL CONST PTY LTD	1050X500 65X16 FLATBAR GRATE	MUNI	314.60
EFT5778	06/09/2002	LA FREGARD	85 jarrah posts 6 jarrah struts & 6 jarrah strainers	MUNI	679.62
EFT5779	06/09/2002	LAMP REPLACEMENTS AUST PTY LTD	LAMP SUPPLIES	MUNI	17.60
EFT5780	06/09/2002	STATE LIBRARY OF WESTERN AUSTR	LOST/DAMAGED BOOKS	MUNI	407.00
EFT5781	06/09/2002	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	MUNI	103.80
EFT5782	06/09/2002	MACDONALD JOHNSTON	VEHICLE PARTS	MUNI	512.68
EFT5783	06/09/2002	MARK LOVERIDGE HOLDEN	VEHICLE PARTS/MAINTENANCE	MUNI	577.80
EFT5784	06/09/2002	MARSHALL	BATTERY PURCHASES	MUNI	265.11

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EFT5785	06/09/2002	DI MCBRIDE	CHRISTMAS PAGEANT 15/12/02	MUNI	500.00
EFT5786	06/09/2002	MERLE-ANNE FLORISTS	Flowers for Ted & Jessie Howson's 60th wedding anniversary	MUNI	50.00
EFT5787	06/09/2002	METROCOUNT PTY LTD	Robbie Monck to attend MetroCount Training Course 19th August 2002	MUNI	340.00
EFT5788	06/09/2002	MIDALLA STEEL PTY LTD	STEEL SUPPLIES	MUNI	1,255.98
EFT5789	06/09/2002	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	MUNI	39.60
EFT5790	06/09/2002	WA RANGERS ASSOCIATION	FULL REGISTRATION FOR G TURNER WA RANGERS ASS CONFERENCE 2002	MUNI	320.00
EFT5791	06/09/2002	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	MUNI	174.90
EFT5792	06/09/2002	MOUNT BARKER CO-OPERATIVE LIMIT	GOODS - SALEYARDS	MUNI	81.15
EFT5793	06/09/2002	MULTISPARES LIMITED - WA	VEHICLE PARTS/MAINTENANCE	MUNI	398.36
EFT5794	06/09/2002	MUNICIPAL PROPERTY SCHEME	ANNUAL INSURANCE	MUNI	36,877.15
EFT5795	06/09/2002	NEVILLE'S HARDWARE & BUILDING	HARDWARE SUPPLIES	MUNI	6.40
EFT5796	06/09/2002	PN & ER NEWMAN QUALITY CONCRET	1 x 900mm sump and grated lid	MUNI	742.50
EFT5797	06/09/2002	NORTHSIDE CAR CARE	VEHICLE REPAIRS/MAINTENANCE	MUNI	318.30
EFT5798	06/09/2002	KOMATSU AUSTRALIA PTY LTD	VEHICLE PARTS	MUNI	110.84
EFT5799	06/09/2002	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	MUNI	456.95
EFT5800	06/09/2002	O'NEILL, CAROLINE	REIMBURSEMENT - CATERING	MUNI	58.03
EFT5801	06/09/2002	ALBANY 3 CINEMAS	CINEMA ADVERTISING - ALAC	MUNI	105.00
EFT5802	06/09/2002	PAGEMASTER AUSTRALIA PT.	PHOTOCOPIER CHARGES - ALAC	MUNI	253.57
EFT5803	06/09/2002	GREAT STHN CONCRETE & SAND	MANAGEMENT BAKERS JUNCTION	MUNI	21,348.80
EFT5804	06/09/2002	PRESTIGE PROPERTY SERVICES PTY	CLEANING - VANCOUVER ARTS CNTR	MUNI	422.59
EFT5805	06/09/2002	RAINBOW AUTO CLEAN	DETAIL OF HOLDEN VECTRA SEDAN - A2939	MUNI	130.00
EFT5806	06/09/2002	REEVES & CO HUTCHERS PTY LTD	CATERING SUPPLIES	MUNI	41.23
EFT5807	06/09/2002	RESCUE TRAINING	RESPIRATORY PROTECTION EQUIP	MUNI	520.00

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EFT5808	06/09/2002	THE ROYAL LIFE SAVING SOCIETY	CERTIFICATES/BADGES - ALAC	MUNI	460.25
EFT5809	06/09/2002	BARKOVIC, JR & SCHUL, JS	CONVERSION MATERIALS - LOCAL STUDIES	MUNI	330.11
EFT5810	06/09/2002	SHERIDANS FOR BADGES	NAME BADGE FOR STEPHEN BELL	MUNI	26.95
EFT5811	06/09/2002	SINCLAIR KNIGHT MERZ PTY LTD	PROGRESS CLAIM NO.2 STRATEGIC WASTE MANAGEMENT REVIEW	MUNI	1,089.00
EFT5812	06/09/2002	SOUTHERN STATIONERY	STATIONERY SUPPLIES	MUNI	1,581.20
EFT5813	06/09/2002	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	MUNI	325.72
EFT5814	06/09/2002	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	MUNI	90.20
EFT5815	06/09/2002	SPEEDO AUSTRALIA PTY LTD	GOGGLES	MUNI	382.25
EFT5816	06/09/2002	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	MUNI	24.55
EFT5817	06/09/2002	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	MUNI	49.46
EFT5818	06/09/2002	STEWART & HEATON CLOTHING PTY	PROTECTIVE CLOTHING	MUNI	804.92
EFT5819	06/09/2002	STIRLING SOFT DRINKS PTY LTD	DRINK SUPPLIES	MUNI	178.22
EFT5820	06/09/2002	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	MUNI	97.65
EFT5821	06/09/2002	SUNNY BRUSHWARE SUPPLIES P/LTD	BROOM PURCHASES	MUNI	418.00
EFT5822	06/09/2002	SUNNY SIGN COMPANY	SIGN PURCHASES	MUNI	867.90
EFT5823	06/09/2002	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	MUNI	187.20
EFT5824	06/09/2002	I & C SUPPLIES	HARDWARE/TOOL SUPPLIES	MUNI	281.35
EFT5825	06/09/2002	JTAGZ PTY LTD	SUPPLY AND DELIVERY OF 2500 DOG TAGS FOR THE 2005 YEAR	MUNI	523.16
EFT5826	06/09/2002	SIMON THWAITES	CONSULTANCY WORK TO.	MUNI	750.00
EFT5827	06/09/2002	TORQUE QUIP AUTOPRO	VEHICLE PARTS	MUNI	12.95
EFT5828	06/09/2002	TRUCKLINE	VEHICLE PARTS	MUNI	132.11
EFT5829	06/09/2002	TUDOR HOUSE	STANDARD "AUSTRALIA" FLAG X 1	MUNI	260.00
EFT5830	06/09/2002	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	MUNI	1,659.00
EFT5831	06/09/2002	ALBANY & GREAT STHN WEEKENDFR	ADVERTISING	MUNI	283.60

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EFT5832	06/09/2002	WESTERBERG PANEL BEATERS	PICK UP OF ABOUNDEN VEHICLE FROM LINK ROAD AND TRANSPORT TO NORTH ROAD DEPOT	MUNI	55.00
EFT5833	06/09/2002	WESTERN POWER	ELECTRICITY SUPPLIES	MUNI	26,314.00
EFT5834	06/09/2002	WORK CLOBBER	RFDWOOD 122309 SAFETY BOOTS	MUNI	466.09
EFT5835	06/09/2002	WORMALD FIRE SYSTEMS	SUPPLY - INSTALL NEW BATTERIES	MUNI	82.50
EFT5836	06/09/2002	ZENITH LAUNDRY	LAUNDERING OF TEA-TOWELS & FLAG & TABLECLOTH	MUNI	24.91
EFT5837	06/09/2002	ZIPFORM PTY LTD	ADDITIONAL RATE NOTICE PRINTS	MUNI	438.40
EFT5838	09/09/2002	KING RIVER PAVING	200m2 of brick paving at the Middleton Road/ Adelaide Crescent Roundabout.	MUNI	1,450.00
EFT5839	13/09/2002	AD CONTRACTORS	EARTHMOVING WORKS & HIRE	MUNI	2,835.25
EFT5840	13/09/2002	AGRO FORRESTRY (EDENBORN PTY L	Spray grass along Collingwood Road.	MUNI	97.90
EFT5841	13/09/2002	ALBANY ADVERTISER	ADVERTISING	MUNI	776.55
EFT5842	13/09/2002	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	MUNI	164.65
EFT5843	13/09/2002	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	MUNI	168.73
EFT5844	13/09/2002	ALBANY PRINTERS	10,000 With Compliment Slips - 3 colour print	MUNI	1,045.00
EFT5845	13/09/2002	ALBANY TV SERVICES	TWO WAY RADIO MAINTENANCE	MUNI	376.10
EFT5846	13/09/2002	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	MUNI	309.27
EFT5847	13/09/2002	ALBANY STATIONERS	STATIONERY SUPPLIES	MUNI	63.00
EFT5848	13/09/2002	ALBANY HISTORICAL SOCIETY INC	GRAND OPERATING & OVERHEAD COSTS	MUNI	3,300.00
EFT5849	13/09/2002	ALL EVENTS PROSOUND HIRE	PA HIRE FOR RUBY'S GRACE	MUNI	540.40
EFT5850	13/09/2002	ALLGROW LANDSCAPING	MAINT LAWNS/GDNS LOTT HOUSE	MUNI	478.50
EFT5851	13/09/2002	AMITY CRAFTS	ALBANY ART PRIZE	MUNI	588.50
EFT5852	13/09/2002	AMITY PAINTING & DECORATING	PAINTING DEPOT	MUNI	1,210.00
EFT5853	13/09/2002	APEX ENVIROCARE	10 x 25 metre rolls of heavy duty fibre matting Foroshore Lake Project	MUNI	1,234.20
EFT5854	13/09/2002	ATC RECRUITING	CASUAL STAFF	MUNI	2,665.24
EFT5855	13/09/2002	AUSTRALIA POST	POSTAGE -	MUNI	4,809.58

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EFT5856	13/09/2002	BAREFOOT CLOTHING MANUFACTURER	CITY OF ALBANY CORPORATE LOGOS	MUNI	1,390.25
EFT5857	13/09/2002	BENARA NURSERIES	purchase of 21 shrubs	MUNI	730.36
EFT5858	13/09/2002	BERTOLA HIRE SERVICE	EQUIPMENT HIRE	MUNI	105.27
EFT5859	13/09/2002	BLISS BALLOONS	Balloon equipment - blower, sticks and ties	MUNI	40.00
EFT5860	13/09/2002	BOOLAH ARTS & CRAFTS	GOODS - VANCOUVER ARTS CENTRE	MUNI	78.50
EFT5861	13/09/2002	BUNNINGS	HARDWARE/TOOL SUPPLIES	MUNI	190.04
EFT5862	13/09/2002	BUSBY INVESTMENTS PTY LTD	HIRE CAR FOR CHRIS GROGAN PICK UP FROM PERTH AIRPORT (MORNING) 3/9/02 RETURN PERTH AIRPORT 5/9/02 (LATE AFTERNOON) INCLUDES INSURANCE POLICY OF \$11 PER DAY - UNLIMITED KILOMETRES CONFIRMATION NUMBER 114070269	MUNI	210.00
EFT5863	13/09/2002	CAMIRANS ALBANY PTY LTD	PICKUP AND DELIVERY WFTDMAT FX CARGOWEST FREMANTLE 10 ALBANY	MUNI	330.00
EFT5864	13/09/2002	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	MUNI	88.98
EFT5865	13/09/2002	CHADSON ENGINEERING PTY LTD	CHEMICALS - ALAC	MUNI	79.75
EFT5866	13/09/2002	CJD EQUIPMENT	VEHICLE PARTS	MUNI	409.35
EFT5867	13/09/2002	CLAUDETTE MOUNTJOY	WORKSHOPS, MINI REGIONAL TOUR, POETRY PUB CRAWL & BLACK BEGINNINGS	MUNI	2,050.00
EFT5868	13/09/2002	CSR LIMITED	CONSTRUCTION MATERIALS	MUNI	233.20
EFT5869	13/09/2002	DELRON CLEANING ALBANY	CLEANING	MUNI	3,444.10
EFT5870	13/09/2002	DOWD CORPORATION PTY LTD	STAFF UNIFORMS	MUNI	379.00
EFT5871	13/09/2002	EAGLE SPORTS	GOODS - ALAC	MUNI	268.09
EFT5872	13/09/2002	EILEKER GENERAL STORE	FUEL PURCHASES	MUNI	66.00
EFT5873	13/09/2002	P & W FLOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	MUNI	1,831.50
EFT5874	13/09/2002	EVANS, MILTON	DEPUTY MAYORAL ALLOWANCE	MUNI	36.00
EFT5875	13/09/2002	EVERTRANS	VEHICLE REPAIRS	MUNI	1,377.00

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EFT5901	13/09/2002	PILKINGTON (AUSTRALIA) LIMITED	3MM CLR SILVERED CUTS GLASS	MUNI	33.00
EFT5902	13/09/2002	POETS OF THE MACHINE	SPRUNG WORKSHOPS, MINI REGIONAL TOUR, POETRY PUB CRAWL & BLACK BEGINNINGS	MUNI	2,650.00
EFT5903	13/09/2002	PRESTIGE PROPERTY SERVICES PTY	CLEANING - VANCOUVER ARTS CNTR	MUNI	24.81
EFT5904	13/09/2002	PROTECTOR ALSAFE INDUSTRIES PT	CASTRO JACKETS	MUNI	612.11
EFT5905	13/09/2002	PURSEY, CRAIG	TRAINING REIMBURSE OF EXPENSES	MUNI	46.20
EFT5906	13/09/2002	QUICKCOPY AUDIO SERVICES	60 x Soft mailing CD case with clear outer sleeve	MUNI	152.90
EFT5907	13/09/2002	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	MUNI	15.50
EFT5908	13/09/2002	S&BA AUTO REPAIRS	MACHINE FLY WHEEL	MUNI	77.00
EFT5909	13/09/2002	SHALE, S & B	TEACHING POTTERY CLASSES	MUNI	210.00
EFT5910	13/09/2002	SHERIDANS FOR BADGES	NAME BADGE FOR CORRINA KAYS	MUNI	27.50
EFT5911	13/09/2002	SKILLHIRE	CASUAL STAFF	MUNI	5,590.21
EFT5912	13/09/2002	SOUTHERN STATIONERY	STATIONERY SUPPLIES	MUNI	1,022.10
EFT5913	13/09/2002	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	MUNI	155.13
EFT5914	13/09/2002	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	MUNI	26.47
EFT5915	13/09/2002	SOUTHERN FENCING	Security Fencing for Manypeaks Transfer Station, includes 2 gates.	MUNI	7,304.00
EFT5916	13/09/2002	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	MUNI	30.00
EFT5917	13/09/2002	I & C SUPPLIES	HARDWARE/TOOL SUPPLIES	MUNI	1,109.30
EFT5918	13/09/2002	TOTAL PACKAGING (WA) PTY LTD	DOGGY DUMPAGE DISPOSAL UNITS	MUNI	283.80
EFT5919	13/09/2002	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	MUNI	36.23
EFT5920	13/09/2002	TRUCKLINE	VEHICLE PARTS	MUNI	266.05
EFT5921	13/09/2002	VALENTINO'S FLORISTS	Flowers to Melissa McCracken	MUNI	40.00
EFT5922	13/09/2002	ALBANY & GREAT STERN WEEKENDER	ADVERTISING	MUNI	855.60
EFT5923	13/09/2002	WESTERN POWER	ELECTRICITY SUPPLIES	MUNI	2,250.00
EFT5924	13/09/2002	GRONDE ALISON	MANORAL ALLOWANCE	MUNI	6,000.00

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EFT5925	20/09/2002	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	MUNI	480.00
EFT5926	20/09/2002	ACTIV FOUNDATION INC	CLEANING RAGS	MUNI	33.00
EFT5927	20/09/2002	AD CONTRACTORS	EARTHMOVING WORKS & HIRE	MUNI	946.00
EFT5928	20/09/2002	ALBANY ADVERTISER	ADVERTISING	MUNI	5,266.00
EFT5929	20/09/2002	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	MUNI	598.18
EFT5930	20/09/2002	ALBANY INDUSTRIAL SERVICES	ADELAIDE/RUFUS STREETS	MUNI	41,362.03
EFT5931	20/09/2002	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	MUNI	165.00
EFT5932	20/09/2002	ALBANY PRINTERS	15,000 Letterhead - 3 colour print	MUNI	2,640.00
EFT5933	20/09/2002	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	MUNI	83.67
EFT5934	20/09/2002	ALBANY STATIONERS	STATIONERY SUPPLIES	MUNI	11.95
EFT5935	20/09/2002	ALBANY STUMP REMOVAL	to grind stumps as per quote	MUNI	1,375.60
EFT5936	20/09/2002	TRICOAST CIVIL (FORMERLY ALBAN	TO INSTALL FOOTPATH AT BAYONET HEAD	MUNI	491.70
EFT5937	20/09/2002	ALBANY YOUTH ORCHESTRA	BOX OFFICE "ALBANY YOUTH ORCHESTRA"	MUNI	904.74
EFT5938	20/09/2002	ALBANY LANDSCAPE SUPPLIES	bucket of woodchips	MUNI	18.00
EFT5939	20/09/2002	ALL EVENTS PROSOUND HIRE	TECHNICIAN SERVICES - TOWN HALL	MUNI	139.97
EFT5940	20/09/2002	AUSTRALIAN MANUFACTURING WORKS	Payroll deductions	MUNI	51.60
EFT5941	20/09/2002	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/STATIONERY - YORK ST	MUNI	126.55
EFT5942	20/09/2002	ATC RECRUITING	CASUAL STAFF	MUNI	3,121.16
EFT5943	20/09/2002	AUSTRALIAN SERVICES UNION	EMPLOYEE DEDUCTIONS	MUNI	1,874.20
EFT5944	20/09/2002	AUSTRALIAN COMMUNICATIONS AUTH	RENEWAL OF LICENCES	MUNI	672.10
EFT5945	20/09/2002	AUTO MAKEOVERS	W27110 30MM X 8MM WINCH CABLE	MUNI	329.00
EFT5946	20/09/2002	ALBANY	VEHICLE REPAIRS/PARTS	MUNI	362.50

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EFT5876	13/09/2002	FARM FRESH FOOD MARKET	CATERING SUPPLIES	MUNI	369.45
EFT5877	13/09/2002	FAST PHOTOS	DEVELOP PHOTOS OF GAITTIPOLI	MUNI	41.05
EFT5878	13/09/2002	FENN, ROBERT	REIMBURSE - CITIZEN'S JURY - MEALS	MUNI	36.20
EFT5879	13/09/2002	FLOTTMANN, JENNI	LISWA EXCHANGE VISIT & MEETINGS	MUNI	452.50
EFT5880	13/09/2002	FRANEY & THOMPSON	TIMBER SUPPLIES	MUNI	872.85
EFT5881	13/09/2002	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	MUNI	6.05
EFT5882	13/09/2002	GREENS MITRE 10	HARDWARE SUPPLIES	MUNI	135.37
EFT5883	13/09/2002	GREAT STHN REGIONAL COLLEGE	INFORMATION TECHNOLOGY SEMESTER FOR M BRACKNELL	MUNI	189.90
EFT5884	13/09/2002	FUELINK PTY LTD	FUEL SUPPLIES	MUNI	47,760.28
EFT5885	13/09/2002	GROGAN, PC	MANDURAH CONFERENCE	MUNI	139.68
EFT5886	13/09/2002	HARDING FIRE SERVICES	FIRE EQUIPMENT MAINTENANCE	MUNI	53.90
EFT5887	13/09/2002	MC & YC HORNE	supply 3734 m3 gravel for maintenance	MUNI	10,267.40
EFT5888	13/09/2002	HOWARD & ASSOC ARCHITECTS	ARCHITECTURAL FEE 45% OF STAGE 2	MUNI	2,359.80
EFT5889	13/09/2002	IMAGE QUEST	6 X VHS DUBS	MUNI	90.00
EFT5890	13/09/2002	LA FREEGARD	WHIPPER SNIP & FIREBREAK	MUNI	430.10
EFT5891	13/09/2002	LACHLAN MCDONALD	SPRUNG COORDINATION, SPRUNG TOUR, SPRUNG WORKSHOP	MUNI	2,650.00
EFT5892	13/09/2002	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	MUNI	119.70
EFT5893	13/09/2002	LOWER KING TQUOR & GENERAL ST	FUEL SUPPLIES BRIGADE	MUNI	410.00
EFT5894	13/09/2002	MARSHALL MOWERS	CHAIN SAW PARTS	MUNI	81.60
EFT5895	13/09/2002	MT BARKER ELECTRICS	ELECTRICAL REPAIRS & MAINTENANCE	MUNI	181.06
EFT5896	13/09/2002	NETPAL DISTRIBUTERS	LIBRARY - INTERNET KIOSK	MUNI	439.78
EFT5897	13/09/2002	N.K.P. CLEANING SERVICES	CLEANING - JULY 2002	MUNI	1,610.00
EFT5898	13/09/2002	NORTHSIDE CAR CARE	VEHICLE REPAIRS/MAINTENANCE	MUNI	124.30
EFT5899	13/09/2002	OTIS ELEVATOR COMPANY P/L	LIFT MAINTPNANCE	MUNI	3,647.25

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EFT5947	20/09/2002	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	MUNI	5,500.00
EFT5948	20/09/2002	BARNESBY FORD	VEHICLE PARTS/REPAIRS	MUNI	50.40
EFT5949	20/09/2002	BEST OFFICE SYSTEMS & SUPPLIES	PHOTOCOPIER CHARGES	MUNI	400.63
EFT5950	20/09/2002	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	MUNI	66.64
EFT5951	20/09/2002	BOULAH ARTS & CRAFTS	GOODS - VANCOUVER ARTS CENTRE	MUNI	13.80
EFT5952	20/09/2002	BUNNINGS	HARDWARE/TOOL SUPPLIES	MUNI	35.31
EFT5953	20/09/2002	BUSBY INVESTMENTS PTY LTD	INVOICE SHORTPAID - VEHICLE HIRE	MUNI	9.20
EFT5954	20/09/2002	CARREL INVESTMENTS PTY LTD	ALARM RESPONSE CALL OUT	MUNI	2,765.10
EFT5955	20/09/2002	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	MUNI	1,242.44
EFT5956	20/09/2002	CHILD SUPPORT AGENCY	EMPLOYEE DEDUCTIONS	MUNI	4.38
EFT5957	20/09/2002	CITY OF ALBANY - SOCIAL CLUB	Payroll deductions	MUNI	204.00
EFT5958	20/09/2002	COLOURBOX DIGITAL PTY LTD	50 colour copies D/S Fire Prevention Plan	MUNI	3,491.00
EFT5959	20/09/2002	COMPUGAMES	1 x mouse	MUNI	59.95
EFT5960	20/09/2002	COURIER AUSTRALIA	FREIGHT CHARGES	MUNI	457.75
EFT5961	20/09/2002	COVENTRYS	VEHICLE PARTS	MUNI	492.65
EFT5962	20/09/2002	CSR EMOLEUM	SUPPLY COLDMIX	MUNI	2,569.55
EFT5963	20/09/2002	CSR LIMITED	CONSTRUCTION MATERIALS	MUNI	1,282.60
EFT5964	20/09/2002	DEPARTMENT OF CALM	Contribution from the City of Albany for Regional Coastcare Facilitator	MUNI	3,000.00
EFT5965	20/09/2002	DEPARTMENT OF INDUSTRY AND TEC	CONTRACT 115399 MERCHANT SERV	MUNI	2,020.30
EFT5966	20/09/2002	DHL INTERNATIONAL (AUST) PTY L	PARTS - AIRCRAFT LANDING SYSTEM	MUNI	64.62
EFT5967	20/09/2002	CD'S HIT DISTRIBUTORS	CONFECTIONERY SUPPLIES	MUNI	337.95
EFT5968	20/09/2002	DON KYATT SPARE PARTS PTY LTD	VEHICLE PARTS	MUNI	620.40

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EFT5969	20/09/2002	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	MUNI	2,261.60
EFT5970	20/09/2002	FNU POINT HARDWARE WHOLESALEERS	HARDWARE SUPPLIES	MUNI	269.83
EFT5971	20/09/2002	ALBANY ENGINEERING CO	MAINTENANCE VEHICLES	MUNI	890.55
EFT5972	20/09/2002	EVANS, MILTON	DEPUTY MAYORAL ALLOWANCE	MUNI	88.78
EFT5973	20/09/2002	EVERTRANS	VEHICLE REPAIRS	MUNI	1,179.20
EFT5974	20/09/2002	EVERITT SIGNS	SIGNWRITING/SIGN PURCHASES	MUNI	51.70
EFT5975	20/09/2002	FARM FRESH FOOD MARKET	CATERING SUPPLIES	MUNI	412.60
EFT5976	20/09/2002	FARR, MS & JA	FORKLIFT HIRE	MUNI	467.50
EFT5977	20/09/2002	FRANEY & THOMPSON	TIMBER SUPPLIES	MUNI	96.50
EFT5978	20/09/2002	GEORGE VASSILIOU	FEASIBILITY STUDY/RECREATION PRECINCT PLAN	MUNI	7,700.00
EFT5979	20/09/2002	GNU SOLUTIONS	IT SUPPORT	MUNI	3,212.00
EFT5980	20/09/2002	GRAY & LEWIS	Consultancy work on both TPS 1A and 3	MUNI	2,376.00
EFT5981	20/09/2002	GREAT SOUTHERN BRAKE & CLUTCH	BRAKE SFT	MUNI	253.00
EFT5982	20/09/2002	GREAT SOUTHERN SPRINGS	REPAIR SPRINGS ON ROADSWEEPER TRUCK	MUNI	334.40
EFT5983	20/09/2002	GREENS MIRE 10	150ML DECKSPIKES X 10MT	MUNI	149.27
EFT5984	20/09/2002	GREEN SKILLS	Revegetation of tyre dump Green skills responsible for all planting COA responsible for weed control	MUNI	2,400.00
EFT5985	20/09/2002	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	MUNI	6,776.00
EFT5986	20/09/2002	GT BEARING & ENGINEERING SUPPL	VEHICLE PARTS	MUNI	350.00
EFT5987	20/09/2002	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	MUNI	1,293.20
EFT5988	20/09/2002	HARWOOD GL	REIMBURSE CONFERENCE EXPENSES	MUNI	246.52
EFT5989	20/09/2002	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	MUNI	1,986.05
EFT5990	20/09/2002	HBF OF WA	EMPLOYEE DEDUCTIONS	MUNI	2,066.70
EFT5991	20/09/2002	ALBANY WORKLINK	CASUAL STAFF	MUNI	2,296.32
EFT5992	20/09/2002	INSTANT WEIGHING	PRINTER ROLLS FOR COMBILIMAIN	MUNI	4.46

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EFT5993	20/09/2002	KLB SYSTEMS	IT SWITCHES	MUNI	704.00
EFT5994	20/09/2002	KOSTERS STEEL CONST PTY LTD	BENI RODS AS PER QUOTE	MUNI	181.50
EFT5995	20/09/2002	LITTLE GROVE GENERAL STORE	FUEL SUPPLIES STII COAST B/BRIG	MUNI	430.49
EFT5996	20/09/2002	LIVESY, EDWARD	RECYCLING TRUCK HIRE	MUNI	880.00
EFT5997	20/09/2002	LOCK JOINT AUSTRALIA	2.5 metre wide Lock Joint holding bars	MUNI	250.80
EFT5998	20/09/2002	LOWER KING LIQUOR & GENERAL ST	FUEL SUPPLIES BRIGADE	MUNI	55.12
EFT5999	20/09/2002	MAIN ROADS	PURCHASE 2ND HAND ARMCO BARRIER	MUNI	1,860.00
EFT6000	20/09/2002	MAJOR MOTORS PTY LTD	VEHICLE PARTS	MUNI	27.92
EFT6001	20/09/2002	MARK LOVERIDGE HOLDEN	VEHICLE PARTS/MAINTENANCE	MUNI	153.90
EFT6002	20/09/2002	MARSHALL MOWERS	CHAIN SAW PARTS	MUNI	209.00
EFT6003	20/09/2002	DI MCBRIDE	CHRISTMAS PAGEANT 15/12/02	MUNI	500.00
EFT6004	20/09/2002	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	MUNI	5.61
EFT6005	20/09/2002	MINTER ELLISON LAWYERS	LEGAL COSTS	MUNI	5,068.58
EFT6006	20/09/2002	ATHMWU	EMPLOYEE DEDUCTIONS	MUNI	21.40
EFT6007	20/09/2002	MOUNT BARKER CO-OPERATIVE LIMT	GOODS - SALEYARDS	MUNI	9.50
EFT6008	20/09/2002	MOUNT BARKER NEWSAGENCY	MAGAZINES - SALEYARDS	MUNI	8.90
EFT6009	20/09/2002	MUNICIPAL EMPLOYEES UNION	EMPLOYEE DEDUCTIONS	MUNI	529.10
EFT6010	20/09/2002	NEVILLE'S HARDWARE & BUTT DING	HARDWARE SUPPLIES	MUNI	139.55
EFT6011	20/09/2002	PN & ER NEWMAN QUALITY CONCRET	round manholes covers	MUNI	495.00
EFT6012	20/09/2002	N.K.P CLEANING SERVICES	CLEANING - JULY 2002	MUNI	910.20
EFT6013	20/09/2002	NORTHSIDE CAR CARF	VEHICLE REPAIRS/MAINTENANCE	MUNI	347.05
EFT6014	20/09/2002	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	MUNI	160.75

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EFT6015	20/09/2002	WP REID	FOOT PATH CONSTRUCTION	MUNI	5,197.50
EFT6016	20/09/2002	RICOH FINANCE PTY LTD	PHOTOCOPIER CHARGES	MUNI	3,256.00
EFT6017	20/09/2002	RYDGES PERTH	Accommodation 11/9/02 for Gaynor Clarke attending Speech Writing Training	MUNI	160.00
EFT6018	20/09/2002	SHERIDANS FOR BADGES	NAME BADGE FOR ANNIE AT ALAC	MUNI	177.10
EFT6019	20/09/2002	SKILLPATH SEMINARS	SEMINAR REGISTRATION	MUNI	398.00
EFT6020	20/09/2002	SOUTHERN STATIONERY	STATIONERY SUPPLIES	MUNI	743.90
EFT6021	20/09/2002	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	MUNI	671.16
EFT6022	20/09/2002	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	MUNI	427.85
EFT6023	20/09/2002	SOUTHCOST SECURITY SERVICE	SECURITY HANRAHAN ROAD - BANKING	MUNI	290.40
EFT6024	20/09/2002	SPEEDO AUSTRALIA PTY LTD	PURCHASE GOGGLES - ALAC	MUNI	349.25
EFT6025	20/09/2002	STATEWIDE BEARINGS	VEHICLE PARTS	MUNI	20.77
EFT6026	20/09/2002	STIRLING SOFT DRINKS PTY LTD	DRINK SUPPLIES	MUNI	246.46
EFT6027	20/09/2002	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	MUNI	8.75
EFT6028	20/09/2002	SUNNY BRUSHWARE SUPPLIES P/LTD	REWIRE RINGS FOR MAC JOHNSON 600 SERIES	MUNI	528.00
EFT6029	20/09/2002	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	MUNI	224.00
EFT6030	20/09/2002	I & C SUPPLIES	HARDWARE/TOOL SUPPLIES	MUNI	217.68
EFT6031	20/09/2002	SIMON THWAITES	CONSULTANCY WORK TO:	MUNI	900.00
EFT6032	20/09/2002	GE & EE TOMLINSON	hire cherry picker to trim trees on home rd	MUNI	1,020.00
EFT6033	20/09/2002	TOTAL EDEN	250mm round valve box	MUNI	313.43
EFT6034	20/09/2002	TRUCKLINE	VEHICLE PARTS	MUNI	401.72
EFT6035	20/09/2002	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	MUNI	1,094.00
EFT6036	20/09/2002	DEPT OF LAND ADMIN, VALUER GEN	GRV'S 67 TO 2/8/02	MUNI	1,352.00
EFT6037	20/09/2002	QUEST SUBIACO	ONE NIGHTS ACCOMMODATION	MUNI	140.00
EFT6038	20/09/2002	IT VISION USER GROUP	STDS 2002/2003	MUNI	275.00
EFT6039	20/09/2002	VISUAL ECHO	CREATION OF CITY CREST PAGE ON	MUNI	50.00

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EFT6040	20/09/2002	WA HINO SALES & SERVICE	CABLE PARK BRK FD	MUNI	267.45
EFT6041	20/09/2002	WA LOCAL GOV SUPER PLAN P/L	SUPERANNUATION CONTRIBUTIONS	MUNI	62,674.54
EFT6042	20/09/2002	JOHN WALKER	COUNCILLOR ALLOWANCE	MUNI	902.03
EFT6043	20/09/2002	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	MUNI	73.61
EFT6044	20/09/2002	WESFARMERS DA/GFTY AGRIBUSINES	pine poles 125ml x 3.6m	MUNI	107.65
EFT6045	20/09/2002	WOLFE, DES	COUNCILLOR ALLOWANCE	MUNI	123.68
EFT6046	20/09/2002	WOOD & GRIEVE PTY LTD	Contract supervision at Foreshore Lakes Drainage Project as per cost estimate 08/05/2002. Project to be inspected at listed stages as outlined in email from Wood & Grieve of 03/07/2002	MUNI	6,803.50
EFT6047	26/09/2002	8M MEDIA & COMMUNCIATIONS	Registration Fee for Gaynor Clarke to attend "Powerful & Persuasive Speech Writing"	MUNI	247.50
EFT6048	26/09/2002	ACTIVE PLUMBING	PLUMBING REPAIRS & MAINTENANCE	MUNI	1,878.42
EFT6049	26/09/2002	AD CONTRACTORS	EARTHMOVING WORKS & HIRE	MUNI	232,553.06
EFT6050	26/09/2002	ADV TECHNICAL CONSULTING	TECHNICAL CONSULTING	MUNI	3,322.00
EFT6051	26/09/2002	ALBANY ADVERTISER	ADVERTISING	MUNI	366.30
EFT6052	26/09/2002	ALBANY INDUSTRIAL SERVICES	Verge fill as per Docket No's 09870 & 09872	MUNI	118.80
EFT6053	26/09/2002	ALBANY PRINTERS	TIP PASSES FOR FINANCIAL YEAR 2002/03	MUNI	2,158.34
EFT6054	26/09/2002	ALBANY SIGNS	SIGN PURCHASES	MUNI	181.60
EFT6055	26/09/2002	ALBANY V BFLT & RUBBER	FILTERS/VEHICLE PARTS	MUNI	201.39
EFT6056	26/09/2002	ALBANY INDOOR PLANT HIRE	INDOOR PLANT HIRE	MUNI	451.77
EFT6057	26/09/2002	ALBANY GAS CENTRE PTY LTD	FORKLIFT GAS CYLINDER REFILL	MUNI	67.00
EFT6058	26/09/2002	ALBANY WASTE DISPOSALS	RIN EMPTIES	MUNI	558.80
EFT6059	26/09/2002	ALBANY PLUMBING AND BATHROOM S	PLUMBING SUPPLIES	MUNI	100.10
EFT6060	26/09/2002	ALKOOMI WINES PTY LTD	CATERING SUPPLIES	MUNI	640.25
EFT6061	26/09/2002	AMITY NEWS	STATIONERY	MUNI	15.95

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	Amount
EFT6062	26/09/2002	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/STATIONERY - YORK ST	MUNI	109.10
EFT6063	26/09/2002	APEX ENVIROCARP	ROLLS HEAVY DUTY FIBRE MATTING 2MTRS X 25MTRS	MUNI	1,512.50
EFT6064	26/09/2002	ARGYLES BISTRO	Catering - Investigative Report Writing	MUNI	935.00
EFT6065	26/09/2002	ASHFORD, NJ	NEWSPAPER INDEXING - LOCAL STUDIES	MUNI	405.25
EFT6066	26/09/2002	ATC RECRUITING	CASUAL STAFF	MUNI	3,217.89
EFT6067	26/09/2002	ATJSSIE DRAWCARDS PTY LTD	METROPOLITAN F.I.T. SERVICE-QUARTERLY SERVICE FEES	MUNI	495.00
EFT6068	26/09/2002	AUSTRALIA POST	POSTAGE -	MUNI	5,251.05
EFT6069	26/09/2002	AVON WASTE	Dry hire of single axle waste truck	MUNI	5,940.00
EFT6070	26/09/2002	BANKWEST	LOAN REPAYMENT -	MUNI	6,723.26
EFT6071	26/09/2002	BARTON, ELIZABETH	COUNCILLOR ALLOWANCE	MUNI	1,500.00
EFT6072	26/09/2002	BEST OFFICE SYSTEMS & SUPPLIES	PHOTOCOPIER CHARGES	MUNI	45.00
EFT6073	26/09/2002	ALBANY BETTA ELECTRICAL	electric fan heater - delonghi	MUNI	45.00
EFT6074	26/09/2002	ALBANY BOBCAT SERVICES	remove tree loppings	MUNI	478.50
EFT6075	26/09/2002	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	MUNI	107.22
EFT6076	26/09/2002	BOJUN, MERRYN	COUNCILLOR ALLOWANCE	MUNI	1,542.45
EFT6077	26/09/2002	BRALINDA HAULAGE	hire semi to cart gravel from marbelup pit to home rd	MUNI	3,341.25
EFT6078	26/09/2002	MURRY BRACKNELL	REIMBURSEMENT COMPUTER TRAINING BOOK	MUNI	47.80
EFT6079	26/09/2002	BUNNINGS	HARDWARE/TOOL SUPPLIES	MUNI	461.87
EFT6080	26/09/2002	CAMTRANS ALBANY PTY LTD	pickup and delivery ex fremantle bibm fabric and fasteners	MUNI	300.00
EFT6081	26/09/2002	CAMLYN SPRINGS	WATER CONTAINER REFILLS	MUNI	140.00
EFT6082	26/09/2002	CARRE INVESTMENTS PTY LTD	ALARM RESPONSE - CALL OUT	MUNI	115.50
EFT6083	26/09/2002	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	MUNI	557.50
EFT6084	26/09/2002	CECIL, JUDY	COUNCILLOR ALLOWANCE	MUNI	1,500.00

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	Amount
EFT6085	26/09/2002	CONNECTED LEARNING PTY LTD	7 places on investigative report writing training	MLNI	6,050.00
EFT6086	26/09/2002	COVENTRYS	VEHICLE PARTS	MUNI	168.51
EFT6087	26/09/2002	CSR LIMITED	CONSTRUCTION MATERIALS	MUNI	259.91
EFT6088	26/09/2002	CUSTOM KNIVES	SPECIALITY PAPER WEIGHTS	MUNI	220.00
EFT6089	26/09/2002	DEMARTEAU, TONY	COUNCILOR ALLOWANCE	MUNI	1,500.00
EFT6090	26/09/2002	G & M DETERGENTS & HYGIENE SER	HYGIENE CONTRACT	MUNI	1,065.18
EFT6091	26/09/2002	AEROTECH MANAGEMENT SERVICES	AIRPORT CONI	MUNI	4,958.78
EFT6092	26/09/2002	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	MUNI	3,399.31
EFT6093	26/09/2002	EMERY, BOB	COUNCILOR ALLOWANCE	MUNI	1,500.00
EFT6094	26/09/2002	ALBANY ENGINEERING CO	MAINTENANCE VEHICLES	MUNI	134.20
EFT6095	26/09/2002	EVANS, MILTON	DEPUTY MAYORAL ALLOWANCE	MUNI	2,292.45
EFT6096	26/09/2002	EVERS, DIANE	COUNCILLOR ALLOWANCE	MUNI	2,314.38
EFT6097	26/09/2002	FARM FRESH FOOD MARKET	CATERING SUPPLIES	MUNI	362.24
EFT6098	26/09/2002	FLYNN, WARREN	AUTHOR'S TALK, WRITERS WORKSHOP, WRITER IN RESIDENCE	MUNI	400.00
EFT6099	26/09/2002	FORTIS VOLUNTEERS	PAYMENT TO VOLUNTEERS FOR 1 X TOUR GUIDE FOR GOLDRUSH TOURS	MUNI	20.00
EFT6100	26/09/2002	GARTLAND, STEWART	REIMBURSE MOBILE PHONE CALLS	MUNI	48.40
EFT6101	26/09/2002	G.B WOODCRAFTS	remove dead tree on cummings rd	MUNI	1,782.00
EFT6102	26/09/2002	GOOD BARTH	ACCOMMODATION - MR P SPURTON	MUNI	202.75
EFT6103	26/09/2002	GOODMAN, STAN	CATERING EXPENSES	MUNI	110.00
EFT6104	26/09/2002	GREAT SOUTHERN DRAKE & CLUTCH	REPAIRS TO TRAILER	MUNI	145.00
EFT6105	26/09/2002	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	MUNI	1,053.75
EFT6106	26/09/2002	HARDING FIRE SERVICES	FIRE EQUIPMENT MAINTENANCE	MUNI	332.20
EFT6107	26/09/2002	HOWARD & ASSOC. ARCHITECTS	PROGRESS CLAIM NO 2	MUNI	203,275.60
EFT6108	26/09/2002	ALBANY WORKLINK	CASUAL STAFF	MUNI	4,252.00

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	Amount
EFT6109	26/09/2002	JUST A CALL DELIVERIES	INTERNAL MAIL YORK/MERCER/ALAC	MUNI	338.80
EFT6110	26/09/2002	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	MUNI	49.50
BFT6111	26/09/2002	LACHLAN McDONALD	UNHIDING POETRY WORKSHOPS	MUNI	660.00
EFT6112	26/09/2002	LINCOLNS	AUDIT FEES	MUNI	9,350.00
EFT6113	26/09/2002	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	MUNI	173.20
EFT6114	26/09/2002	EIGHTH ELEMENT DESIGN	Development of Eyre Park Landscape Plan	MUNI	1,140.00
EFT6115	26/09/2002	MARSHALL MOWERS	2 X CHAIN	MUNI	96.00
EFT6116	26/09/2002	MARSHALL BATTERIES	BATTERY PURCHASES	MUNI	296.73
EFT6117	26/09/2002	MERI E-ANNE FLORISTS	Flowers for HWM following surgery from Crs, Staff of City of Albany	MUNI	135.00
EFT6118	26/09/2002	MIDALLA STEEL PTY LTD	STEEL SUPPLIES	MUNI	27.98
EFT6119	26/09/2002	MINTER ELLISON LAWYERS	LEGAL COSTS	MUNI	882.09
EFT6120	26/09/2002	MUNICIPAL INSURANCE BROKING	CASUAL HIRERS LIABILITY INSURANCE	MUNI	1,782.00
EFT6121	26/09/2002	THE NATIONAL TRUST OF AUSTRALIA	GRANT - OLD FARM STRAWBERRY HILL	MUNI	3,300.00
EFT6122	26/09/2002	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	MUNI	956.47
EFT6123	26/09/2002	OAKVIEW COTTAGE B & B	ACCOMMODATION	MUNI	550.00
EFT6124	26/09/2002	PALMER & RAYNER EARTHMOVING PT	3734m3 gravel for road maintenance from homes pit hunton rd	MUNI	24,641.76
EFT6125	26/09/2002	GREAT STIN CONCRFTE & SAND	10MTS 5ML METAL (washed) (approx price only)	MUNI	532.00
EFT6126	26/09/2002	QUINLAN JA & KJ	hire semi to cart gravel from marketup pit to sandpatch rd	MUNI	4,395.60
EFT6127	26/09/2002	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	MUNI	60.67
EFT6128	26/09/2002	RENTAL MANAGEMENT PTY LTD	CONT - AFICIO 551 - MERCER RD	MUNI	649.20
EFT6129	26/09/2002	ALBANY ALUMINIUM FABRICATION	WELDING REPAIR TO TIERED SEATING	MUNI	137.50
EFT6130	26/09/2002	RULES HAULAGE	pack of common bricks	MUNI	190.78

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	Amount
EFT6131	26/09/2002	CAPE SAILS	Catering for South Coast Management Group Meeting	MUNI	288.01
EFT6132	26/09/2002	ALBANY SANDWICH BAR	MILK SUPPLIES - STAFF YORK ST	MUNI	171.15
EFT6133	26/09/2002	SANKEY, GWEN	COUNCILOR ALLOWANCE	MUNI	1,500.00
EFT6134	26/09/2002	SARAH HAY	WORKSHOP FEES	MUNI	1,000.00
EFT6135	26/09/2002	SHALE, S & B	TEACHING POTTERY CLASSES	MUNI	315.00
EFT6136	26/09/2002	SIGMA CHEMICALS	CHEMICALS - HYPOCHLORITE	MUNI	158.90
EFT6137	26/09/2002	SKILLHIRE	CASUAL STAFF	MUNI	5,966.57
EFT6138	26/09/2002	SOS OFFICE EQUIPMENT	MFTERBILLING	MUNI	80.87
EFT6139	26/09/2002	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS & MAINTENANCE	MUNI	3,442.78
EFT6140	26/09/2002	SOUTHERN STATIONERY	STATIONERY SUPPLIES	MUNI	2,462.45
EFT6141	26/09/2002	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	MUNI	152.81
EFT6142	26/09/2002	SOUTHCOST SECURITY SERVICE	SECURITY SERVICES	MUNI	434.50
EFT6143	26/09/2002	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	MUNI	13.31
EFT6144	26/09/2002	STADIA INSTRUMENTS PTY LTD	REPAIRS TO DATA RECORDER	MUNI	198.00
EFT6145	26/09/2002	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	MUNI	165.78
EFT6146	26/09/2002	SUNNY SIGN COMPANY	SIGN PURCHASES	MUNI	1,602.70
EFT6147	26/09/2002	TRAILBLAZERS	SHIRT	MUNI	221.20
EFT6148	26/09/2002	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	MUNI	87.32
EFT6149	26/09/2002	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	MUNI	2,110.00
EFT6150	26/09/2002	JOHN WALKER	COUNCILLOR ALLOWANCE	MUNI	1,500.00
EFT6151	26/09/2002	WAUGH, VICTOR JOHN	WINDOW CLEANING - ADMINISTRATION BUILDING - YORK STREET	MUNI	167.20
EFT6152	26/09/2002	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	MUNI	243.00
EFT6153	26/09/2002	WELLINGTON, DENNIS	COUNCILLOR ALLOWANCE	MUNI	1,500.00
EFT6154	26/09/2002	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	MUNI	690.10

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Cheque /EFT No	Date	Name	Invoice Description	Bank Code	Amount
EFT6155	26/09/2002	WESTERBERG PANEL BEATERS	TOW TWO VEHICLES TO NORTH RD DFPOT	MUNI	110.00
EFT6156	26/09/2002	FIRE & EMERGENCY SERVICES	CONTRIBUTION - SECOND QUARTER	MUNI	54,926.20
EFT6157	26/09/2002	WESTCARE INDUSTRIES	LB0029A-Blank address labels 1000 labels	MUNI	55.00
EFT6158	26/09/2002	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	MUNI	524.71
EFT6159	26/09/2002	WESFARMERS LANDMARK LIMITED	30 X 3.6 PINE POLES	MUNI	935.66
EFT6160	26/09/2002	WEST, IAN	COUNCILLOR ALLOWANCE	MUNI	1,542.45
EFT6161	26/09/2002	WOLFE, DES	COUNCILOR ALLOWANCE	MUNI	1,542.45
EFT6162	26/09/2002	WOOD & GRIEVE PTY LTD	CONTRACT C01084 ROAD UPGRADE ADELAIDE AND RUFFIST STREETS ROUNDABOUT PROJECT, SITE SUPERINTENDENCE AND POST DESIGN SUPPORT	MUNI	495.00
EFT6163	26/09/2002	WORK CLODDER	boots howler 415118(m date)	MUNI	251.41
EFT6164	26/09/2002	YOUNGS SIDING CONTRACTORS	EXCAVATOR WORK	MUNI	1,410.70
EFT6165	26/09/2002	ZENITH LAUNDRY	LAUNDRY - ROLLER TOWEL	MUNI	153.68

REPORT TOTALS

Bank Code	Bank Name	TOTAL
MUNI	CBA MUNI	1,214,189.58
TOTAL		1,214,189.58

ELECTRONIC FUNDS TRANSFERS - PAYROLL

Payroll	4/09/2002	\$ 285,497.95
Payroll	18/09/2002	\$ 273,374.92
Sundry Pays		\$ 1,576.00

ELECTRONIC FUNDS TRANSFERS - INVESTMENTS

Bendigo Bank		\$ 3,000,000.00
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MINUTES

**MINUTES OF THE MEETING OF THE AUDIT COMMITTEE MEETING
HELD AT THE CITY OF ALBANY CEO'S OFFICE ON 10TH SEPTEMBER
2002 AT 9:05AM**

1.0 PRESENT

Committee

Cr Judy Cecil (Chairperson)

Cr Bob Emery

Visitors

Mr Peter Madigan Acting CEO

Mr Russell Harrison Item 2 only

Mr Stan Goodman City of Albany

APOLOGIES

Mr Andrew Hammond – CEO – City of Albany

2.0 DISCLOSURE OF INTEREST

Nil.

3.0 CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

THAT the minutes of the Audit Committee meeting held on the 6th November 2002 be confirmed as true and accurate.

**MOVED: Cr Emery
SECONDED: Cr Cecil
CARRIED**

4.0 CORRESPONDENCE

Nil.

5.0 BUSINESS ARISING

Nil.

6.0 GENERAL BUSINESS

6.1 Review of 2001/2002

The Committee reviewed the 2001/2002 Audited Financial Statements, the 2001/2002 Interim Audit Management Letter and officers' responses, and the Audit Report and officer's responses. Mr Harrison provided his view of the audit process and noted that all items in his reports had been dealt with.

RECOMMENDATION 1

THAT the Audit Committee note the Audit Reports and Officer responses for the year ending 30th June 2002.

MOVED: Cr Emery
SECONDED: Cr Cecil
CARRIED

RECOMMENDATION 2

THAT the Audit Committee propose to Council that in accordance with the requirements of Section 5.54 of the Local Government Act, Council accept the City of Albany Audited Financial Statements for the year ending 30th June 2002 as presented at the meeting.

MOVED: Cr Emery
SECONDED: Cr Cecil
CARRIED

6.2 Auditor Selection

Mr Goodman reported that in August 2002, the City advertised locally and in Perth for expressions of interest from qualified persons to act in the role of external auditor for the City for the next three years. There were six submissions, which were provided in bound form to members of the Audit Committee. Other clients of the auditors who submitted expressions of interest were contacted and provided comments.

The expressions of interest were evaluated on the following criteria:

- Professional and Technical Skills 30%
- Relevant Experience 30%
- Methods of operation 15%
- Customer Relations 10%
- Price 15%

The prices in the auditors' submissions were compared using a base fee for conduct of the audit, travel expenses (if appropriate), the assumption of three grant acquittals, and the assumption of an additional ten hours per year of financial or tax advice. Where applicable, the Buy Local Policy was applied.

The comparative prices were:

	Price	Net Price - Buy Local
Byfields	\$14,055	\$14,055
BDO	\$17,850	\$17,850
Haines Norton	\$21,000	\$21,000
Lincolns	\$13,098	\$11,788
Bird Cameron	\$21,990	\$19,791
Grant Thornton	\$21,773	\$21,733

The 2002/2003 audit budget is \$ 12,500

The results of the evaluation were

	Score
Byfields	72
BDO	58
Haines Norton	79
Lincolns	87
Bird Cameron	75
Grant Thornton	53

RECOMMENDATION 2

THAT the Audit Committee propose that Mr Russell Harrison (Lincoln Accountants) be appointed the City of Albany external auditor for the financial years 2002/03, 2003/04, and 2004/05.

MOVED: Cr Emery
SECONDED: Cr Cecll
CARRIED

7.0 MEETING CLOSED
10:10 am

8.0 NEXT MEETING
To be advised.



City of Albany
Altogether Better

STATEMENT BY CHIEF EXECUTIVE OFFICER

The attached financial report of the City of Albany being the annual financial report and supporting notes and other information for the financial year ended 30 June 2002 are in my opinion properly drawn up to represent fairly the financial position of the City of Albany at 30 June 2002 and the results of the operations for the financial year then ended in accordance with the Australian Accounting Standards (except to the extent that these have been varied in the Statement of Accounting Policies required by Australian Accounting Standard AAS6 "Accounting Policies" and the accompanying notes to the annual financial report) and comply with the provisions of the Local Government Act 1995 and the regulations under that Act

Signed on the 9th day of September 2002


Andrew Hammond
Chief Executive Officer

FINANCIAL STATEMENTS

2001/2002

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FINANCIAL STATEMENTS
and AUDITOR'S REPORT

FOR THE YEAR ENDED 30 JUNE 2002

INDEPENDENT AUDIT REPORT

To: Council
City of Albany
PO Box 484
ALBANY WA 6331

Scope

I have audited the financial report of the City of Albany for the year ended 30th June 2002 as set out on Pages 1 to 34. The Council is responsible for the preparation and presentation of the financial report and the information contained therein. I have conducted an independent audit of the financial report in order to express an opinion on it to the City of Albany.

My audit has been conducted in accordance with Australian Auditing Standards to provide a reasonable level of assurance as to whether the financial report is free of material misstatement. My procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report, and the evaluation of accounting policies and significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with the requirements of the Local Government Act 1995, Local Government (Financial Management) Regulations 1996 and Australian Accounting Concepts and Standards so as to present a view of the Council which is consistent with my understanding of its financial position and the results of its operations.

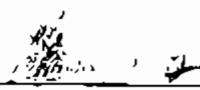
The audit opinion expressed in this report has been formed on the above basis

Audit Opinion

In my opinion the financial report presents fairly the financial position of the City of Albany as at 30th June 2002 and the results of its operations for the year then ended in accordance with the requirements of the Local Government Act 1995, the Local Government (Financial Management) Regulations 1996 and Statements of Accounting Concepts and applicable Australian Accounting Standards.

Statutory Compliance

I did not during the course of my audit become aware of any instances where the Council did not comply with the requirements of the Local Government Act 1995 and the Local Government (Financial Management) Regulations 1996.

Signature:  _____

Date: 30 June 2002

Auditor: Russell Harrison
Firm: Lincolns Accountants and Business Advisers
Address: PO Box 494
ALBANY WA 6331

CITY OF ALBANY

OPERATING STATEMENT FOR THE PERIOD ENDED

30-Jun-02

(a) Function / Activity

	Actual 2001/2002	Budget 2001/2002	Actual 2000/2001
INCOME			
General Purpose Funding	15,024,296	15,047,110	14,596,160
Governance	(8,606)	(46,715)	38,830
Law Order & Public Safety	213,332	209,800	205,818
Health	64,808	33,245	(4,855)
Education & Welfare	515,714	556,436	534,187
Community Amenities	2,035,758	2,810,980	1,716,514
Recreation and Culture	1,781,325	2,169,969	2,242,777
Transport	3,677,016	2,651,168	4,965,768
Economic Services	1,340,428	1,573,612	976,884
Other Property and Services	163,169	122,206	331,124
	24,807,240	25,127,811	25,603,387
EXPENDITURE			
General Purpose Funding	180,942	306,187	305,396.39
Governance	990,245	1,657,529	1,679,703.13
Law Order & Public Safety	1,075,011	1,038,743	961,258.86
Health	281,127	264,112	240,914.69
Education & Welfare	691,811	750,236	691,398.43
Community Amenities	3,335,037	4,184,905	3,100,053.31
Recreation and Culture	5,560,407	5,558,731	5,557,140.74
Transport	8,183,183	8,099,357	7,668,138.88
Economic Services	1,702,895	2,143,820	1,742,261.99
Other Property and Services	710,556	624,669	962,824.27
	22,691,194	24,628,289	22,908,792
Change in net assets from operations	2,116,046	499,522	2,694,595

(b) Nature / Type

	Actual 2001/2002	Budget 2001/2002	Actual 2000/2001
INCOME			
Rates	11,552,322	11,550,653	10,953,691.00
Grants & Subsidies	5,774,564	6,255,570	7,948,259.32
Contributions, Reimb & Donations	1,465,079	641,396	718,551.00
Fees & Charges	4,313,844	4,724,894	4,685,744.00
Interest Earned	414,708	445,000	627,323.00
Profit (loss) on asset disposal	(71,623)	(142,574)	(505,797.71)
Other Revenue / Income	6,571,674	7,926,357	2,658,095.00
less: applicable to capital works	(5,213,128)	(6,273,485)	(1,482,768.94)
	24,807,240	25,127,811	25,603,387
EXPENDITURE			
Employee Costs	9,274,873	9,270,668	8,760,747.97
Utilities	908,570	852,207	929,484.85
Interest Expenses	280,349	414,264	301,400.00
Depreciation on non current assets	6,338,574	6,082,520	5,672,682.48
Contracts & materials	5,044,261	13,045,284	4,041,844.12
Insurance expenses	223,571	184,522	206,508.73
Other Expenses	11,436,046	10,788,040	14,438,247.38
less: Applicable to capital works	(11,815,020)	(16,009,216)	(11,442,123.64)
	22,691,194	24,628,289	22,908,792

CITY OF ALBANY

STATEMENT OF FINANCIAL POSITION

	Note	Actual 30-Jun-02	Budget 30-Jun-02	Actual 30-Jun-01
CURRENT ASSETS				
Cash	6	883,623	425,755	3,470
Restricted Funds - Grants / Loans		142,100		120,550
Restricted cash	26	783,128	698,055	698,055
Reserve Funds	12	8,509,437	3,557,872	6,196,091
Receivables & Other	7	1,677,452	1,956,567	2,181,003
Stock on hand	8	42,721	50,055	50,055
		<u>12,038,461</u>	<u>6,688,304</u>	<u>9,249,224</u>
CURRENT LIABILITIES				
Bank Overdraft				152,730
Borrowings	10	540,850	507,751	866,123
Creditors prov - Annual leave & LSL	11	937,247	1,223,694	
Trust Liabilities	11	742,441	622,949	
Creditors prov & accruals	11	<u>2,406,433</u>	<u>2,360,654</u>	<u>3,925,098</u>
		4,626,971	4,715,048	4,943,951
NET CURRENT ASSETS		7,411,490	1,973,256	4,305,273
NON CURRENT ASSETS				
Receivables	7	305,634	291,336	626,007
Pensioners Deferred Rates	7	226,996	227,616	
Property, Plant & Equip	9	<u>208,845,613</u>	<u>213,491,046</u>	<u>204,897,655</u>
		209,378,243	214,009,998	205,523,662
NON CURRENT INVESTMENTS				
Local Govt House Shares	9a	19,501	19,501	19,501
NON CURRENT LIABILITIES				
Borrowings	10	8,451,354	9,618,293	3,948,836
Creditors & Provisions	11	<u>518,331</u>	<u>176,096</u>	<u>176,096</u>
		8,969,684	9,794,389	4,124,932
NET ASSETS		207,839,550	206,208,366	205,723,504
EQUITY				
Accumulated Surplus		180,555,479	184,166,361	180,739,346
Reserves	12	8,509,437	3,245,683	6,269,524
Asset Revaluation Reserve		<u>18,774,634</u>	<u>18,774,634</u>	<u>18,774,634</u>
		207,839,550	206,186,678	205,723,504

STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED

30-Jun-02

	Actual 2001/2002	Budget 2001/2002	Actual 2000/2001
RESERVES			
Opening Balance	6,209,524	6,078,038	6,428,483
Transfers to Municipal Fund	(1,878,048)	(2,748,328)	(2,358,491)
Transfers from Municipal Fund	4,177,961	241,598	2,141,551
	8,509,437	3,571,308	6,209,524.00
ASSET REVALUATION RESERVE			
Opening balance	18,774,634	18,774,634	18,774,634
add: Land revaluations			
Asset revaluation	18,774,634	18,774,634	18,774,634
ACCUMULATED SURPLUS			
Opening Balance	180,739,347	180,534,486	177,827,812
Changes in net assets from Operations	2,116,046	499,522	2,694,595
Transfers from reserves	1,878,048	2,748,328	2,358,491
Transfers to reserves	(4,177,961)	(241,598)	(2,141,551)
	180,555,478	183,640,738	180,739,347.00
TOTAL EQUITY	207,839,550	208,186,880	205,723,608

CITY OF ALBANY

STATEMENT OF CASH FLOWS

CASH FLOWS FROM OPERATING ACTIVITIES

	Actual 01/02	Budget 01/02	Actual 00/01
RECEIPTS			
Rates	11,472,516	11,550,653	10,977,765
Contributions & Donations	252,657	96,646	718,551
Fees & Charges	4,970,649	4,924,894	3,761,165
Interest Earnings	414,708	445,000	627,323
Other	1,358,546	2,197,622	1,037,515
	18,469,077	19,214,815	17,122,319
EXPENDITURE			
Employee Costs	8,232,392	9,410,954	8,133,254
Materials & Contracts	2,114,701	1,959,594	2,663,255
Utility Charges	843,498	852,207	819,507
Insurance	223,571	184,522	206,509
Interest	294,118	291,187	343,595
Other	1,034,617	5,724,228	4,944,966
	14,742,898	18,422,692	17,113,085
NET CASH PROVIDED BY OPERATING ACTIVITIES	3,726,178	792,123	9,234
CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for purchase & construction of Assets	(10,884,226)	(15,143,093)	(10,134,335)
Proceeds from sale of Assets	526,071	504,384	473,240
Proceeds from self supporting loans	133,020	96,277	90,203
	(10,225,135)	(14,542,432)	(9,570,893)
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of loans	(902,864)	(866,123)	(1,307,789)
Proceeds from new loans	5,080,108	6,177,208	1,402,218
	4,177,244	5,311,085	94,429
CASH FLOWS FROM GOVERNMENT			
Grants & Subsidies	5,774,564	6,255,570	7,948,259
	5,774,564	6,255,570	7,948,259
NET INCREASE (DECREASE) IN CASH HELD	3,452,852	(2,183,654)	(1,518,970)
Cash at beginning of year	6,865,436	6,865,336	8,384,406
Cash at end of year	10,318,288	4,681,682	6,865,436
CASH SUMMARY			
	Actual 01/02	Budget 01/02	Actual 00/01
Municipal Account - unrestricted	880,553	422,385	(152,730)
Municipal Account - restricted	142,100		120,550
Petty Cash	3,070	3,370	3,470
Restricted Cash	783,128	698,055	698,055
Reserve Account	8,509,437	7,557,872	6,196,091
	10,318,288	4,681,682	6,865,436

CITY OF ALBANY

**RECONCILIATION OF NET CASH IN OPERATING ACTIVITIES TO CHANGES
IN NET ASSETS ARISING FROM OPERATIONS**

FOR THE YEAR ENDED 30 JUNE 2001

	Actual 30-Jun-02	Actual 30-Jun-01
NET CHANGE IN ASSETS FROM OPERATIONS	2,116,046	2,694,595
ADD. ITEMS CLASSIFIED AS GOVERNMENT ACTIVITIES		
Government Grants Received	(5,774,564)	(7,948,259)
Add/(Deduct) Non Cash Items		
Provision for doubtful debts	(13,417)	(97,573)
Depreciation	6,538,574	5,672,682
(Profit) Loss on sale of assets	71,623	505,708
	2,738,262	827,155
CHANGE IN ASSETS AND LIABILITIES		
Debtors - Rates and Service Charges	(93,917)	26,301
Debtors - Sundry	153,602	(620,141)
Stock	7,334	17,007
Rates Received in advance	15,586	3,295
Income received in advance	125,625	(44,870)
Prepaid Expense	28,566	7,726
GST Expenditure	(69,983)	(299,432)
Accrued Interest / Other	312,989	121,768
Accruals - Sundry	(276,383)	(27,190)
Creditors - Sundry	545,145	80,705
less: Capital works Creditors		(858,404)
plus: Capital works Creditors prior year		858,404
Net Movement in Long Service Leave Provision	87,053	1,680
Net Movement in Annual Leave Provision	(31,266)	58,561
Net Movement in Employee Entitlements	2,352	(99,493)
GST Income	74,729	128,171
Net Interest Expense Accrual	(13,799)	(44,195)
Net Accrued Expense	0	0
Consolidation of Trust Controlled Transactions	118,281	(127,811)
NET CASH FROM OPERATING ACTIVITIES	3,726,178	9,234

**GENERAL PURPOSE INCOME
STATEMENT FOR THE YEAR ENDED 30 JUNE 2002**

RATE CATEGORY	ACTUAL	ESTIMATED	VALUATIONS
TOWN PLANNING SCHEME 1A FORMER TOWN AREA			
GENERAL GRV GRV RATE IN \$.09538	\$ 6,740,801	\$ 6,740,801	\$ 70,852,591
TOWN PLANNING SCHEMES 2,3,3.2B & 7 FORMER SHIRE AREA			
GRV GENERAL GRV RATE IN \$.09538	\$ 2,321,008	\$ 2,321,008	\$ 24,293,328
GRV URBAN FARMLAND GRV RATE IN \$.09538	\$ 1,171	\$ 1,171	\$ 12,272
LOCAL 103 AREA RATES - WATER	\$ 5,814	\$ 5,814	
UV GENERAL UV RATE IN \$.5883	\$ 1,973,810	\$ 1,973,810	\$ 334,779,020
UV URBAN FARMLAND UV RATE IN \$.5883	\$ 2,659	\$ 2,659	\$ 452,000
MINIMUM RATE GEN-GRV TPIA GROUP 1 NO. OF ASSESS \$25 @ \$390.00	\$ 202,800	\$ 202,800	\$ 1,366,613
MINIMUM RATE GRV GENERAL TPIA 2,3,3.2B & 7 NO. OF ASSESSMENTS \$32 @ \$390.00	\$ 203,580	\$ 203,580	\$ 1,332,841
MINIMUM RATE UV GENERAL NO. OF ASSESSMENTS 670 @ \$390.00	\$ 257,010	\$ 257,010	\$ 29,330,993
TOTAL RATES LEVIED	\$ 11,708,653	\$ 11,708,653	\$ 462,219,658
PLUS INTERIM RATES	\$ 80,143	\$ 85,000	
BACK RATES	\$ (4,454)	\$ 5,000	
INSTALMENT CHARGES *	\$ 20,871	\$ 20,000	
INSTALMENT INTEREST **	\$ 40,017	\$ 55,000	
LATE PAYMENT INTEREST ***	\$ 49,419	\$ 44,000	
EXGRATIA RATES	\$ 33,909	\$ 33,000	
LESS DISCOUNTS ALLOWED	\$ (373,506)	\$ (380,000)	
TOTAL MADE UP FROM RATES	\$ 11,553,052	\$ 11,550,653	
GRANTS COMMISSION	\$ 1,966,675	\$ 1,969,872	
LOCAL ROADS GRANTS	\$ 1,051,909	\$ 1,053,085	
RATES - STREET DIRECTORIES	\$ 2,845	\$ 2,000	
RATES WRITTEN OFF	\$ (681)		
RATES SUNDRY INCOME	\$ 24,215	\$ 15,000	
RESERVES INTEREST	\$ 196,396	\$ 200,000	
T/F RESERVES - INTEREST	\$ (.96,396)	\$ (200,000)	
INTEREST ON INVESTMENTS	\$ 218,311	\$ 245,000	
INTEREST ON DEFERRED PENSIONER	\$ 11,575	\$ 11,500	
TOTAL GENERAL PURPOSE FUNDING	\$ 14,977,861	\$ 14,977,110	

STATEMENT OF RATING INFORMATION 2001/2002

RATE CODE	CATEGORY	RATE IN \$	TOTAL GRV/UCV	NON MIN. GRV/UV	MIN. GRV/UV	NOX MIN. LEVY	MIN. LEVY	Total No. Properties	No. Non Min Properties	NO. Min PRDP	TOTAL RATE LEVY	INTERIM/BACK MATES
5	TOWN PLANNING SCHEME 1A GRV GEN-GRV T/1A	9.53800	72,019,204	70,673,112	1,346,094	6,740,801	207,800	7,640	7,120	520	6,943,601	30,276
	TOTAL LEVY FROM TPS 1A		72,019,204	70,673,110	1,346,094	6,740,801	207,800	7,640	7,120	520	6,943,601	30,276
	TOWN PLANNING SCHEMES 2,3,3.2B & 7											
1	GROSS RENTAL VALUATION	9.53800	25,626,168	24,394,328	1,231,841	2,321,008	203,580	3,846	3,324	522	2,523,588	18,401
2	GRV-GENERAL	9.53800	12,272	12,272		1,171	0	1	1	0	1,171	0
	GRV-URBAN FAIRLAND					5,814	0	0	0	0	5,814	0
	GRV. ARFA RATES-LOC 103											
	TOTAL LEVY FROM GRV PROPERTIES		25,638,441	24,406,600	1,291,841	2,327,993	203,580	3,847	3,325	522	2,531,573	18,601
			97,657,645	95,079,709	2,637,935	9,068,794	406,380	11,487	10,445	1,042	9,475,174	68,877
	UNIMPROVED CAPITAL VALUATION											
3	UV-URBAN FARM AND	0.58300	452,000	452,001	0	2,659	0	1	1	0	2,659	0
4	UV-GENERAL	0.58300	364,110,013	353,510,741	28,599,272	1,973,818	257,010	2,839	2,180	659	2,230,820	0,812
	TOTAL LEVY FROM TPS 2,3,3.2B & 7		364,562,013	353,962,742	28,599,272	1,976,469	257,010	2,840	2,181	659	2,233,479	6,812
	GRAND TOTALS		402,219,658	430,982,451	31,237,207	11,045,263	663,390	14,327	12,626	1,701	11,708,653	75,689

City Of Albany

Notes to and Forming part of the Financial Statements
For the year ended 30th June 2002

(1) SIGNIFICANT ACCOUNTING POLICIES

The significant policies which have been adopted in the preparation of the Financial Statements are:-

(a) Basis of Accounting

These financial statements have been prepared to comply with the Local Government Act of Western Australia 1995 and Local Government (Financial Management) Regulations 1996. In accordance with those legislative requirements, forms and content the financial statements have been prepared to meet the requirements of the applicable Australian Accounting Standards and the Statements of Accounting Concepts. They have been prepared on the accrual basis under the convention of historical cost accounting.

(b) The Local Government Reporting Entity

All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between funds) have been eliminated.

Certain monies held in the Trust Fund are excluded from the Financial statements, but a separate statement of those monies appears at Note 25 to the financial statements.

(c) Non Current Assets

(i) Valuations of Non Current Assets

Acquisition of assets in these statements are capitalised in accordance with the Australian Accounting Standards. As from 1 July 1998 all outlays on the creation of infrastructure assets have been recorded as the acquisition of non current assets.

All non-current assets having a limited useful life are systematically depreciated over their life in a manner which reflects the consumption of the future economic benefits embodied in those assets.

(ii) Depreciation of Non Current Assets

Depreciation will be applied on the following prime cost basis.

Land	n/a
Buildings	2%
Furniture and Office Equipment	15%
Electronic Equipment	20%
Light Vehicles, if replacement is due	
every year	n/a
every two years	5%
more than two years	10%

(1) SIGNIFICANT ACCOUNTING POLICIES (CONT)

(iii) Depreciation of Non Current Assets (Cont'd)

Sundry Plant and Equipment	15%
Heavy Plant	10%
Freehold Land for Sale	n/a
Roads and Other Infrastructure	
Sealed	7%
Unsealed	15%
Road Base	2%
Culverts and Bridges	5%

Depreciation on each asset will be charged to the programme to which the asset principally relates or, where possible, to the activity the asset was used.

Depreciation is included in expense calculations when assessing service charges to be imposed but has been excluded from calculations when determining the amount of rates to be levied.

(iv) Infrastructure Assets

All infrastructure assets of the City of Albany are recognised in the Statement of Financial Position in accordance with AAS27 Financial Reporting by Local Governments and the Local Government (Financial Management) Regulations 1996

(d) Non Current Assets - Investments

Local Government House Unit Trust - refer note 9 (a) disclosure.
During the financial year ended 30 June 1998 the above asset class was revalued. The valuation has been provided by the trustees of Local Government House. The valuation is based on the value of equity held in the Local Government House Unit Trust.
There is no policy of regular revaluation.

(e) Capitalisation of Fixed Assets - Materiality Level

The materiality threshold for the capitalisation of fixed assets is \$1,000.

(f) Grants, Donations and Other Contributions

All grants, donations and other contributions have been recognised as revenues. Conditional grants received in advance are recorded as income and brought to account upon the performance of the obligations of the grant.

(g) Investments

All cash investments are valued at cost and interest on those investments is recognised when accrued.

(h) Provision for Employee Entitlements

The estimates for employee entitlements relates to amounts expected to be paid to employees for long service leave, annual leave and sick leave and based on legal and contractual entitlements and assessment having regard to experience of staff departures and leave entitlements. Current wage rates are used in the calculation of the provisions. Long service leave is accrued on the basis of the number of years employed (continuously) in Local Government.

(1) SIGNIFICANT ACCOUNTING POLICIES (CONT)

(j) Superannuation Funds

The City of Albany contributes to the W.A. Local Government Superannuation Scheme at the rate of 2% as a minimum statutory contribution and 8% to the National (Compulsory) Superannuation Scheme.

(j) Stock on Hand

Stock and materials are recorded at the lower of cost and net realisable value including taxes, freight and carriage.

(k) Cash

For the purposes of the Statement of Cash Flows, cash is considered to include cash on hand and in banks, cash floats and investments

(l) Comparative Information

Comparative figures are shown where appropriate.

(m) Changes in Accounting Policy

The accounting policies adopted are consistent with those of the prior financial year unless otherwise stated.

(n) Materiality

The financial statements have been prepared in accordance with "AAS 5 - Materiality". Information is material if its omission, misstatement or non disclosure has the potential to adversely affect:-

- a. decisions about the allocation of scarce resources made by users of the report,
- or
- b. discharge of accountability by the manager or governing body of the entity.

(o) Roundings

All monies have been rounded to the nearest dollar and some minor variations between the supporting information and statements may result

(2) COMPONENT FUNCTIONS/ACTIVITIES

The Operating Statements are presented in a program format using the following titles in accordance with Part 1 of Schedule 1 Reg.3 of the Local Government (Financial Management) Regulations 1996.

General Purpose Income

General purpose grants, untied road grants, interest on deferred rates.

Governance

Members of Council, elections, citizenship ceremonies, receptions/functions
general administration and public relations.

(2) COMPONENT FUNCTIONS/ACTIVITIES (cont)

Law, Order & Public Safety

Fire prevention/fighting, WA Fire Brigades Levy, contributions to local brigades
Animal control, general ranger duties to ensure public safety.

Health

Health inspections, analytical/bacteriological testing, donations to organisations
and clinic operations.

Education and Welfare

Pre school, Day Care Centre operations, Senior Citizens centre and Community
Development Officer expenditure

Community Amenities

Rubbish collections, recycling, refuse site operations, education and compliance control
and studies, pollution control, urban drainage and donations to organisations. Public
conveniences, operations and protection of the environment issues.

Recreation & Culture

Beaches, parks, reserves, boat ramp maintenance, financial assistance grants
to sporting bodies, library town hall and community arts programmes operations.
Sporting grounds, gardens maintenance and heritage buildings.

Transport

Roads, footpaths, drainage, road verges, street lighting, traffic management and airport

Economic Services

Building control, saleyards, plant nursery, contributions to tourism bodies and
tourist information bays. Economic development and Albany Business Centre.

Other Property & Services

Public works overheads, plant/vehicle operations, stock and materials, depot
operations, Strategic planning operations and studies and private works.

(3) COMPONENT NATURE OR TYPE

The Operating Statements are presented in a program format using the following titles in
accordance with Part 2 of Schedule 1 Reg.3 of the Local Government (Financial Management)
Regulations 1996.

REVENUES

Rates

General Rate Revenue, instalment interest and administration cost, late payment
interest, discount and ex gratia rates.

Grants & Subsidies

Grants and contributions toward operating activities and capital expenditure.

Fees and Charges

Fees and charges for the performance of services eg private works.
Income from buildings, facilities and equipment i.e. Airport landing fees, Saleyard etc.

Other Fees & Charges

Dog licences, BCTF levies .

Reimbursements

Self Supporting Loan interest repaid legal costs recouped.

Interest Earnings

Investment interest on bank accounts, reserves etc.

(3) COMPONENT NATURE OR TYPE

EXPENDITURE

Employee Costs

Direct labour (wages & salaries) leave entitlements, superannuation, allowances vacancy advertising, staff conferences, fringe benefits tax, uniforms, protective clothing, staff training, conference expenses, workers comp. insurance premiums, professional indemnity insurance.

Utilities

Telephone, water, electricity, gas etc.

Insurances

Members, bushfire, public liability, motor vehicles, buildings, plant, multiple risk.

Materials

All materials including fuel, oils, tyres, stationery, equipment maintenance, security cleaning, external plant hire, operating lease payments.

Interest on Loans

Interest on loans, loan overdraft and establishment fees etc.

Depreciation

Depreciation as a single total to disclose the expense on all non current assets.

Other

Civic receptions, postage, valuations, subscriptions, legal fees, bank charges, audit fees, elected members expenses etc

4. CHANGES IN ACCOUNTING POLICY

From 1 July 1998, the City of Albany adopted Australian Accounting Standard 27 in accordance with a direction from the Minister for Local Government.

5. OPERATING REVENUES AND EXPENSES

- (a) The change in net assets resulting from operations was arrived at after charging/(crediting) the following items:

	2001/2002	2000/2001
DEPRECIATION		
Buildings	661,972	634,915
Furniture and Fittings	420,121	335,640
Plant and Machinery	909,364	692,656
Infrastructure	4,347,117	4,009,471
	<u>6,338,574</u>	<u>5,672,682</u>
Proceeds from Sale of Fixed Assets	526,071	473,240

5. OPERATING REVENUES AND EXPENSES (cont)

	2001/2002	2000/2001
(b) Depreciation Classified by Function & Activity		
Year Ended 30th June 2002		
Governance		
Members	11,247	3,606
Other	204,053	117,594
Law, Order, Public Safety	261,484	174,277
Health	8,997	5,889
Welfare and Education	11,738	11,544
Community Amenities	150,746	135,718
Recreation & Culture	869,829	809,761
Transport - roads etc	4,612,482	4,220,587
Economic Services	195,668	186,387
Other Property and Services	12,330	7,319
	<u>6,338,574</u>	<u>5,672,682</u>

Auditors Remuneration

Audit Services	10,660	12,573
Other Services	1,820	137
** Audit fees include grants aquittals	<u>12,480</u>	<u>12,710</u>

Interest Expense

Loans	<u>280,319</u>	<u>301,400</u>
	<u>280,319</u>	<u>301,400</u>

(c) Assets Classified by Function and Activity.

Governance	2,902,711	2,876,296
Law, Order, Public Safety	1,821,772	1,753,492
Health	196,868	205,865
Welfare and Education	393,281	403,492
Community Amenities	11,876,660	11,606,954
Recreation & Culture	28,224,203	28,396,822
Transport	158,848,471	153,516,584
Economic Services	5,986,392	5,504,737
Other Property and Services	143,298	153,526
Other not reliably attributable	11,023,047	8,355,118
	<u>221,416,703</u>	<u>214,772,886</u>

General Rates debtors and investments for the City of Albany have not been attributed to functions or activities.

6 CASH AND INVESTMENTS

Restricted Trust	783,128	698,055
Restricted Reserves	8,509,437	6,196,091
Restricted Muni Fund (Grants)	142,100	120,550
Unrestricted Municipal Fund	883,623	(149,260)
	<u>10,318,288</u>	<u>6,865,436</u>

7 RECEIVABLES & OTHER	2001/2002	2000/2001
<i>Current</i>		
Rates & Charges Outstanding	288,253	194,336
Trade Debtors	1,148,420	1,381,728
Provision for Doubtful Debts	(8,272)	(21,688)
Prepaid Expenses	108,834	137,400
Accrued Interest - Reserve Funds	0	13,435
Other Accrued Income	79,959	379,313
Loans-Clubs & Institutions	60,258	96,279
	<u>1,677,452</u>	<u>2,181,003</u>
<i>Non-Current</i>		
Rates Outstanding Pensioners	226,996	224,091
Service Charges	16,687	15,062
Trade Debtors	3,421	4,328
Loans-Clubs, Institutions	285,526	382,525
	<u>532,630</u>	<u>626,007</u>
8 STOCK ON HAND		
Construction materials and fuel @ cost	42,721	50,055
9 PROPERTY, PLANT & EQUIPMENT		
	2001/2002	2000/2001
Land @ Independent Valuation	7,906,574	7,906,574
Land @ Historical Cost	2,841,353	2,841,353
	<u>10,747,927</u>	<u>10,747,927</u>
Pavilions @ Council Valuation	326,610	326,610
Buildings @ Independent Valuation	2,099,100	2,099,100
Buildings @ Historical Cost	26,132,605	26,031,961
Less: Accumulated Depreciation	(4,951,886)	(4,289,914)
	<u>23,279,819</u>	<u>23,841,147</u>
Furniture & Equipment	4,567,179	4,252,157
Less: Accumulated Depreciation	(2,375,572)	(2,082,810)
	<u>2,191,607</u>	<u>2,169,347</u>
Plant & Machinery	10,407,466	9,623,541
Less: Accumulated Depreciation	(4,512,121)	(4,058,540)
	<u>5,895,345</u>	<u>5,565,001</u>
Tools	31,095	31,095
Less: Accumulated Depreciation	(31,095)	(31,095)
	<u>0</u>	<u>0</u>
Infrastructure @ Council valuation	164,720,183	164,720,183
Infrastructure @ Historical cost	46,668,748	39,008,301
Less: Accumulated Depreciation	(46,064,303)	(41,717,186)
	<u>165,324,628</u>	<u>162,011,298</u>
Total Property, Plant & Equipment	265,700,913	256,840,875
Net Book Value	<u>207,765,936</u>	<u>204,661,329</u>
Work In Progress	1,079,678	236,327

9(a) NON CURRENT ASSETS - INVESTMENTS

Local Government House Unit Trust	19,501	19,501
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During the financial year ended 30 June 1998 the above asset class was revalued
The valuation has been provided by the trustees of Local Government House
The valuation is based on the value equity held in the Local Government House Unit Trust.
There is no policy of regular revaluation.

9(b) NON CURRENT ASSETS - DEVELOPER CONTRIBUTIONS

During the financial year ended 30 June 2002 there were developers' contributions for
20 roads in new subdivisions.

	Length	Value
New Subdivision Roads - Urban		
Drome Road Extension	0.248	80,476
Beal Lane	0.08	25,960
Brady Corner	0.215	69,767
Todd Road	0.204	66,198
Lakeside Drive	0.373	121,038
Vernon Lane	0.142	46,079
Fenton Way	0.077	24,986
Chauncey Way	0.358	116,171
Camm Cresc	0.035	11,357
Clint Terrace	0.035	11,357
Stokes Terrace	0.096	31,152
Merrifield Street	0.647	209,951
Hume Corner	0.04	12,980
Mears Road	0.04	12,980
Baltic Ridge	0.045	14,602
Barry Court	0.454	147,323
New Subdivision Roads - Rural		
Willow Place	0.61	100,650
Kula Road Extension 0.28 to 0.43	0.13	24,750
Copal Road	0.36	59,400
Maritime	0.153	25,245
		1,212,422

10 BORROWINGS	2001/2002	2000/2001
<u>Current</u>		
Loans	540,850	866,123
<u>Non-Current</u>		
Loans	8,451,354	3,948,836
	<u>8,992,204</u>	<u>4,814,959</u>

In accordance with Section 6.20 (1) of the Local Government Act 1995 the following items were included in the budget estimates for the reporting period ending 30 June 2002

	2001/2002	2000/2001
City Database		400,000
Town Jetty		150,000
Plant Purchases	450,000	450,000
PRSC SS Loan (renegotiated)		122,740
Plant Purchases (renegotiated)		189,783
Depot construction (renegotiated)		89,695
Roadworks - Asset Upgrade Program	4,523,767 Reduced	
RSIV - Saleyards Capital	55,500 Not Drawn	
Liquid Waste Program	320,000	
Library Development	684,000 Not Drawn	
Renegotiate - Loan 143	37,245	
Renegotiate - Loan 145	106,696	
Total	<u><u>6,177,208</u></u>	<u><u>1,402,218</u></u>

Details of Loans Raised

Purpose	Financier	Rate	Amount	Term	Loan No.
Liquid Waste Program	WA Treasury Corp	7.03%	320,000		12
Dive Ship	WA Treasury Corp	7.03%	400,000	15	13
Plant Purchases	WA Treasury Corp	6.86%	450,000		14
Renegotiate - Loan 143	WA Treasury Corp	6.86%	37,245		14
Renegotiate - Loan 145	WA Treasury Corp	6.86%	106,696	10	15
Roadworks - Asset Upgrade	Commonwealth Bank	6.51%	3,766,167	5	16
Total			<u><u>5,080,108</u></u>		

There was an unspent balance on Loan 12- Liquid Waste Facility as the project was not completed by the Water Corporation prior to year end. The unspent balance has been isolated in the bank balance as Restricted Funds.

There was an unspent balance on Loan 16 - Roadworks - Upgrade programme at 30th June 2002. An amount of \$649,000 has been included in the carryover balance and transferred to reserves for use in 2002/2003. There were no other unspent balances.

The Dive Ship self supporting loan was approved by Council and advertised locally

11 CREDITORS, PROVISIONS & ACCRUALS

	2001/2002	2000/2001
<u>Current</u>		
Sundry Accruals	797,464	1,073,847
Creditors	1,244,307	768,499
Provision Annual Leave	701,924	733,189
Provision Long Service Leave	235,323	490,505
Prepaid Rates	53,008	42,421
Income received in advance	159,895	34,270
Trust Bonds & Deposits	742,441	624,161
Accrued Wages	61,153	58,801
Accrued Interest	85,606	99,405
	<u>4,086,121</u>	<u>3,925,098</u>

11 CREDITORS, PROVISIONS & ACCRUALS cont

<u>Non Current</u>		
Provision Long Service Leave	<u>518,331</u>	<u>176,096</u>
	518,331	176,499

12 RESERVES

	2001/2002	2000/2001
<u>Airport Reserve</u>		
<i>To facilitate the future development and improvements at the Albany Airport</i>		
Opening Balance	201,404	342,629
Transferred to Accumulation	(205,985)	(161,400)
Transferred from Accumulation		
Interest Earned	7,817	20,175
Closing Balance	<u>3,236</u>	<u>201,404</u>

ALAC - Future Development Reserve*To facilitate the development, redevelopment of future improvements at the Albany Leisure & Aquatic Centre.*

Opening Balance	9,007	39,665
Transferred to Accumulation	(9,007)	(32,500)
Transferred from Accumulation	26,500	
Interest Earned		1,843
Closing Balance	<u>26,500</u>	<u>9,007</u>

ALAC - Synthetic Surface "Carpet" Reserve*To provide a replacement of the synthetic surface "carpet"*

Opening Balance	118,527	91,206
Transferred to Accumulation		
Transferred from Accumulation	21,000	21,000
Interest Earned	4,600	6,322
Closing Balance	<u>144,127</u>	<u>118,527</u>

Albany Classic Barriers*To provide funding for the roadside barriers for the Albany Classic Event.*

Opening Balance	34,654	32,727
Transferred to Accumulation	(7,031)	
Transferred from Accumulation		
Interest Earned	1,345	1,927
Closing Balance	<u>28,968</u>	<u>34,654</u>

12 RESERVES. Cont

2001/2002

2000/2001

Amity Improvements Reserve*To facilitate maintenance and development works in respect to the Big Amity.*

Opening Balance	52,012	39,248
Transferred to Accumulation		
Transferred from Accumulation	10,000	10,000
Interest Earned	2,019	2,764
Closing Balance	<u>64,031</u>	<u>52,012</u>

Artwork Restoration Reserve*To facilitate the restoration of the City of Albany Art collection.*

Opening Balance	5,385	6,073
Transferred to Accumulation	(1,000)	(1,000)
Transferred from Accumulation		
Interest Earned	190	312
Closing Balance	<u>4,575</u>	<u>5,385</u>

Car Parking Reserve*To provide for the acquisition of land, the development of land for car parking within the Central Business District*

Opening Balance	58,003	37,011
Transferred to Accumulation		
Transferred from Accumulation		18,000
Interest Earned	2,251	2,993
Closing Balance	<u>60,256</u>	<u>58,006</u>

Concert / Cultural Reserve*To facilitate and enhance the development of Concert and Cultural facilities.*

Opening Balance	420,340	447,855
Transferred to Accumulation		(51,550)
Transferred from Accumulation		
Interest Earned	16,314	24,035
Closing Balance	<u>436,654</u>	<u>420,340</u>

Council Publications Reserve*To provide for reprinting of Council Publications*

Opening Balance	17,332	16,368
Transferred to Accumulation	(15,000)	
Transferred from Accumulation		
Interest Earned	382	964
Closing Balance	<u>2,714</u>	<u>17,332</u>

Day Care Centre Reserve*For the development, and future improvements at the Albany Regional Day Care Centre.*

Opening Balance	3,356	10,110
Transferred to Accumulation	(3,355)	(7,240)
Transferred from Accumulation		
Interest Earned	(1)	486
Closing Balance	<u>-</u>	<u>3,356</u>

12 RESERVES, Cont**2001/2002****2000/2001****Drainage Reserve***To facilitate drainage works..*

Opening Balance	17,852	85,961
Transferred to Accumulation		(70,000)
Transferred from Accumulation		
Interest Earned	693	1,891
Closing Balance	<u>18,545</u>	<u>17,852</u>

Economic Development Reserve*To facilitate the funding of Economic Development issues.*

Opening Balance	127,909	76,613
Transferred to Accumulation	(99,780)	(58,332)
Transferred from Accumulation	231,051	105,270
Interest Earned	3,028	4,358
Closing Balance	<u>262,208</u>	<u>127,909</u>

EDU-Display Room Reserve*To provide promotional facilities for Economic Development within the City of Albany offices.*

Opening Balance	20,925	19,761
Transferred to Accumulation		
Transferred from Accumulation	(21,650)	
Interest Earned	725	1,164
Closing Balance	<u>-</u>	<u>20,925</u>

EDU-Promotion Video Reserve*To provide for the purchase of video stocks, and the reproduction of the video.*

Opening Balance	6,781	6,404
Transferred to Accumulation		
Transferred from Accumulation	(7,016)	
Interest Earned	235	377
Closing Balance	<u>-</u>	<u>6,781</u>

EDU-Exporter Education Reserve*To provide funding for exporter education on economic matters.*

Opening Balance	1,341	1,266
Transferred to Accumulation		
Transferred from Accumulation	(1,387)	
Interest Earned	46	75
Closing Balance	<u>-</u>	<u>1,341</u>

Emu Point Boat Pans Development Reserve*To provide for the development/redevelopment of the Emu Point Boat Pans.*

Opening Balance	87,036	68,129
Transferred to Accumulation		
Transferred from Accumulation		14,250
Interest Earned	3,378	4,657
Closing Balance	<u>90,414</u>	<u>87,036</u>

12 RESERVES. Cont**2001/2002****2000/2001****Joint Use Facilities Reserve***To facilitate development, redevelopment, or future improvements to facilities of the former Shire & Town.*

Opening Balance	230,411	365,735
Transferred to Accumulation	(17,500)	(133,471)
Transferred from Accumulation	29,750	
Interest Earned	8,603	18,147
Closing Balance	<u>251,264</u>	<u>230,411</u>

12 RESERVES. Cont**Long Service Leave & Gratuities Reserve***To provide for lump sum and special payments to employees on retirement, resignation & termination*

Opening Balance	89,462	263,337
Transferred to Accumulation		(189,665)
Transferred from Accumulation		
Interest Earned	3,473	15,590
Closing Balance	<u>92,935</u>	<u>89,462</u>

Lost and Damaged Stock Reserve*To provide for replacement of lost or damaged library stocks.*

Opening Balance	8,927	8,431
Transferred to Accumulation		
Transferred from Accumulation		
Interest Earned	346	496
Closing Balance	<u>9,273</u>	<u>8,927</u>

Waste Trucks Major Maintenance Reserve*To provide for planned major maintenance on the two rubbish trucks.*

Opening Balance	262,713	242,367
Transferred to Accumulation	(10,311)	
Transferred from Accumulation		6,075
Interest Earned	10,197	14,271
Closing Balance	<u>262,599</u>	<u>262,713</u>

Office Improvements Reserve*To facilitate the development, redevelopment and refurbishment of Council's offices, furnishings and equipment.*

Opening Balance	1,036,345	960,466
Transferred to Accumulation		(27,930)
Transferred from Accumulation		45,207
Interest Earned	39,059	58,602
Closing Balance	<u>1,075,404</u>	<u>1,036,345</u>

Parks Development Reserve*To provide for the development/enhancement of parks and park facilities*

Opening Balance	301,043	264,212
Transferred to Accumulation	(208,562)	(113,014)
Transferred from Accumulation	336,402	136,000
Interest Earned	11,684	13,844
Closing Balance	<u>440,567</u>	<u>301,043</u>

12 RESERVES. Cont

2001/2002

2000/2001

Parks, Recreation Grounds & Open Space Reserve

For the purchase of land for parks, recreation grounds or open spaces, in the locality in which the funds were received. For repaying loans raised for the purchase of any such land with the approval of the Minister, for the improvement or development as parks, recreation grounds or open space.

Opening Balance	65,112	20,883
Transferred to Accumulation	(20,450)	(15,760)
Transferred from Accumulation		55,537
Interest Earned	2,130	4,452
Closing Balance	46,792	65,112

Plant Replacement Reserve

To provide for the future replacement of plant, and reduce dependency on loans for this purpose.

Opening Balance	406,046	369,593
Transferred to Accumulation	(411,370)	(226,616)
Transferred from Accumulation	343,491	250,870
Interest Earned	7,777	12,199
Closing Balance	345,944	406,046

Property Acquisition-Traffic Management Reserve

To facilitate traffic management through the strategic acquisition of land.

Opening Balance	428,957	405,104
Transferred to Accumulation		
Transferred from Accumulation		
Interest Earned	16,649	23,853
Closing Balance	445,606	428,957

Refuse Depot Reserve

To facilitate the rehabilitation, redevelopment and development of Refuse Sites.

Opening Balance	402,479	265,832
Transferred to Accumulation	(120,994)	
Transferred from Accumulation	57,400	120,994
Interest Earned	11,333	15,653
Closing Balance	350,218	402,479

Roadworks Reserve

To facilitate roadworks as noted in the five (5) year plan

Opening Balance	1,091,573	1,457,948
Transferred to Accumulation	(192,987)	(884,359)
Transferred from Accumulation	2,316,610	460,413
Interest Earned	28,712	57,570
Closing Balance	3,243,908	1,091,573

Saleyards Agents Levy Reserve

To facilitate the development of Regional Saleyards joint venture from addl agents levy funds (above 70,000/yr)

Opening Balance	3,917	0
Transferred to Accumulation		
Transferred from Accumulation		3,917
Interest Earned	152	
Closing Balance	4,069	3,917

12 RESERVES. Cont**2001/2002****2000/2001****Saleyards Reserve***To facilitate the development of Regional Saleyards Joint venture.*

Opening Balance	40,278	46,427
Transferred to Accumulation	(41,841)	(8,883)
Transferred from Accumulation		
Interest Earned	1,563	2,734
Closing Balance	<u>-</u>	<u>40,278</u>

SBS Equipment Reserve*To provide for necessary maintenance, or replacement of the SBS antenna*

Opening Balance	3,428	3,237
Transferred to Accumulation		
Transferred from Accumulation		
Interest Earned	133	191
Closing Balance	<u>3,561</u>	<u>3,428</u>

Software Enhancement Reserve*To provide for future software development*

Opening Balance	21,870	0
Transferred to Accumulation		
Transferred from Accumulation		21,870
Interest Earned	849	
Closing Balance	<u>22,719</u>	<u>21,870</u>

Planning Reserve*Carryover planning funds from prior years*

Opening Balance	330,270	187,981
Transferred to Accumulation	(455,375)	(190,075)
Transferred from Accumulation	598,112	330,270
Interest Earned		2,094
Closing Balance	<u>473,007</u>	<u>330,270</u>

Town Jetty Replacement Reserve*To facilitate the replacement of part of the Town Jetty as required in the license.*

Opening Balance	178,028	70,116
Transferred to Accumulation		
Transferred from Accumulation	23,800	102,705
Interest Earned	6,909	5,207
Closing Balance	<u>208,737</u>	<u>178,028</u>

Tyre Disposal Reserve*To facilitate the disposal of tyres deposited on Council land.*

Opening Balance	25,128	68,153
Transferred to Accumulation	(3,000)	(45,000)
Transferred from Accumulation	-	0
Interest Earned	917	1,975
Closing Balance	<u>23,045</u>	<u>25,128</u>

12 RESERVES. Cont**2001/2002****2000/2001****VAC Reserve***To facilitate future development at the Vancouver Arts Centre Council land.*

Opening Balance	101,673	0
Transferred to Accumulation	(54,500)	(14,000)
Transferred from Accumulation	17,500	113,550
Interest Earned	2,888	2,123
Closing Balance	<u>67,561</u>	<u>101,673</u>

Total

Opening Balance	6,209,526	6,426,463
Transferred to Accumulation	(1,878,048)	(2,358,491)
Transferred from Accumulation	3,981,563	1,815,928
Interest Earned	196,396	325,623
Closing Balance	<u>8,509,437</u>	<u>6,209,526</u>

City of a Brandy

Notes to and forming part of the Financial Statements For the Year Ending 30th June 2002

RESERVES SUMMARY

	Balance 1-Jul-01	Income Debit	Transfer From/To	Transfer To/From	Balance 31-Jun-02	Projected Requirements	Balance
Airport Reserve	201,404	7,817			209,221		
ALAC-Fabric Development	9,007	4,600	26,500		36,107	1,236	
ALAC-Synthetic Surface	118,537	1,365	21,000		140,902	56,000	
Albany Classic Barriers	34,654	2,019			36,673	10,000	As required
Arms Improvements	52,013	190			52,203		As required
Artwork Rehabilitation	5,383	7,421			12,804	1,000	As required
Car Parking	58,003	16,314			74,317	0	Per Management Plan
Concert/Cultural Reserve	420,340	102			420,442	10,000	Per Cultural Centre Plan
Council Publications	17,337	(1)			17,336	0	Unknown
Day Care Centre	3,396	691			4,087	0	Per Drainage Plan
Drainage	17,072	3,028			20,100	252,999	Unknown
Furniture Development	127,009	725	231,051		358,785		
EDU-Display Room	24,024	235	(21,650)		2,609	0	
EDU-Promotion Video	6,701	46	(7,016)		0		
EDU-Exposers Program	1,341	0	(1,307)		34		
Emu Point Boat Park Development	87,036	3,378			90,414	Unknown	
Joint Use Facilities	230,001	8,603	29,732		268,336	73,000	Per Management Plans
Long Service Leave	89,462	3,473			92,935	47,000	As Required
Lost and Damaged Stock	9,507	346			9,853		As Required
Waste Truck Major Maintenance	262,713	10,137			272,850	21,000	If required new contract
Office Improvements	1,036,345	30,059			1,066,404	920,000	New Admin Building
Parks Development	301,303	11,684			312,987	326,140	Per Management Plans
Parks, Recreation Grounds and Open Space	65,112	2,130			67,242	40,000	Per Management Plans
Plant Replacements	406,046	7,777			413,823	343,491	
Property Acquisition/Traffic Management	424,957	16,049			441,006	50,000	Per Management Plans
Refugee Driped	402,479	11,333	57,400		470,212	122,460	Per Management Plans
Roadworks	1,091,573	28,712	2,316,610		3,436,895	2,630,563	Per Management Plans
Saleyards	40,278	1,563			41,841		When signed with agencies
Saleyards-AGENTS	3,917	152			4,069		Unknown
SBS Equipment	3,028	133			3,161		As required
Software Enhancement	21,870	849			22,719		
Planning Community Liaison	330,270	0			330,270	473,000	Contingential requirement
Town Jerry Rehabilitation	178,028	6,900	598,112		783,040	208,737	
Tyre Disposal	25,128	917	23,800		49,845	23,015	As required
VAC Reserve	101,673	2,888	17,500		122,061	40,000	Unknown
Undeclared Interest	0	0			0		
	6,209,514	144,391	3,981,508	25	10,335,704	8,508,437	

(13) RATING INFORMATION

In accordance with Section 6.2 (1) of the Local Government Act 1995 and Reg. 23 of the Local Government (Financial Management) Regulations 1996, the following General Rates were adopted by the City :-

	Minimum Rate	Rate in Dollar
Gross Rental Value	390.00	9.538c
Unimproved Value	390.00	0.5883c

Discounts, Incentives and Concessions.

The City of Albany offered ratepayers the opportunity to claim a 5% discount on current rates, by making payment in full by the due date (i.e. within 35 days of the date of the service of the rate notice). Payment must include all arrears and accrued interest.

Council provided a 20% discount on current rates to owners of property deemed under the previous Act as "Urban Farmland".

Ratepayers who were registered in accordance with the Rates and Charges (Rebates and Deferments) Act 1992 were eligible for a concession up to 50% of the General Rate, in line with the conditions as set out under that act.

The City of Albany offered the following incentives for those ratepayers who paid their rates in full and within 21 days of the date of the service of the rate notice:-

- (i) Commonwealth Bank-\$2,000 Commonwealth Bank Streamline Account
- (ii) Accomodation Package- Quest Harbour Village Apartments Fremantle incl Travel
- (iii)-(v) Accomodation Packages - Cottesloe Beach Chalets, Travel Inn - Albany and the Esplanade Hotel
- (vi) 12 bottles of Wignalls wines.

Specified Area Rate.

In accordance with Section 6.37 of the Local Government Act 1995, a Specified Area Rate of 0.01 cents in the dollar be imposed on gross rental valuations, in addition to the differential rates imposed, on the following specified properties in Location 103 Little Grove and a minimum specified area rate be set at \$264.28 in addition to the minimum rate set of \$300.00.

Assessment No.	Property Description	Amount	Amount
A73514	Lot 125 The Esplanade	264.28	264.28
A14893	Lot 124 Henry Street	264.28	264.28
A63080	Lot 114 Henry Street	264.28	264.28
A42511	Lot 1 Albert Street	264.28	264.28
A5803	Lot 130 Albert Street	264.28	264.28
A33962	Lot 28 William Street	264.28	264.28
A5693	Lot 110 Albert Street	264.28	264.28
A5976	Lot 109 Henry Street	264.28	264.28

Specified Area Rate. Cont

A36760	Lot 27 William Street	264.28	264.28
A5878	Lot 107 George Street	264.28	264.28
A5982	Lot 108 Henry Street	264.28	264.28
A66545	Lot 124 George Street	264.28	264.28
A63062	Lot 121 Henry Street	264.28	264.28
A42309	Lot 9 The Esplanade	264.28	264.28
A5921	Lot 131 Albert Street	264.28	264.28
A5691	Lot 118 George Street	264.28	264.28
A20513	Lot 104 Henry Street	264.28	264.28
A6134	Lot 109 Henry Street	264.28	264.28
A6137	Lot 108 William Street	264.28	264.28
A45771	Lot 100 Albert Street	264.28	264.28
A73258	Lot 126 The Esplanade	264.28	264.28
A45959	Lot 102 Henry Street	264.28	264.28
	Total Specified Area Rate	5,814.16	5,814.16

(i) Options for Payment of Rates and Refuse Charge

Section 6.45 (1) Local Government Act 1995 states:-

A rate or service charge is ordinarily payable to a local government by a single payment but the person liable for the payment of a rate or service charge may elect to make that payment to a local government subject to subsection (3), by---

- (a) 4 equal or nearly equal instalments; or
- (b) such other method of payment by instalments as is set out in the local government budget.

Section 6.45 (3) Local Government Act 1995 states:-

A local government may impose an additional charge (including an amount by way of interest) where payment of a rate or service charge is made by instalments and that additional charge is, for the purpose of its recovery, taken to be a rate or service charge, as the case requires, that is due and payable.

The date of issue of the rate notices was 14 August 2001 and ratepayers were provided with the following payment options:-

- Payment in full**
- Option 1** Payment in full, including all arrears of rates and charges, by the due date will attract a discount calculated at 5% of the current rate. Due date for payment in full was 14/9/00. Rates outstanding after 35 days and where no instalment option is taken, attracted late penalty interest of 11% calculated daily at 0.0301%. Due date for payment in full was 18 September 2001.
- Payment by 2 instalments.**
- Option 2** First instalment must include payment of all arrears and accrued interest charges. Second instalment attracts an additional administration charge of \$3.00 and instalment interest calculated at 5.5%. Instalment dates were:-
18 September 2001
18 January 2002
Instalments not paid by the due date attracted a late penalty interest of 11% calculated daily at 0.0301%.

(i) Options for Payment of Rates and Refuse Charge (cont)

Option 3

Payment by 4 instalments.

First instalment must include payment of all arrears and accrued interest charges.

2nd, 3rd and 4th instalments attract an additional admin charge of \$3.00 per instalment and instalment interest of 5.5%. Instalment dates were :-

18 September 2001

19 November 2001

18 January 2002

18 March 2002

Instalments not paid by the due date attracted a late penalty interest of 11% calculated daily at 0.0301%

(14) MEMBERS OF COUNCIL - ALLOWANCES

The following fees, allowances and expenses were paid to elected members

	Actual 2001/2002	Actual 2000/2001
Mayor - Fees	12,000	12,000
- Allowances	12,000	12,000
Deputy Mayor - Fees	6,000	6,000
- allowances	3,000	3,000
Councillors - Fees	78,000	78,000
Other expenses	18,522	23,277
	<u>129,522</u>	<u>134,277</u>

(15) DEPRECIATION - NON CURRENT ASSETS.

The allowance for depreciation included within the accounts, is by program, as follows:-

	Actuals 2001/2002	Actuals 2000/2001
General Administration	215,300	112,385
Law, Order, Public Safety	261,484	135,327
Health	8,997	6,071
Welfare and Education	11,738	12,087
Community Amenities	150,746	130,894
Recreation and Culture	869,829	778,922
Transport	4,612,482	4,020,146
Economic Services	195,668	85,813
Other Prop. and Services	12,330	10,042
Total Depreciation	<u>6,338,574</u>	<u>5,291,687</u>

(16) INVESTMENTS.

The investment interest included within the accounts is as follows

	Actuals 2001/2002	Actuals 2000/2001
Various Reserve Funds	196,396	325,623
Surplus Municipal Funds	218,312	301,700
	414,708	627,323

(17) FEES AND CHARGES

	Actuals 2001/2002	Actuals 2000/2001
Law, Order, Public Safety	46,867	56,999
Health	60,596	5,860
Education and Welfare	499,342	493,788
Community Amenities	1,518,553	1,465,986
Recreation and Culture	1,032,664	1,097,179
Transport	449,422	771,803
Economic Services	654,460	736,944
Other Prop. and Services	51,740	67,184
Total	4,313,644	4,695,743

(18) FINANCIAL RATIOS.

	2001/2002	2000/2001
{a} Current Ratio	59.3%	47.6%
{b} Debt Ratio	6.1%	4.2%
{c} Debt Service Ratio	6.2%	7.6%
{d} Rate Coverage Ratio	42.8%	42.8%
{e} Outstanding Rates Ratio	4.1%	3.6%

Formulae for Calculation of Ratios:

{a} Current Ratio

Purpose: To assess adequacy of working capital and the ability to service short term obligations

$$\frac{\text{Current assets minus Restricted assets}}{\text{Current liabilities}}$$

{b} Debt Ratio

Purpose: To identify exposure to debt by measuring proportion of assets funded by creditors.

$$\frac{\text{Total liabilities}}{\text{Total assets}}$$

{c} Debt Service Ratio

Purpose: To assess the degree to which revenues are committed to the repayment of debt.

$$\frac{\text{Debt service cost}}{\text{Available operating revenue}}$$

{d} Rate Coverage Ratio

Purpose: To assess the degree of dependence upon revenues from rates.

$$\frac{\text{Rates revenues}}{\text{Operating revenues.}}$$

{e} Outstanding Rates Ratio

Purpose: To assess the outstanding revenue from rates

$$\frac{\text{Rates Outstanding}}{\text{Rates Collectable}}$$

Southern Regional Cattle Saleyards situated at Plantagenet Location 4900 Albany Highway
 The City of Albany has a 50% interest in the assets, liabilities and output of this joint venture.
 The Great Southern Regional Cattle Saleyards was completed in March 2000, and the
 City of Albany has contracted to meet half of the operating expenses of the saleyards.
 The City of Albany component of Saleyards activities forms part of these financial statements.

(20) NON OPERATING INCOME and EXPENDITURES.

The following non operating income and expenditure movements have been excluded from the Operating Statement

Non Operating Income:-

	Actual	Budget
Transfers from reserves	1,878,048	2,748,328
Contributions from Self Supporting Loans	133,020	96,277
Loans raised during 2001/2002	5,080,108	6,177,208
Total	7,091,176	9,021,813

Non Operating Expenditure:-

Transfers to reserves	4,177,961	241,598
Loan Principal repaid	902,864	866,123
Capital acquisitions	10,912,156	15,143,093
Total	15,992,981	16,250,814

(21) CONTINGENT LIABILITIES

There are no known contingent liabilities.

(22) SUBSEQUENT EVENTS

Nil

(23) CONDITIONS OVER CONTRIBUTIONS

Grants which were recognised as revenues during the reporting period and which were obtained on the condition that they be expended for a specific purpose but had yet to be applied in that manner as at the reporting date were:

Grant-Wellstead Resource	77,478
Grant Remote Area Tv	107,891
Grant-Natural Heritage	60,957
T/F Ex Res - Roadwise	600
Albany Boat Harbour Implementation Plan	42,000
Coastal & Clean Seas Fund	90,450
C.A-Other Grants	53,150
Grant-Lake Seppings Mgt	10,863
	<hr/>
	443,389

Reserve transfers for each of these grants have been executed in 2001/2002
 Expenditure for these grants is in the 2002/2003 budget.

CITY OF ALBANY LOAN LIABILITY - 2001/2002

Sub	Program/Purpose	Loan No.	Loan Category	Original Principal	Lender Code	Interest Rate	Principal Outstanding 1-31-01	Principal Repayment 30/01/2002	New Loans 2001/2002	Principal Outstanding 1/1/02	Maturity Date	SS Loan Repaid
12	DEPHT CONSTRUCTION	1	C	240000	CBA	6.55%	150,353	48,197		107,556	30-Jun-04	
13	SALEYARDS CONST.	2	BU	325000	WATC	6.63%	318,159	14,371		503,788	1-Jan-15	
14	SALEYARDS CONST.	3	BU	1400000	WATC	6.96%	1,382,579	36,612		1,345,898	1-Jan-20	
17	DEPHT CONSTRUCTION	4	C	210500	WATC	6.92%	195,273			179,016	17-Apr-09	
12	PLANT PURCHASES	5	C	403000	WATC	6.76%	332,746	75,083		257,663	1-Jul-05	
12	PLANT	6	L	189783	WATC	6.95%	150,828	35,285		121,543	15-Jun-03	
11	SS P.R.S. CLUB	7	SS	122710	WATC	6.98%	113,899	9,469		104,430	17-Apr-10	
4	COMPUTER UPGRADE	8	C	400000	WATC	5.45%	400,000	31,032		368,968	17-Apr-11	
12	PLANT PURCHASES 2000-2001	9	C	450000	WATC	5.45%	450,000	34,911		415,089	15-Feb-06	
12	DEPHT CONSTRUCTION	10	C	89695	WATC	5.52%	89,695	16,040		73,655	17-Apr-11	
12	DEPHT CONSTRUCTION	11	C	150000	WATC	5.93%	150,000	11,360		138,640	17-Apr-11	
10	LIQUID WASTE PROJECT	12	BC	320000	WATC	7.00%			320,000	320,000	28-Jun-17	
13	DIVE SHIP	13	BC	300000	WATC	7.00%			400,000	400,000	28-Jun-17	
12	PLANT	14	C	487245	WATC	6.82%			487,245	487,245	28-Jun-12	
12	ROADWORKS - ASSET UPGRADE	15	BC	106696	WATC	6.86%			106,696	106,696	28-Jun-12	
12	AIRPORT-LOAN 145 RENOVATION	16	C	3766167	CBA	6.51%			3,766,167	3,766,167	27-Jun-07	
13	SALEYARDS-Conversion to Grant	100	BU	265125	Grant		265,125			265,125	1-Apr-03	6,181
11	TRACK EXTENSIONS	134	SS	45000	BW	6.25%	11,799	5,718		6,081	1-Jun-03	
12	PLANT	136	C	307000	BW	5.40%	111,715	35,279		76,436	1-Jun-04	
12	AIRPORT-HWAY RESEAL	137	BU	140000	BW	5.40%	51,798	16,335		35,463	1-Jun-04	
12	VIB ROLLER	143					37,245	37,245		0	Finalised	
12	TERMINAL EXTENSION	145					121,636	123,636		0	Finalised	
5	FIRE UNIT - DEPOT	146					10,862	10,862		0	Finalised	
12	PLANT	147					21,646	21,646		0	Finalised	
12	VIBRATING ROLLER	148					26,623	26,623		0	Finalised	
11	SS G.R.C.C.	149	S/S	30000	BW	6.30%	31,476	21,953		11,523	31-Dec-02	2,707
13	WATER EXT LOC 103	150	S/S	30000	BW	6.25%	5,230	2,543		2,787	1-Mar-03	
10	SS W A W A	211	S/S	190000	WATC	16.00%	13,117	6,537		6,766	1-Apr-03	
10	SS W A W A	227	S/S	120000	WATC	13.90%	28,414	28,414		0	Finalised	
11	SS ALBANY SOCCER	258	S/S	50000	CBA	7.75%	48,312	48,312		0	Finalised	6,618
8	SS MFAIS ON WHEELS	261	S/S	100000	CBA	8.97%	16,255	6,134		10,121	15-Oct-03	
11	SS SMUR CLUB	262	S/S	40000	CBA	10.85%	39,619	12,066		27,553	15-Apr-04	4,791
11	SS G.S. HICKKEY ASS	263	S/S	100000	CBA	9.17%	18,968	4,722		14,246	15-Oct-04	4,979
10	WASTE DISPOSAL TRUCK	268	BU	438000	CBA	7.56%	50,914	11,049		39,865	15-Apr-05	11,084
10	RECYCLING EQUIPMENT	270	BU	264000	CBA	7.21%	53,816	53,816		0	Finalised	
13	UNDERGROUND POWER	272	BU		CBA		30,802	30,802		0	Finalised	
13	UNDERGROUND POWER	273	BU		CBA		35,002	35,002		0	Finalised	
	ROYALS											8,120
	CITY OF ALBANY BAND											5,500
	PRSC											10,141
Grand Totals										8,992,283		60,022
							4,814,959	902,864	5,080,108	8,992,283		60,022

Summary by Category					
C	Council	2,242,507	412,198	4,253,812	6,001,521
BU	Business Unit	2,225,915	275,061	1,266,696	2,767,672
S/S	Self-Supporting	146,538	134,805	0	281,343
		4,614,959	812,864	5,520,508	8,992,203

Summary by Leader					
BW	Bankwest	417,189	308,218	0	138,971
CBA	Commonwealth Bank	436,720	237,409	3,766,167	3,965,478
Chant	State Government	265,125	0	0	265,125
WATC	WA Treasury Corporation	3,665,925	157,216	1,213,041	4,622,650
		4,814,959	902,864	5,009,208	8,992,203

ADDITIONAL INFORMATION ON BORROWINGS

Sched	Programme/Purpose	Trans No.	Principal 1-Jul-01	New Loans 2001/2002	Principal Repayments Actual	Principal Repayments Budget	Principal 1-Jul-02	Interest Repayments Actual	Interest Repayments Budget	SS Fund Balance Actual	SS Fund Balance Budget
12	DEPOT CONSTRUCTION	1	156,353.09		48,797	48,797	107,556	9,455	9,455	9,455	9,455
13	SALEYARDS CONST	2	318,158.51		14,371	14,371	303,788	20,860	20,860	20,860	20,860
13	SALEYARDS CONST	3	1,382,579.15		36,682	36,682	1,345,898	95,609	95,609	95,609	95,609
12	DEPOT CONSTRUCTION	4	195,293.09		16,277	16,277	179,016	13,237	13,237	13,237	13,237
12	PLANT PURCHASES	5	332,745.98		75,083	75,083	257,663	21,246	21,246	21,246	21,246
12	PLANT	6	156,828.07		35,285	35,285	121,543	10,297	10,297	10,297	10,297
11	SS P.R.S. CLUB	7	113,899.01		9,469	9,469	104,430	7,788	7,788	7,788	7,788
4	COMPUTER UPGRADE	8	400,000.00		11,032	11,032	388,968	21,383	21,383	21,383	21,383
12	PLANT PURCHASES 2000-2001	9	450,000.00		34,911	34,911	415,089	24,056	24,056	24,056	24,056
12	DEPOT CONSTRUCTION	10	89,895.00		16,040	16,040	73,855	4,733	4,733	4,733	4,733
12	JITTY	11	140,000.00		11,360	11,360	128,640	8,759	8,759	8,759	8,759
10	LIQUID WASTE PROJECT	12		320000			320,000	0	0	0	0
13	FIVE SHIP	13		400000			400,000	0	0	0	0
12	PLANT	14		487245			487,245	0	0	0	0
12	AIRPORT-LOAN 145 RENEGOTI	15		106,696			106,696	0	0	0	0
12	ROADWORKS - ASSET UPGRADE	16		3766167			3,766,167	0	0	0	0
13	SALEYARDS-Contract to Grant	100	265,125.00				265,125	0	0	0	0
11	TRACK EXTENSIONS	124	11,799.43		5,718	5,718	6,081	649	649	5,118	5,718
12	PLANT	136	111,735.49		35,279	35,279	76,456	5,564	5,564	5,564	5,564
12	AIRPORT-RAWAY TUNNEL	137	51,797.89		16,355	16,355	35,443	2,579	2,579	2,579	2,579
12	VIR Trolley	143	37,245.10		37,245	37,245	0	2,127	3,288	2,127	3,288
12	TERMINAL EXTENSION	145	123,636.19		123,636	123,636	0	9,207	9,140	9,207	9,140
5	Fire Unit - Depot	146	10,861.54		10,862	10,862	0	629	629	629	629
12	Plant	147	21,646.01		21,666	21,646	0	1,466	1,266	1,466	1,266
12	Plant	147	26,623.46		26,623	26,623	0	1,557	1,557	1,557	1,557
12	VIBRATING ROLLER	148	53,676.32		21,953	21,953	11,523	1,853	1,853	1,853	1,853
11	S/S G.R.C.C	149	5,250.32		2,544	2,544	2,707	291	291	2,544	2,544
13	WATER LXT LOC 103	150	13,117.00		6,357	6,357	6,760	722	722	722	722
10	S/S W.A.W.A.	211	28,413.82		28,414	28,414	0	3,453	3,453	28,414	28,414
10	S/S W.A.W.A.	227	48,312.11		48,312	48,312	0	3,358	6,327	48,312	11,571
11	S/S ALBANY SOCCER	258	16,254.90		6,134	6,134	10,121	1,143	1,143	6,134	6,134
8	S/S MEALS ON WHEELS	261	39,619.31		12,066	12,066	27,553	3,289	3,289	4,188	4,188
11	S/S SURF CLUB	262	18,968.11		4,722	4,722	14,246	1,939	1,939	4,479	4,479
11	S/S G.S. HOCKEY ASS	263	50,903.86		11,069	11,069	39,835	4,420	4,420	10,156	10,156
10	WASTE DISPOSAL TRUCK	268	53,816.76		53,816	53,816	(0)	2,034	2,034	2,034	2,034
10	RECYCLING EQUIP/SHED	270	30,807.50		30,802	30,802	0	1,110	1,110	1,110	1,110
12	ROADWORKS	272	35,001.59		35,002	35,002	0	1,262	1,262	1,262	1,262
13	UNDERGROUND POWER	273	35,001.82		35,002	35,002	0	1,262	1,262	1,262	1,262
11	ROYALS	140								7,725	7,725
11	CITY OF ALBANY BAND									5,500	5,500
11	PRSC									9,469	9,469
Grand Totals			4,814,958.95	5,080,008	902,864	856,123	8,592,283	287,127	291,199	137,816	96,074

CITY OF ALBANY

TRUST FUND

FOR THE PERIOD ENDING 30 JUNE 2002

Custodial

Funds over which the City of Albany has no control
and which are not included in the financial statements

	Balance 30.06.01	Receipts 01/02	Payments 01/02	Balance 30.06.02
Bushfire Contributions	5		5	-
Amity Trust	21,800	872		22,672
Point King Lighthouse	1,980			1,980
Recycling Committee	3,871			3,871
Retention Bonds	1,722		1,722	-
Townscape Trees	607		607	-
	29,985	872	2,334	28,523

Controlled Trusts

	Balance 30.06.01	Receipts 01/02	Payments 01/02	Balance 30.06.02
Airport Housing Bond	617			617
Contribution to Works	73,309	4,080	7,510	69,879
Contractor Retention Bonds	-	76,966	26,589	50,377
Deposits	22,453		21,000	1,453
Development Bonds	3,865			3,865
Drainage Upgrade	1,358			1,358
Extractive Industry Deposits	70,570	1,700		72,270
Housing Deposits	36,320	30,000	47,000	19,320
Subdivision maintenance Bo	48,520	59,143	22,743	84,920
Subdivision Contributions/B	366,799	116,162	44,928	438,033
Unclaimed Monies	349		-	349
	624,160	288,051	169,770	742,441

Controlled Trusts - Revenue

	Balance 30.06.01	Receipts 01/02	Payments 01/02	Balance 30.06.02
Anzac 2001 Committee	1,000			1,000
Natural Resource Mgt	33,000		33,000	-
Contribution to Roads	15,672			15,672
Contribution to Works	-	109,070	109,070	-
Lotteries House Managemen	16,726		3,248	13,478
Lotteries House Photocopier	6,642	3,040		9,682
Mt Clarence Seats	779			779
Nomination Deposits	-			-
Promotion Videos	75			75
	73,894	112,110	145,317	40,687

Custodial Bank Account 29,985 872 1,334 28,523

Trust Bank Account 696,055 400,161 315,088 783,128

NOTE 27 - ADDITIONAL ASSET RECONCILIATION 2001/2002

Asset Class	Opening Balance 1 July 2001	Plus Asset Additions	Less Disposals	Balance 30 June 2002	Accumulated Depreciation	Closing Balance 30 June 2002
Land	10,747,927	-	-	10,747,927	-	10,747,927
Buildings	28,131,061	100,644	-	28,231,705	4,951,886	23,279,819
Plant & Equip	9,623,541	1,812,835	1,028,910	10,407,466	4,512,121	5,895,345
Furniture & Fixtures	4,252,157	466,948	151,927	4,567,178	2,375,573	2,191,605
Infrastructure	203,728,484	7,660,447	-	211,388,931	46,104,304	165,324,627
Tools	31,095	-	-	31,095	31,095	-
Paintings	326,610	-	-	326,610	-	326,610
Totals	256,840,875	10,040,874	1,180,837	265,700,912	57,934,979	207,765,933

DETAILS OF 2001/2002 DISPOSALS

Asset Class	Historical Cost	Historical Cost Actual	Accumulated Depreciation Budget	Accumulated Depreciation Actuals	Sale Proceeds		Profits from Sale	
					Budget	Actual	Budget	Actual
Plant & Equip	1,246,971	1,028,910	600,012	455,783	504,385	526,071	(142,574)	(47,056)
Furniture & Equip	-	151,927	-	127,359	-	-	-	(24,568)
Totals	1,246,971	1,180,837	600,012	583,142	504,385	526,071	(142,574)	(71,624)



[Agenda Item 12.7.2 refers]

[Bulletin Item 1.2.3 refers]

**Minutes of a meeting of the Seniors Advisory Committee held in
the Council Chambers, Mercer Road, Albany
on Thursday 19th September 2002.**

1.0 Meeting commenced at 10.08am.

ATTENDANCE: City of Albany - Rob Shanhan
Assn of Independent Retirees Roy Gwynn
Seniors Community - Middy Dumper
Over 50's Recreation Assn - Ray Crocker
Albany Sub Branch RSL - Digger Cleak
National Seniors Assn - John Beamon
Seniors Interest Group - Jill Robinson - Carelink
Seniors Community - Hope Sharp
Meals on Wheels/Senior Citizens Assn Nancy Millard

Guests of Committee: Helen Knewstub - Occupational Therapist

Election of Chairperson

In the absence of Chairperson Mayor Alison Goode, an election was held to fill the position of Acting Chairperson.

Roy Gwynn nominated Jill Robinson
Jill Robinson was elected unopposed.

2.0 APOLOGIES: Mayor Alison Goode,
General Community - Kim Butfield

3.0 DISCLOSURE OF INTEREST
Nil.

4.0 CONFIRMATION OF MINUTES

RECOMMENDATION

THAT subject to recording Middy Dumper as an apology, the minutes of the meeting held on 15th August, 2002 be confirmed as a true and accurate record of proceedings.

**MOVED: R Crocker
SECONDED: H Sharp
CARRIED**

5.0 BUSINESS ARISING

5.1 Community Walk Leaders

Information provided by Kim Butfield in relation to the recruitment of Community Walk Leaders was tabled. A copy of the flyer is attached.

5.2 Albany Highway Pedestrian Crossover

Discussion held with regard to usage of the new crossover and the process of having it converted to a crosswalk.

RECOMMENDATION

THAT Council write to Main Roads WA on behalf of the Seniors Advisory Committee, expressing the Committee's concern over pedestrian vehicle conflict on the crossover and requesting that the process of assessing the crossover for crosswalk status be carried out as a matter of urgency.

**MOVED: H Sharp
SECONDED: M Dumper
CARRIED**

6.0 CORRESPONDENCE

6.1 Active Ageing Taskforce

Correspondence received from the Department of the Premier and Cabinet inviting attendance at a community meeting with members of the Active Ageing Taskforce, to be held in Albany on 26th September 2002.

RECOMMENDATION

THAT Middy Dumper and John Beamon represent the Seniors Advisory Committee at the meeting with the Active Ageing Taskforce.

**MOVED: R Gwynn
SECONDED: H Sharp
CARRIED**

7.0 GENERAL BUSINESS

7.1 Seniors Expo Update

Rob Shanhan reported on progress of planning for the 2003 Expo. He indicated that Win Television were supporting the event and that efforts were being made to secure Television presenter, John Barnett (Post Cards WA) as a special guest.

7.2 Seniors Policy Update

Rob Shanhan indicated that the Seniors Policy was under development, with strategies being formulated to address the issues raised within the Seniors Survey and other consultation with seniors.

7.3 Leisure Buddy Project

Helen Knewstub provided an update on the Leisure Buddy project, indicating that a similar project operated in Perth with funding through HACC. If this was to be the case in Albany then a HACC service provider would be required to auspice the project locally. Helen will keep the Committee informed.

7.4 Volunteer Resource Centre

Rob Shanhan reported that the City had been successful in obtaining funding for a Volunteer Resource Centre to be established in Albany. The role of the Centre will be to recruit, train and refer volunteers throughout the community.

7.5 Prostate Disease Awareness Seminar

Digger Cleak tabled a flyer to be used in promoting the Prostate Disease Awareness Seminar presented by Albany RSL and the Cancer Foundation of WA. The seminar will be held in the Town Hall on Tuesday 8th October 2002 commencing at 7.00pm. Entry is free. A copy of the flyer is attached.

7.6 Promotion of Seniors Issues

Committee members expressed disappointment that Alex Levack was no longer employed by the Albany Advertiser to promote seniors issues.

RECOMMENDATION

THAT Council, on behalf of the Seniors Advisory Committee, write to both local newspapers and seek the promotion of seniors issues and inviting attendance at Seniors Advisory Committee meetings.

**MOVED: D Cleak
SECONDED: J Beamon
CARRIED**

7.7 Designated Seniors Seating

John Beamon reported on a recent trip to Dongara and Port Denison where he saw parkside seating that carried signs indicating they were designated as "Pensioners Seating". It was resolved to refer the issue to the Seniors Policy working group.

7.8 Fire & Emergency Services Levy – Pensioners Rates Rebate

Roy Gwynn reported that he had seen correspondence from the Minister for Fire and Emergency Services, Hon. Michelle Roberts indicating that the Pensioners Rates Rebate would be extended to include the Fire and Emergency Services Levy, which will be imposed by Local Governments on behalf of the State.

7.9 K Mart Store Seating

Middy Dumper reported on the availability of seating for shoppers throughout the new Albany K Mart store and expressed the view that the seating would be much appreciated by the more elderly shoppers.

RECOMMENDATION

THAT Council, on behalf of the Seniors Advisory Committee, write to K Mart Albany, expressing the Committee's appreciation and commending them on the provision of seating throughout the store.

**MOVED: M Dumper
SECONDED: N Millard
CARRIED**

8.0 NEXT MEETING

Thursday 16th October 2002.

9.0 CLOSURE

There being no further business to discuss the meeting closed at 11.15pm.

MINUTES

Albany Arts Advisory Committee meeting held on
19th September 2002 at the Vancouver Arts Centre at 4.30pm

1.0 PRESENT

Judy Cecil
Ian Innes
Peter Madigan
Caroline O'Neill
Elizabeth Gray
Janette Rowe (Janette Rowe left the meeting at 5.15pm)
Stewart Gartland
Barbara Temperton

APOLOGIES

Sue Codee
Findlay MacNish

2.0 DISCLOSURE OF INTEREST

Barbara Temperton disclosed a pecuniary interest associated with employment for one Poetry writing workshop as part of Unhiding project.

3.0 CONFIRMATION OF MINUTES

RECOMMENDATION

THAT the minutes of the Albany Arts Advisory Committee Meeting held on July 25th 2002 be accepted as true and accurate

MOVED: E Gray
SECONDED: S Gartland
CARRIED

4.0 MATTERS FOR CONSIDERATION

4.1 Coordinators Report

Sprung 2002 was discussed by the AAAC. Positive community feedback was registered and the final report is to be prepared and presented for next meeting. In order for Sprung 2003 to reach its potential audience a Marketing and Publicity manager needs to be appointed.

RECOMMENDATION

THAT the Coordinators report be received.

MOVED: E Gray
SECONDED: J Rowe
CARRIED

**4.2 Draft Public Arts Policy
RECOMMENDATION**

THAT Peter Madigan and Caroline O'Neill review the document and circulate to AAAC and Strategic Management group before the next meeting.

**MOVED: E Gray
SECONDED: B Temperton
CARRIED**

5.0 GENERAL BUSINESS

RECOMMENDATION

THAT the Coordinator to set a date in consultation with AAAC for a meeting to continue the review of the Business Plan.

**MOVED: J Cecil
SECONDED: E Gray
CARRIED**

6.0 MEETING CLOSED

There being no further business to discuss, the meeting closed at 6 pm.

7.0 NEXT MEETING

The next meeting of the Albany Arts Advisory Committee will be held on 17th October 2002 at 4.30pm at the Vancouver Arts Centre.

Coordinators report September 2002

Sprung 2002 Interim Report.

Financial reports still to come as all invoices are not in yet. Project reference group debrief next Week. Albany Arts Advisory Committee will receive a full financial and artistic report before next meeting in October.

Number of Participants

Mini Regional Tour and Weekend Intensive

1. Jerramungup District School-	135 students
2. Jerramungup Theatre Group-	10
3. Nyabing Workshop Day	24 participants.
4. Denmark Workshop	20 participants.
5. Albany Regional Prison SALT Writers group	12 participants
6. Black Beginnings	70 (free event)
7. Eat My Words	20
8. Sarah Hay Book Launch	60 (free event)
9. Memories of Language	30 (free event)
10. BYO Words	8 participants
11. Poetry Pub Crawl	90 (free event)
12. Sarah Hay Workshop	14
13. Diane Wolfer Workshop	12
14. State Literature Officer Getting into Print	16
15. Warren Flynn	6
16. Local Studies Workshop	20 (free)
17. Concert closing event	30
TOTAL	577

Local Poets and Writers participating in performing, workshop facilitation and project reference group (6).

Caroline Caddy	Barbara Temperton
Marree Dawes	Lockie McDonald
Dianne Wolfer	Warren Flynn
Steve Pontin	
Bob Howard	Ayden Eades
Guests (8)	
Sarah Hay	Prof. Dennis Haskell
Mark Reid	Claudette Mountjoy
Andrew Burke	Peter Blythe
Stripe	State Literature Officer Rob Finlayson.
City of Albany Staff	
Caroline O'Neill	

Tanja Colby

Ruby's Grace Concert

Vancouver Arts in association with Powderkeg promotions presented an all ages Smoke Free WA Concert held in the Gallery on Sunday 1st September. To a full house all ages. Concert was well received.

Exhibitions In August/September

Dark Matter White Noise

Solo show by Beth Kirkland

100 to opening

two floor talks about 30 attended.

Albany Primary year 4/5 class

Sciotech 23rd –27th September.

7 days fully booked school children.

Diversity. 27th –8th October.

Kaye Embleton and Jodie De Burg

Agenda Item Attachments

WORKS & SERVICES SECTION



- MINUTES -

Bushcare Advisory Committee
Meeting Held on Tuesday, 1st October 2002
at the Mercer Road Council Chambers at 3:00pm

1.0 PRESENT

Given Sankey, Kay Stehn, Paul Blechynden, Sandra Maciejewski and Ryan Munro

2.0 APOLOGIES

Jenny Ausma

3.0 CONFIRMATION OF LAST MEETINGS MINUTES

Moved: Kay Stehn
Seconded: Sandra Maciejewski

4.0 CORRESPONDANCE:

- 4.1 E-mail received from Stuart Wheeler, tendering his resignation as the AgWA representative on the Bushcare Advisory Committee. It was suggested that maybe the Agricultural Protection officers might be suitable replacements.

Motion put forward for Ryan to contact John Moore from the AgWA to identify suitable replacement for Stuart Wheeler

Moved: Paul Blechynden
Seconded: Kay Stehn
Vote carried – 4:0

5.0 GENERAL BUSINESS:

- 5.1 The committee discussed recommendations made at the Bushcarers Group meeting on the 7th August 2002. The recommendation is now as follows:

RECOMMENDATION TO COUNCIL FROM BUSHCARE ADVISORY COMMITTEE:

The Bushcare Advisory Committee would encourage the Albany City to proceed with the development of an Environmental Code of practice for Road works, consistent with the recent resolution made by the City of Albany regarding the development of an integrated sustainability strategy and the City's plan Albany 2020 "Charting Our Course".

Moved: Kay Stehn

Seconded: Sandra Maciejewski

Vote Carried 4:0

5.2 The committee discussed issues relating to the Terms of Reference. In particular, it was suggested that the fourth Terms of Reference become the first, in order to give it a higher priority. The key comments in relation to this idea included:

- It was noted that evaluating the Bushcarers Group recommendations should be given the highest priority as it provides an appropriate mechanism between the Bushcarers Group and Council.
- However, it was also suggested the five Terms of Reference should have an equal weighting as they all equally important.
- It was suggested that it might be useful to remove the numbers next to the Terms of Reference, replaced with dot point and move the fourth Terms of Reference to the top of the list.
- It was also indicated that under the Terms of Reference, the Committee could broaden its scope and could include reviewing particular documents that the City uses to manage its remnant bushland such as the Environmental Weed Strategy and the Draft Bushfire Prevention Plan.
- However, it was suggested the committee is not in a position to review particular internal or external documents, and reviews of this nature should be more directed towards the Bushcarers Group. Then, if the Bushcarers Group wanted to make recommendation to the committee, then that would be an appropriate time to be involved.

After considering the suggestions from the committee the following motion put forward.

That the numbers next to each Terms of Reference be removed and replaced with dot points and the fourth Term of Reference be placed at the first dot point.

Moved: Paul Blochynden

Seconded: Gwen Sankey

Vote carried. 4-0

6.0 CLOSURE

The meeting was closed 3:56pm. Next meeting to be confirmed



ALBANY AIRPORT ADVISORY COMMITTEE

MINUTES

**MONDAY,
2ND SEPTEMBER 2002**

Committee Distribution

Ian West (Chairman)
Stephen Bell
Jon Berry
Captain WJ Slaven
Bruce Manning
Geoff Hindley
Ralph Burnett
File: MAN 007

Councillor, City of Albany Fax 9847 2057
Manager, Asset & Client Services – City Of Albany
Economic Development Manager – City of Albany
Skywest Airlines (Perth) Fax 08 9478 9928
Great Southern Development Commission – Fax: 9842 4828
Department of Planning & Infrastructure – Fax. 9842 5071
Albany Airport User Group – Fax. - 08 9648 1015

cc. Andrew Hammond
cc. Brett Joynes
cc. Cyril Ecob

Chief Executive Officer – City of Albany
Executive Director Works & Services – City of Albany
Airport Manager – City of Albany

- MINUTES -
Albany Airport Advisory Committee

Monday, 2nd September 2002, 10:30am
Conference Room, Albany Airport

1.0 COMMENCE

Councillor Ian West opened the meeting at 10 45am. Mr Bob Emery, (Nelson Valley Ply Ltd) was welcomed as an invited guest in his capacity as a Consultant to the WA Local Government Association on an inter-modal transport strategy for the region.

2.0 PRESENT

Cr Ian West - Chairman
Mr Jon Berry - City of Albany
Mr Duane Schouten - proxy for Bruce Manning
Mr Ralph Burnett - Airport Users Group

3.0 APOLOGIES

Stephen Bell - City of Albany
Capt. Wal Slaven - Skywest Airlines
Bruce Manning - Great Southern Development Commission
Geoff Findlay - Dept for Planning and Infrastructure

4.0 CONFIRMATION OF MINUTES

THAT the minutes of the previous meeting held on 4 June 2002 be accepted as a true and accurate record of proceedings

Moved J. Berry
Seconded R. Burnett
CARRIED

5.0 BUSINESS ARISING

5.1 Proposal for Flight Schedule Display

The Committee discussed this matter and resolved that the establishment of a flight schedule display board was unnecessary due to the single commercial operator status of the airport and limited number of flights currently available through Albany.

5.2 Proposal for Advertising Great Southern Wine Industry

Jon Berry reported on a meeting that both he and the Chairman had with the Albany Visitor Centre and Great Southern Region Marketing Network (an informal organisation representing an alliance between the Great Southern Marketing Association, the Great Southern Wine Producers Association, the Great Southern Tourism Association, the Fitzgerald Biosphere Marketing group and the Great Southern Development Commission).

The Airport Committee has previously discussed better usage of the terminal area for promotional activities and also received an expression of interest from the Great Southern Wine Producers Association and Great Southern Marketing Association to participate in promotional activities that might be available through the airport. A previous proposal from an advertising firm that planned to lease the available space had collapsed with no other interest expressed. Jon reported that a valuation had been provided to the City on the value of the lease of terminal space and the annual rental was determined to be \$7,920 per annum.

Jon reported that the GSDC had prepared draft tender documents for the procurement of a Consultant to provide a report on a suitable approach to market the region and its produce through the airport. This could be through static, interactive, or manned components (including re-assessment of the best way to deliver tourism information). The objectives of instigating this project are to:-

- Increase visitation, daily expenditure and length of stay from air travellers.
- Create wealth and employment within the regional tourism industry.
- Optimise the use of commercial space within the airport.
- Generate a leasehold use of floor space for the airport to enhance its viability as a business unit within the City of Albany

The outputs of the proposed consultancy would be:-

- a snap shot of the tourism market development potential through air travel into the region;
- a map of the product development and service delivery potential, that can be effectively promoted by airport display of some sort,
- identification of existing and potential resources that could be committed to the development of airport displays;
- concept design of the best use of floor space for this purpose;
- a summary of display ideas, with some indicative illustrations;
- order of cost estimates,
- the direct commercial equation for the airport, in terms of costs and income streams;
- management issues and solutions;
- a summary of the regional benefits and beneficiaries, and;
- a recommended approach and rationale.

The GSDC would consider a financial contribution upon application by the City of Albany. The Committee agreed to seek a Request for Quotation for this work to determine approximate costs.

Jon Berry and Duane Schouten were nominated to develop a Request For Quotation document based on the GSDC draft and then report back to the Committee with a final document.

RECOMMENDATION

THAT Council apply to the GSDC for financial assistance to undertake the proposed regional products and tourism display assessment and allocate up to \$5,000 from within existing 2002 / 03 budget resources as a contribution to the study.

Moved: R Burnen
Seconded: D Schouten
CARRIED

5.3 Airport Master Plan

Members noted that the City of Albany is seeking public input on the Master Plan and prior to final adoption. Submissions close at 5pm on the 9th September 2002.

Members discussed the need to further consider pricing for smaller aircraft using the airport. Initial discussions had previously been held with Skywest regarding a landing charge per tonne and reduced passenger head tax.

R Burnett discussed the following scale as an option.

0-1500kg	\$5 /t
1500-3000kg	\$8 p/t
3,000-5,000kg	\$12/t
5,000 - 15,000kg	\$18 /t
Over 15,000kg	\$22/t

Ralph Burnett explained that Avdata collects data on incoming flights and could be used for the purpose of determining fee liability.

Ralph Burnett discussed a meeting he had with the Users group and suggested a \$50 annual fee (+GST) (for resident aircraft up to 1,500kg) and \$100 (for resident aircraft over 1500kg) in the Shires of Plantagenet, Denmark, and City of Albany. There was general agreement from users to this proposal.

The installation of a swipe card system for fuel was also discussed. It was considered that this should be further explored through BP

The issue of charging for the ILS system was raised. Ralph Burnett suggested the City of Albany contact Airservices Australia for assistance with setting scaling charges for the Instrument Landing System, particularly on how they handle the training of users.

City officers should also contact the Shire of Cunderdin regarding its pricing policy for training that is conducted by Singapore Airlines and how they administer charges using Avdata.

The realignment of the Albany Highway was raised as an issue that required early discussion with the Minister for Planning and Infrastructure. Further extensions of the airstrip in a northerly direction would only be possible if realignment of the highway occurred. Rob Emery commented that this issue would be considered in the WAI GA study. Main Roads should be contacted regarding its comments on long-term realignment and DPI (Phil Woodward) with reference to the Lower Great Southern Regional Strategy currently being prepared.

6.0 MATTERS FOR CONSIDERATION

7.0 GENERAL BUSINESS

The Committee agreed that a member of the Albany Chamber of Commerce and Industry should be invited onto the Committee to represent the business community in aviation development matters.

8.0 NEXT MEETING

Monday, 4 November 2002 at 10.30am in the Albany Airport Conference Room.

9.0 CLOSURE

There being no further business to be discussed, the meeting was declared closed.

BUSINESS ITEMS

Item 1: Bush Fire Plan for Mt Martin

The plan has been completed and will be submitted to the City of Albany Rangers to make sure it fits with the new City of Albany Fire Prevention Plan. Then it will be submitted to Council for its consideration

Recommendation -

That the plan be finalized and presented to Council for its consideration

Item 2: City of Albany Fire Prevention Plan

The group discussed the Fire Prevention Plan and commended the approach that takes conservation values into consideration when planning for fire prevention. The group asked that consideration be given to letting residents know how to prepare firebreaks in a manner that doesn't cause environmental damage or exacerbate the fire risk (i.e. not just pushing vegetation up into big piles). The Committee suggested that Council include information on this methodology when the next set of fire break notices are sent out with the 2003-04 rate notices.

Recommendation -

That these comments be submitted on the City of Albany Fire Prevention Plan.

Item 4 Mt Martin Pamphlet Update

Dennis has prepared a new brochure, which was tabled for comment. A couple of modifications were suggested including removing 'City Boundary' from map and adding the Nyoongar name- Karburnup. Dennis will now make the changes and get a quote from the printers. Melanie will organize for payment for pamphlet printing.

Recommendation -

That the pamphlet be produced with changes

General Business

- It was with great sadness that the group acknowledged the passing of Peter Johns. The group would like to extend its condolences to Pat, and pass on its thanks for Peter's contribution as a community representative on the group.

Recommendation:

That the group passes on its condolences to Pat.

- The letter from Harley Coyne was tabled for discussion. Mr. Coyne requested that consideration be given to the joint naming of Mt Martin using a Nyoongar name. Harley suggests that the name 'Karburnup' be used (it means 'place of smoke'). The Committee expressed support for the concept of using a joint Nyoongar name, although they expressed some concern about the validity of different names that had been proposed and modern interpretation of these names. Dennis

expressed concern that the name in the letter from Mr. Coyne was not the name that was submitted for consideration 4 years ago. The Committee agreed that joint naming was a good idea and that another process could decide on the Nyoongar name to be chosen. Ray Garstone expressed an interest in acting as a representative of the Mt Martin Regional Botanic Park Committee on the issue of joint names.

- Neil Scott reported that the car park at Ledge Beach has been constructed to a very high standard, and would like congratulations to be passed onto the City of Albany Works and Services Team who did the implementation.

NEXT MEETING: 18th December 2002, 12pm Ledge Beach Car Park

CLOSURE 11.15

Agenda Item Attachments

GENERAL MANAGEMENT SERVICES SECTION



Government of Western Australia

[Agenda Item 14.1.1 refers]
[Bulletin Item 1.4.1 refers]

Hon Michelle Roberts BA DipEd MLA

MINISTER FOR POLICE; EMERGENCY SERVICES; LOCAL GOVERNMENT
MINISTER ASSISTING THE MINISTER FOR PLANNING AND INFRASTRUCTURE
MEMBER FOR MIDLAND

Your Ref: SER099(0203180)
Our Ref: 10323

CITY OF ALBANY - RECEIVED		
RECORDS OFFICE		
- 6 AUG 2002		
FILE	CONTROL NO	OFFICER
SER099	206587	CEO
CC	ATTACHMENTS	OFFICER
		2

Mr Andrew Hammond
Chief Executive Officer
City of Albany
221 York Street
Albany WA 6331

Dear Mr Hammond

Thank you for your letter of 27 May 2002 seeking financial assistance with the development of a proposal to install a 'moored floating device' capable of supporting a person until emergency services arrive in treacherous locations known as The Gap, Blowholes and Natural Bridge.

The initiative being undertaken by the City of Albany and other community groups is of an excellent nature and I agree that government and community groups need to work together to achieve a common good with respect to reducing emergencies overall.

Prior to the State Government committing any financial assistance to this project, further details would need to be looked at and agreed to by the parties involved such as overall responsibility for the project, insurance, maintenance responsibility, ongoing costs and any further expectations of funding.

However, I have contacted the Member for Albany, Mr Peter Watson MLA about this project and I have asked that he continue to work with you and the community groups to achieve a successful outcome to this project.

Yours sincerely

MICHELLE ROBERTS MLA
MINISTER FOR EMERGENCY SERVICES

61 AUG 2002



Government of Western Australia

Hon Michelle Roberts BA DipEd MLA

MINISTER FOR POLICE, EMERGENCY SERVICES, LOCAL GOVERNMENT

MINISTER ASSISTING THE MINISTER FOR PLANNING AND INFRASTRUCTURE

MEMBER FOR MIDLAND

Your Ref **SER099**
Our Ref **10323**

Mr Andrew Hammond
Chief Executive Officer
City of Albany
PO Box 484
ALBANY WA 8331

CITY OF ALBANY - RECEIVED		
RECORDS OFFICE		
11 SEP 2002		
FILE NO	CORR NO	OFFICER
36899	20777	CEO
CC	ATTACHMENTS	OFFICER

Dear Mr Hammond

Thank you for your letter of 9 August 2002 seeking financial assistance in developing a mocked floating device capable of supporting a person until emergency services arrive.

While I understand and appreciate the City of Albany's commitment to this project, the issues raised in my previous letter to you would still need to be addressed before the State Government could commit funding to the project.

In particular, I have been advised that a risk management analysis ought to be undertaken, perhaps in conjunction with your liability insurer, about the respective merits of having, or not having, such a device in place.

Neither the State Government nor the agencies in the police and emergency services portfolio are able to commit funding for projects unless such potential risks have been fully considered.

I would therefore suggest that further consideration be given to these issues.

Yours sincerely

MICHELLE ROBERTS MLA
MINISTER FOR EMERGENCY SERVICES

- 5 SEP 2002

[Agenda Item 14.3.1 refers]
[Bulletin Item 1.4.2 refers]

DRAFT

STRATEGIC PROJECT MANAGEMENT PLAN

ALBANY BOAT HARBOUR



SEPTEMBER 2002



Department for Planning and Infrastructure
Government of Western Australia



DOCUMENT PREAMBLE

The purpose of the Strategic Project Management Plan is to define a suitable strategy and organisational management arrangement to undertake the necessary planning for the Albany Boat Harbour project. The Western Australian Government, through the Great Southern Development Commission has allocated \$12.762 million over the years 2003/04 (\$302,000); 2004/05 (\$4.345 million); and 2005/06 (\$8.115 million).

For the financial year 2002/03, the Albany City Council has also allocated \$50,000 in 2002/03 to commence concept planning studies in a proposed \$270,000 funding partnership arrangement with the Department for Planning and Infrastructure (\$90,000); Department of Transport and Regional Services (\$70,000) and Great Southern Development Commission \$60,000 (*subject to formal application in November 2002*).

A suggested course of action for strategic project management is provided in this document, along with an outline of the likely scope of works for planning and construction. This information will also be used for the project brief to appoint the project manager.

It is proposed that the document be used as a framework for the partnership between the City of Albany, the Great Southern Development Commission and the Department for Planning and Infrastructure as to the roles and responsibilities of each organisation with regard to project management. Detailed operational and management arrangements for the Boat Harbour will be prepared as sub-consultancies of project management.

Great Southern Development Commission, Department of Planning and Infrastructure and the City of Albany would form the Management Steering Committee which will manage the project.

1.0 INTRODUCTION

The Western Australian Government has committed \$12.762m in capital funding to establish a Small Boat Harbour on the Albany foreshore. The Boat Harbour will provide a safe protected space for commercial vessels in the fishing and tourism industries and a facility for recreational vessels unable to berth at Emu Point and the Princess Royal Sailing Club. The Boat Harbour will include land development adjacent to the town jetty in an effort to transform the southern end of the city into a smart, exciting and bustling marine precinct.

The concept of establishing a Boat Harbour has the unanimous support of the Albany City Council guided by strong support from the wider community. Local leadership by the City of Albany and the Great Southern Development Commission has provided the driving force for significant public investment earmarked in State Treasury estimates for the years 2004/05 and 2005/06.

2.0 BACKGROUND

Consideration of the redevelopment of Albany's foreshore has been ongoing since 1982 with some development occurring in recent times such as the Duyfken Shed, a boat launching facility near the Albany Port boundary and the establishment of an ANZAC Park at the western end of the area. The overall redevelopment plan for the area was highly contentious, particularly land uses such as residential and commercial enterprises that may require undesirable building heights to obtain an acceptable commercial yield. There was also the issue of Port access being incompatible with residential development. The project was put on hold in the late 1990s.

However the State government remained committed to the development on the foreshore provided there was community support as expressed through the City Council.

A number of events and projects lead by the Great Southern Development Commission and the City of Albany either independently or working together has united the community in relation to the development of the Small Boat Harbour. These developments also had the direct involvement and support of agencies that now work under the umbrella of the Department of Planning & Infrastructure.

2.1 The Role of the Great Southern Development Commission

Vancouver Waterways Study

In May 2000, consultants to the Great Southern Development Commission (GSDC) completed the Vancouver Waterways Study, which recommended a high level strategy for infrastructure improvements to enable improved water based access to Whaleworld and other key tourist sites in the Albany region. It also identified tourism and other commercial benefits resulting from the provision of the proposed infrastructure at key strategic sites including the Albany foreshore.

The Vancouver Waterways Project had extensive community consultation with key stakeholders and resulted in the Small Boat Harbour being viewed as the cornerstone of the Project and the top priority.

The establishment of a Small Boat Harbour near the Town Jetty would provide a safe-haven for vessels in the fishing and marine tourism industries. The Vancouver Waterways plan is predicated on land based and near-shore facilities on the Albany foreshore being the hub of the improved water based access. The Boat Harbour is likely to be a catalyst in attracting new investment in land-based support businesses such as marine and tourist related ventures, including cafes and restaurants, and stimulate a review of land uses over the remainder of the foreshore area.

GSDC established the Vancouver Waterways Committee involving Council, DPI, recreational boat users and tourism operators and was successful in attracting funding to establish a marine infrastructure in the vicinity of Whaleworld.

GSDC developed a case for funding the Small Boat Harbour to the Cabinet Expenditure Review Committee, with the support of Minister Chance, based on the findings of the Vancouver Waterways proposal and recent work of the City. It resulted in the budget allocation of \$12.762m.

2.2 Role of the City of Albany

Foreshore Focus Group

The City of Albany established a Foreshore Focus Group in 2000 to review and comment on the land use strategies proposed for the foreshore and to make recommendations to Council.

The working marina concept, identified under the Vancouver Waters Project, had strong support from the Focus Group and was included in the final list of recommendations formally adopted by Council on 26 September 2001.

Other recommendations by Council included development of the area for mixed use including a town square, mixed business activity (with limited height restrictions) and parkland. The parkland recommendation was acted on in early 2001, with ANZAC Park created at a cost of approximately \$90,000; and was dedicated as a memorial site during the 2001 Centenary of Federation celebrations. The Minister for Lands has since issued the City of Albany with a Management Order over the Park with stringent restrictions on further development.

Albany Boat Harbour Reference Group

In response to the Vancouver Waterways report and the apparent strong community support for a working Boat Harbour, the City of Albany established two working groups; namely, the Maritime Recreational Advisory Committee (to examine recreational boating needs) and the Albany Boat Harbour Reference Group (to facilitate a demand assessment and Concept planning for the Small Boat Harbour component of the foreshore redevelopment).

Council endorsed the Terms of Reference of the Albany Boat Harbour Reference Group at its 16 September 2000 Ordinary Meeting.

Albany Boat Harbour Demand Study Report

In March 2001, the City of Albany commissioned International Marina Consultants Pty Ltd to assess the requirements of commercial vessel operators and larger recreational vessel owners for new marine and

associated land based infrastructure at Albany. The study was funded in a partnership approach between the City of Albany, Albany Port Authority; Department for Planning and Infrastructure; Fisheries WA and the Great Southern Development Commission.

The resulting study recommended that the urgent need was for the establishment of a 'protected space' around the town jetty and that a breakwater be built to form a harbour for commercial and larger recreational vessels unable to berth at other facilities. Albany City Council formally adopted the Albany Boat Harbour Demand Study report at its Ordinary meeting on 20 November 2001. This recommendation is consistent with the Council resolutions relating to the report of the Foreshore Focus Group.



2.3 Boat Harbour Planning and the Albany Foreshore Redevelopment

Request from the Minister for Planning & Infrastructure

In addition to Council's recommendation, the Minister for Planning and Infrastructure has written to the City of Albany requesting the inclusion of ANZAC Park as part of the Boat Harbour planning studies. This is consistent with the findings of the International Marina consultants as a result of their community consultations.

The Landcorp response to the Council resolution on the deliberations of the foreshore focus group also strongly recommends that a master plan be prepared over the foreshore area to ensure functionality between the proposed boat harbour and land backed development. Landcorp has advised that a similar approach was taken with regard to the Mandurah Ocean Marina.

Accordingly, a holistic approach to the detailed boat harbour studies, including the adjacent foreshore is recommended in light of the community, political and professional views provided to date.

It is recommended that the master plan for the foreshore incorporate a **Local Structure Plan** with a series of **Precinct Plans** for discrete areas which will provide a greater level of detail and development guidelines for those areas likely to be developed in the short term as a result of the proposed Boat Harbour. The precinct plans will link directly with the overall structure plan and provide a higher degree of confidence for any future public and private investment on the foreshore. The local structure planning process should be conducted simultaneously with preliminary engineering, design and environmental studies for the boat harbour so that an integrated concept proposal can be considered by the community, Council and the Minister for Planning and Infrastructure.

Appendix 1 shows the land uses agreed to be Council at its September 2000 Ordinary meeting. The area for the proposed Structure Plan would include the area from ANZAC Park in the west to the current small boat launch facility adjacent to the Port of Albany. Precinct Plans would be developed upon completion of the Structure Plan for the greater foreshore area.

Appendix 2 shows a preliminary concept plan prepared by the Department for Planning and Infrastructure. This concept is a first draft, which has not been formally considered by Council or the Great Southern Development Commission; however it provides foundation work for further discussion

3.0 PROPOSED ORGANISATION STRUCTURE

3.1 Management Steering Committee

AIM: To prepare a high level heads of agreement which outlines the strategic roles and responsibilities of each organisation in the planning process

The key agencies driving the project are the Great Southern Development Commission, City of Albany and the Department of Planning and Infrastructure. It is recognised that each agency brings capabilities to aspects of the project and has a sphere of influence in such areas. The proposed structural arrangements in terms of management of the project are listed below:

Great Southern Development Commission

GSDC has carriage of the \$12 762 million and is required to report to Minister for the Great Southern, the Hon Kim Chance MLA, for the signing off and release of significant State monies.

Hence the GSDC will have the prime responsibility to ensure State Government funds are used judiciously, are auditable and accountable under the Financial Administration and Audit Act of 1985 and withstand the scrutiny of the Auditor General.

GSDC's role in these budgetary matters would mean a 'signing off' function of all contracts involving State Government monies, monitoring of those contracts and the performance of consultants. As differing agencies become involved, part of this role may be delegated, but the overall responsibility under the FAA Act 1985 would necessarily remain with the Commission.

GSDC also has a role as the State Government's economic development agency in the region. It is envisaged that it will take a lead role in assessing the viability of the project, in particular in relation to the potential involvement of the private sector.

GSDC's role in the triumvirate would be consistent with the current infrastructure developments at the Whaleworld sites.

City of Albany

The City has played a critical role in galvanising community support for the boat harbour and establishing an important feedback mechanism that will ensure that the Council is fully briefed and involved in the project.

Hence, given this sphere of influence and the fact the City will bring the \$270,000 initial budget for concept planning, it is envisaged that the City will have an important role in the concept planning and design phase, in particular in community consultation. The City of Albany also has responsibility to ensure that the Albany Boat Harbour is designed to serve the interests of the community in general, and not just the interests of one industry or community sector.

City of Albany also has planning responsibilities under the Town Planning Scheme 1A, which makes provision for the development zone on the Albany Foreshore. It is vital that the City has involvement in the local structure plan and a series of precincts planned across the foreshore as recommended by Minister MacTieman.

Department for Planning and Infrastructure

DPI also has the extensive experience in building marine structures. Under the Marine & Harbours Act 1981, DPI has overall planning responsibilities for marine-based developments, and also, through DOLA, has control of the land-based elements of the Boat Harbour. At the end of the day, DPI will own and operate the Small Boat Harbour upon its completion.

Hence DPI would have a major contribution to make in the design of the marine infrastructures, the detailed planning and building of such water based infrastructure, and contract documentation.

Strategic Partnership

Thus, in terms of the roles in the project, it is agreed between the 3 agencies that:

1. GSDC, DPI and the City will form the Management Steering Committee for the project.
2. The three agencies would pool resources, funding, and expertise to further the project.
3. The day to day project management of the development will be through the employment of a senior project manager whose responsibilities are defined in the various Stages of the project below. The project manager will be employed by the Management Steering Committee.

The Selection Panel for the Project Manager will comprise 5-7 members including an elected member of Council and a member of the GSDC Board. All consultancy contracts would be through the Management Steering Committee.

4. Under the management partnership, milestone and financial sign-offs would be subject to agreement by the three agencies subject to GSDC's requirements under the FAA Act, the City under the Local Government Act and DPI under the Marine & Harbours Act.
5. GSDC would have financial management, and be ultimately responsible for the project through reporting functions to State government through Minister Chance.
6. The Management Steering Committee could second other relevant agencies as required. The Steering Committee through the project manager may also second relevant staff from their agencies to the project at cost.
7. All media and public relations aspects of the project will involve recognition of the three agencies and have respective sign offs.
8. GSDC will provide executive support to the Management Steering Committee.

As the primary drivers of the project at the local level this strategic partnership is necessary between these key organisations to ensure effective project management and role definition is understood and adhered to. Sign-off will be required by the Chief Executive Officers of each organisation.

3.2 Council Reference Group (CRG)

AIM: To provide a conduit between the Management Steering Committee and the Albany City Council. Makes recommendations to Council on master and statutory planning, based on technical advice from the Management steering committee and Project Manager.

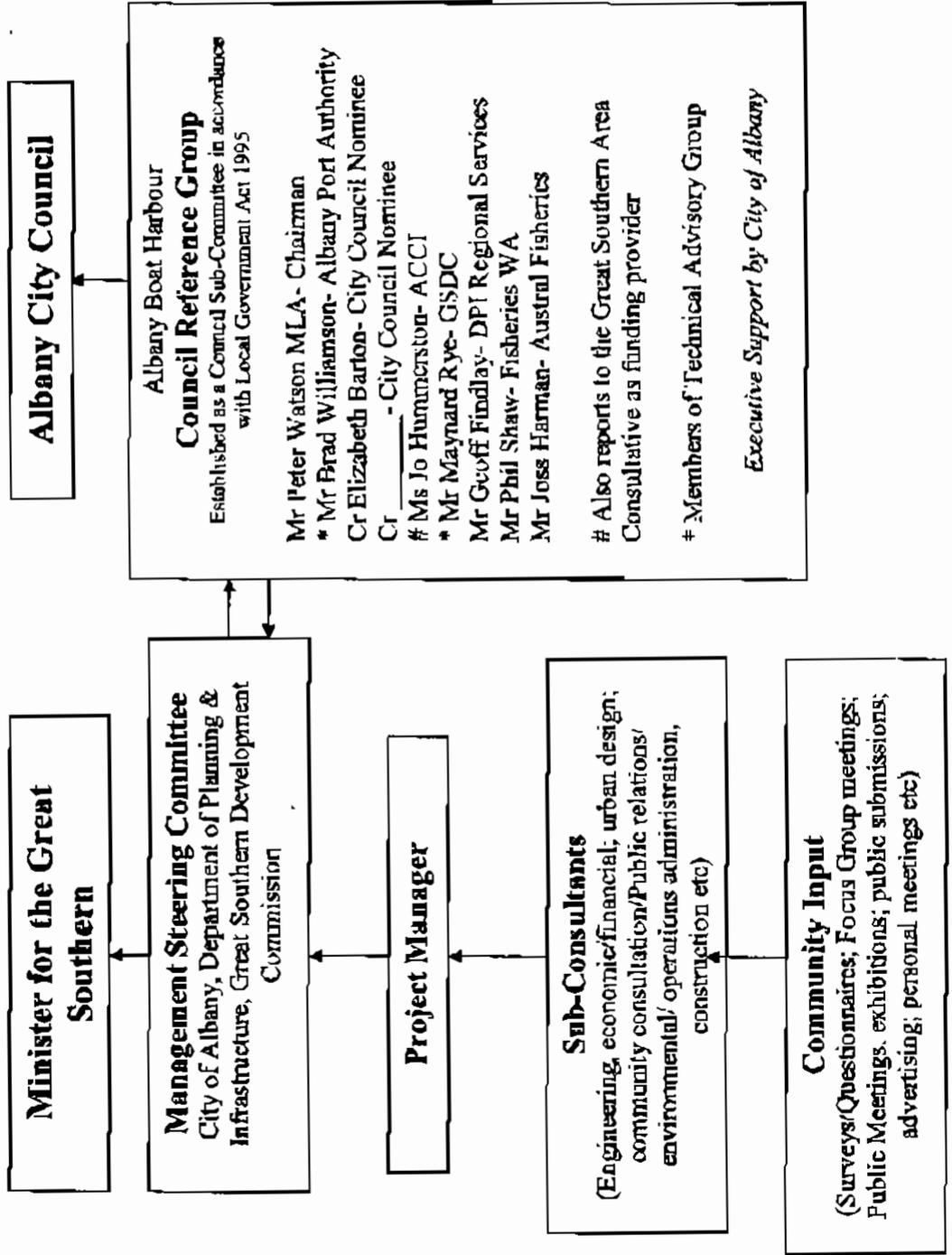
- Members are appointed by the City of Albany Council in consultation with the project partners;
- Formal sub-committee of Council created under the Local Government Act;
- Executive support provided by City of Albany;
- Provides a formal feedback loop (two-way conduit) to and from Council for ongoing communiqué and consideration as the project develops; and
- The project manager's reports are conveyed from the taskforce and reviewed by the Council Reference Group before being conveyed to Council for consideration and endorsement. Council then communicates its support for various stages of the project as it progresses back to the management team.

Proposed Membership to total 10 members and suggested as follows:

- 1) Mr Peter Watson MLA – Member for Albany
- 2) *Mr Brad Williamson – CEO, Albany Port Authority
- 3) Cr Elizabeth Barton, City Council nominee
- 4) Cr _____, City Council nominee
- 5) Ms Jo Hummerston, ACCI (*also reports to Great Southern Area Consultative Committee as a funding provider*)
- 5) *Mr Maynard Rye, Great Southern Development Commission
- 6) *Mr Geoff Findlay, Planning and Infrastructure (Regional Services)
- 7) Mr Phil Shaw, Fisheries WA
- 8) Mr Josh Harman, Austral Fisheries tbc
- 9) Mr Jon Berry, City of Albany (Executive support)

PROPOSED ORGANISATION STRUCTURE
ALBANY BOAT HARBOUR IMPLEMENTATION PHASE

DRAFT



Minister for the Great Southern

Management Steering Committee
City of Albany, Department of Planning & Infrastructure, Great Southern Development Commission

Project Manager

Sub-Consultants
(Engineering, economic/financial, urban design; community consultation/Public relations; environmental/ operations administration, construction etc)

Community Input
(Surveys/Questionnaires; Focus Group meetings; Public Meetings, exhibitions; public submissions; advertising; personal meetings etc)

Albany City Council

Albany Boat Harbour
Council Reference Group
Established as a Council Sub-Committee in accordance with Local Government Act 1995

Mr Peter Watson MLA - Chairman
* Mr Brad Williamson- Albany Port Authority
Cr Elizabeth Barton- City Council Nominee
Cr _____ - City Council Nominee
Ms Jo Hummerton- ACCI
* Mr Maynard Rye- GSDC
Mr Geoff Findlay- DPI Regional Services
Mr Phil Shaw- Fisheries WA
Mr Joss Harman- Austral Fisheries

Also reports to the Great Southern Area Consultative as funding provider

Members of Technical Advisory Group

Executive Support by City of Albany

4.0 PROPOSED PROJECT MANAGEMENT PROGRAM

The following general phases of the project have been identified, based on research undertaken during a field visit to boat harbours and marinas on the West Coast and in particular a two-day visit to the Peel Development Commission on 6 and 7 August 2002 by officers of the City of Albany and the Great Southern Development Commission.

STAGE 1: PLANNING AND CONSULTATION

<p style="text-align: center;"><u>Phases 1 to 4 - \$270,000</u> <u>Source of Finance</u> <i>Department of Planning and Infrastructure: \$90,000;</i> <i>Great Southern Development Commission: \$60,000</i> <i>City of Albany: \$50,000</i> <i>Commonwealth Regional Assistance Program: \$70,000</i></p>

Phase 1: Boat Harbour Concept Plan, Foreshore Land use Structure Plan and Strategic Environmental Assessments

(November 2002 to March 2003)

Following the acceptance of this Strategic Project Management Plan, the Management Steering Committee will engage a project manager. The Steering Committee, through the project manager, will define the parameters for a broad Concept plan and will make recommendations to the Minister for the Great Southern and the Albany City Council (through its Advisory Group) about the project definition and detailed scope of works.

The role of the Project Manager will then be to co-ordinate a multi-disciplinary team of consultants to prepare a high-level Concept plan which sets the vision, objectives and principles for the proposed boat harbour and defines broad land use zones (Structure Plan) for the foreshore area as described generally in the Appendix. The Concept plan will ensure functional integration of the foreshore with the proposed boat harbour and define boundaries for detailed Precinct Plans (see Phase 4 below). Use and consideration of community input strategies such as preliminary design workshops will be encouraged in the concept development stage. A design workshop would identify the community and stakeholders' aspirations, priorities and values in creating a community-driven vision for the boat harbour and foreshore uses that would generate baseline data for the structure plan. Preliminary discussions with commercial developers would also be encouraged early in the planning process to ensure the concept plans recognise commercial realities. The project manager will ensure all planning and environmental approvals are signed off.

In strategic terms the structure plan will seek to develop a vision for the foreshore to facilitate the planning and development of identifiable areas, particularly land uses directly associated with the proposed boat harbour. It will provide the principles and objectives for land use and development and for the purposes of statutory planning will include:-

- Identification of the key constraints (vistas, heritage, noise, weather);
- Precinct definition and purpose; and
- Broad principles concerning the key planning components of land use, open space, traffic, parking and servicing.

The concept plans should incorporate principles of sustainability (including economic, social and environmental considerations). In addition, the plan will identify and define priority precinct areas and specify appropriate guidelines for:-

- Preferred potential land uses that are consistent with Council resolutions on development of the foreshore and the request for the Minister for Planning & Infrastructure
- The open space network including pedestrian/bicycle use and foreshore/water access;
- Traffic network;
- Parking;
- Servicing;
- Preparation of detailed precinct plans; and
- Management and development control

These guidelines will provide guidance for the form and character of the boat harbour and foreshore development and a mechanism by which development will be then be implemented.

Broadly, the Project Manager's role through the appointment of a multi-disciplinary consulting team will be to:-

- co-ordinate the preparation of the Concept plan (including structure and precinct plans for land backed development) and staging/programming plans, illustrating the major phases and likely time frames for development;
- In a range of plus or minus 20 percent, prepare capital expenditure estimates for the boat harbour marine structures (alternative breakwater and pier designs/layout) and associated land development for each of the stages nominated in the Concept plan;
- investigate the site servicing infrastructure and the engineering, environmental planning and legal parameters to confirm that the structure plan is achievable and acceptable to stakeholder organisations and the community;
- prepare a detailed assessment of existing infrastructure and future infrastructure needs, (eg geo-technical considerations such as sea wall stability, dredging, reclamation and revetments, suitability of existing water form and land form, as well as defining the optimum size of the

- Internal water body);
- undertake an initial demand assessment for marine support (eg boat repair) and tourism amenities, with the potential of commercial expansion within defined precinct areas;
 - determine planning and urban design requirements, engineering aspects, marine management issues;
 - co-ordinate an environmental impact assessment for DEP consideration;
 - undertake a financial analysis and economic evaluation (eg anticipated return from rental of water space for marina pens and for leases and/or freehold of on-shore development packages assuming that these are staged); and
 - outline the approval process for the development with the approving authorities and estimate the timing and cost associated with this work.

The overall vision of the project and the outcomes of the structure planning and feasibility assessments will be presented to the Council Reference Group (CRG) before being submitted to the Council and ultimately the State Government through the Minister for the Great Southern and for endorsement. The plans will then be presented for community consideration using a range of consultation mechanisms (Refer Phase 2).

Milestone:	Endorsement of the Draft Concept and Structure Plans by Council and the Minister for the Great Southern
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Phase 2 – Prepare Precinct Plans for Strategic Areas of the Foreshore

(September 2003 to November 2003)

The Precinct Plans will be produced after endorsement of the Concept Plan for the marine structures and the Land Use Structure Plan for the foreshore (refer Phase 1 above), by Council and the Minister for the Great Southern and will provide detailed planning and development guidelines for specifically defined areas of the foreshore, which have a reasonable likelihood of development within a maximum timeframe of four years. The area of land directly related to the Boat Harbour will be of the highest priority for precinct planning as capital funding is committed to this project and there is broad community support and Council endorsement of this development.

The precinct plans will link directly with the overall structure plan and provide a higher degree of confidence for any future public and private investment on the foreshore.

Precinct Plans will need to be adopted by the Albany City Council prior to any development occurring.

Milestone: *Precinct Plans adopted by Albany City Council and Minister for the Great Southern*

Phase 3 Detailed Public Consultation

(May 2003 — July 2003)

The overall objective of a community consultation plan is to ensure Albany residents have as broad an opportunity as possible to comment on and endorse the development of the Boat Harbour as presented through the Concept and Structure plans prepared in Phase One. Further aims include:

- 1) to promote as widely as possible the business, tourist, marina, recreation, amenity and lifestyle benefits of the proposed Boat Harbour, for people living in the Great Southern region;
- 2) to build and maintain existing community and stakeholder support for the Boat Harbour development;
- 3) to identify contentious issues associated with particular proposals for future land development;
- 3) to ensure that key stakeholder groups and the community are kept fully informed about the scope and process by which the decisions on future redevelopment areas will be made;
- 4) to explore community views on recent proposals for redevelopment of land associated with ANZAC Park, and;
- 5) to confirm appropriate boundaries for the detailed Precinct Plans.

Particular activities during this phase will be co-ordinated by a public relations consultant and will include, but are not limited to:-

- 1) targeted consultations with key stakeholder groups;
- 2) public information sessions;
- 3) development of information brochures and questionnaires to be distributed to households;
- 4) telephone surveys;
- 5) advertising in newspaper and radio;
- 6) specific display material at strategic locations in the Albany area
- 7) Council briefing sessions.

Milestone: Council endorsement on outcomes of community consultation. Report to Minister for Great Southern for sign off and approval for next stage of project.

**Phase 4 Revise Boat Harbour Concept and Land Use Structure Plan
Incorporating Community Comment**

(August 2003 – September 2003)

The Management Steering Committee will consider the submissions received and the views of people at public forums and examine in detail the suggestions and feedback. The outcomes of the commercial demand assessments will also be considered to ensure the structure plan reflects commercial realities. The Taskforce will then produce a revised plan, which will be presented to the Council via its Advisory Group for endorsement before being submitted to the Minister for the Great Southern in early 2004.

Full-page advertisements detailing the outcomes of the consultation phase and the amendments to the structure plans will be printed in the region's newspapers in July 2003.

Milestone:	Adoption of the revised Concept and Structure Plans by Albany City Council, formal approval by the Minister for the Great Southern and release of funds for Stage 2, Phase 5
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**STAGE 2: COMMERCIAL ASSESSMENT, DETAILED PLANNING
AND CONSTRUCTION**

<p><u>Budget for Phase 5 to 6 - \$302,000</u> <u>Budget for Phase 7 - \$12.26 million</u> <i>Source of Finance</i> <i>Great Southern Development Commission</i></p>

Phase 5 Demand Assessment for Commercial Involvement

(September 2003 to December 2003)

The aim of this phase is to build on the strategic financial and economic evaluation included in Phase 1, and to target particular commercial and business opportunities that could be facilitated in the Boat Harbour itself and the adjoining land base. These assessments should be conducted in conjunction with the formulation of the Concept and Structure Plans to ensure land use definitions and sizes are consistent with commercial developers that would undertake land based enterprises.

The project manager would engage the necessary expertise to undertake the following tasks:

- 1) Qualitative research with potential developers. This research would explore the most marketable product mix for the land based aspects of the Boat Harbour;
- 2) Assessment of tourism demand factors for the Boat Harbour and associated land uses. The objective would be to identify the different tourism markets that have relevance to the Boat Harbour;
- 3) Identify potential target markets and marketing requirements for the Boat Harbour and land uses;
- 4) Detailed business plan and financial analysis on the future operational feasibility of the Boat Harbour.

Milestone: *Report of financial and economic evaluations. Approval by Treasury, Minister for the Great Southern to release construction funds.*

Phase 6 Detailed Engineering, Environmental, Design and Operational Studies

(December 2003 to June 2004)

Based on the adopted concept master plan as the framework for planning and agreement, the project manager where necessary engaging the necessary expertise to prepare detailed engineering and environmental impact assessments including:-

- Geo-technical Investigations
- Seagrass and Marine Biology
- Wave Climate
- Foreshore Processes
- Flushing and water quality
- Traffic and site access
- Management and Operation structures
- Negotiate all approval processes
- Detail design and preparation of packages for calling construction tenders
- The preparation of a harbour management plan for the ongoing management of the Albany Boat Harbour;
- MOU between State government and City of Albany over management and operation of the Small Boat Harbour

Milestone: *Final Endorsement by Albany City Council and approval by the Minister for Great Southern for construction*

Phase 7: Construction of Boat Harbour and Associated Land Development

Stage One December 04 to June 05
Stage Two July 05 to June 06

Forward estimates of the WA Treasury have allocated \$4.345 million in 2004/05 and \$8.115 million in 2005/06.

The likely construction period will be December 2004 to June 06. DPI will have a lead role through the Management Team for building the break water and other necessary water based infrastructure. The project manager will have the responsibility for developing land back facilities and marketing the development both to stakeholders and the commercial sector. Tasks include:

- The procurement of all engineering personnel, consultants and advisers;
- The engagement of all contractors for the implementation and ongoing maintenance of the Project, including dredging and construction of breakwaters, wharves and other structures;
- The acquisition of, or access to, land that may be owned or under the control of third parties, which is required for the Project;
- Liaison with all authorities, agencies and instrumentalities having jurisdiction over the Project and obtaining all necessary permits and approvals;
- Operation of the facilities within and forming part of the Project for commercial and recreational purposes;
- Ongoing management and development of the Project, including the negotiation of leases and licenses for use and occupation of service facilities.

REFERENCES

- [1] International Marina Consultants Pty Ltd, Albany Boat Harbour Final Demand Study Report, May 2001
- [2] Clifton, Coney, Stevens, Wood and Grieve, Ray Bird and Associates, Vancouver Waterways Report', May 2000
- [3] City of Albany Town Planning Scheme 1A

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Albany Boat Harbour Indicative Strategic Management Schedule



Department for Planning and Infrastructure
Government of Western Australia



GREAT SOUTHERN
DEVELOPMENT
COMMISSION

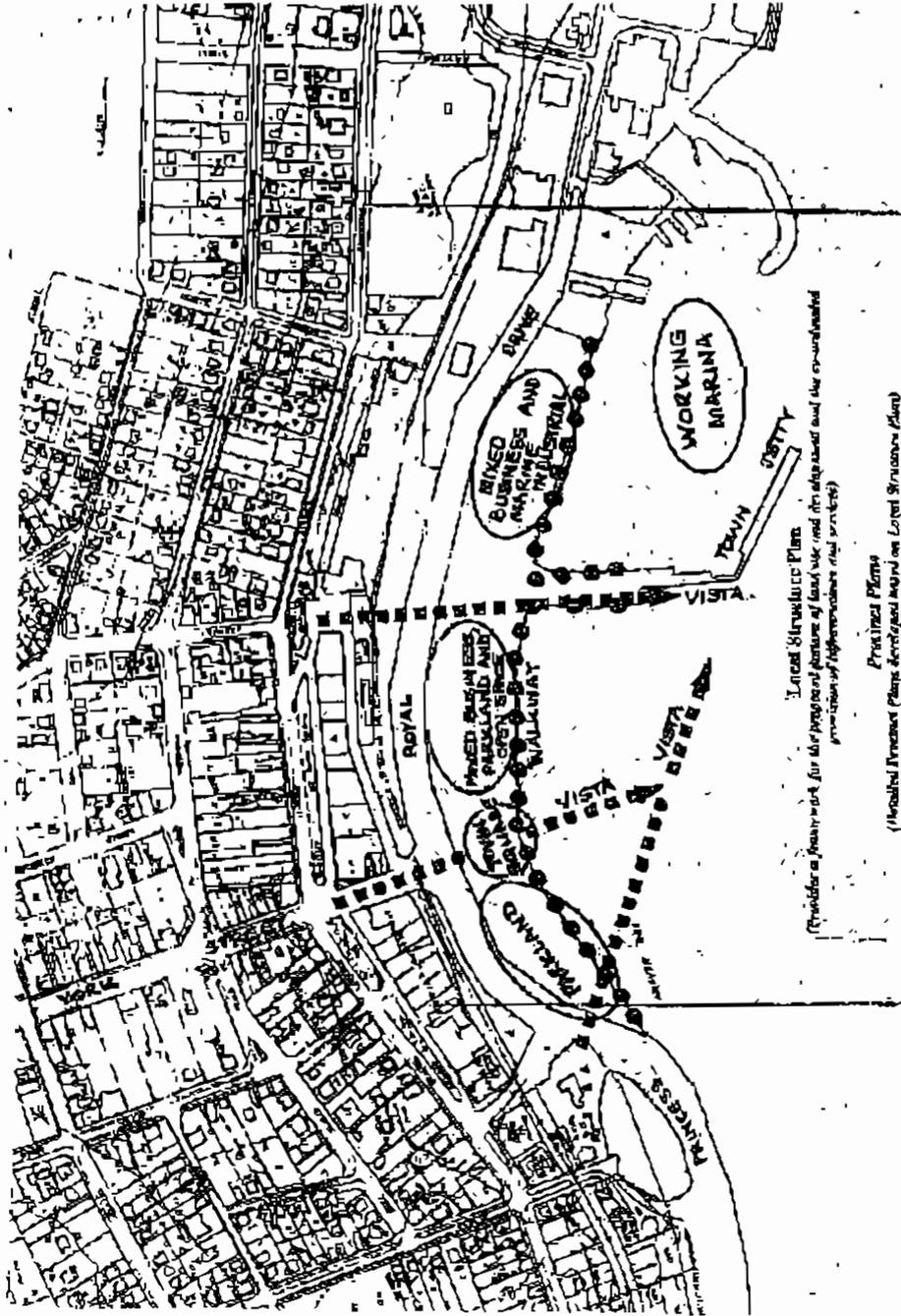
ID	Key Phases and Project Tasks	Duration	Start Date	Finish Date	Predecessors
1	FORMULATION OF STRATEGIC PROJECT MANAGEMENT PLAN	55 days?	Tue 1/10/02	Mon 16/12/02	
2	Negotiate a Strategic Project Management Plan (CoA, GSDC, DPI)	9 days	Tue 1/10/02	Fri 11/10/02	
3	Form Management Steering Committee (GSDC, DPI, CoA)	1 day?	Mon 21/10/02	Mon 21/10/02	2
4	Reform Council Reference Group (CoA)	1 day?	Tue 15/10/02	Thu 15/10/02	2
5	Recruit Project Manager	25 days	Mon 28/10/02	Fri 29/11/02	2
6	Appoint Project Manager	1 wk	Tue 10/12/02	Mon 16/12/02	5
7	<i>Phase One</i>				
8	CONCEPT PLANNING (MARINE AND LAND)	94 days?	Tue 17/12/02	Fri 25/04/03	6
9	Draft Boat Harbour Concept Design Options (includes layout and staging of pens and marine structures, revetments and dredging)	73 days?	Tue 17/12/02	Thu 27/03/03	6
10	Draft Land Use Structure Plan	73 days?	Tue 17/12/02	Thu 27/03/03	6
11	Preliminary Community Consultation	1 day?	Fri 4/04/03	Fri 4/04/03	10
12	Endorsement by Council and Minister for Gt Southern	15 days?	Mon 7/04/03	Fri 25/04/03	11
13					
14	STRATEGIC ENVIRONMENTAL ASSESSMENTS	130 days?	Tue 17/12/02	Mon 16/06/03	6
15	Seagrass Surveys	130 days?	Tue 17/12/02	Mon 16/06/03	6
16	Visual impact assessments	130 days?	Tue 17/12/02	Mon 16/06/03	6

Draft as at 4 October 2002

ID	Key Phases and Project Tasks	Duration	Start Date	Finish Date	Predecessors
17	Water circulation modelling	130 days?	Tue 17/12/02	Mon 16/06/03	6
18	Dredge and Disposal Management Plan	130 days?	Tue 17/12/02	Mon 16/06/03	6
19	Water quality assessments	130 days?	Tue 17/12/02	Mon 16/06/03	6
20	DRAFT Consultative Environment Review document	130 days?	Tue 17/12/02	Mon 16/06/03	6
21	Phase Two				
22	PREPARE PRECINCT PLANS FOR FORESHORE	45 days?	Wed 17/09/03	Tue 18/11/03	34
23	Draft Precinct Plans based on adopted Structure Plan	44 days?	Wed 17/09/03	Mon 17/11/03	34
24	Precinct Plans adopted by Council	1 day?	Tue 18/11/03	Tue 18/11/03	23
25	Phase Three				
26	DETAILED PUBLIC CONSULTATION	44 days?	Tue 20/05/03	Fri 18/07/03	12
27	Public Information Sessions	44 days?	Tue 20/05/03	Fri 18/07/03	
28	Household Surveys	44 days?	Tue 20/05/03	Fri 18/07/03	
29	Shopping Centre Displays	44 days?	Tue 20/05/03	Fri 18/07/03	
30	Phase Four				
31	REVISE BOAT HARBOUR DESIGN, STRUCTURE AND PRECINCT PLANS	41 days?	Tue 22/07/03	Tue 16/09/03	26
32	Submission Review Period	11 days?	Tue 22/07/03	Tue 5/08/03	
33	Concept Plan and Structure Plan adjusted	21 days?	Wed 6/08/03	Wed 3/09/03	32
34	Adoption by City Council and Minister for Gt Southern	1 day?	Tue 16/09/03	Tue 16/09/03	33
35	Phase Five				
36	DEMAND ASSESSMENT FOR COMMERCIAL INVOLVEMENT	63 days?	Wed 17/09/03	Fri 12/12/03	34
37	Qualitative Research with developers	63 days?	Wed 17/09/03	Fri 12/12/03	
38	Assessment of tourism demand	63 days?	Wed 17/09/03	Fri 12/12/03	
39	Detailed Financial Analysis (includes water space and land based capital and ROI estimates)	63 days?	Wed 17/09/03	Fri 12/12/03	
40					
41	Phase Six				

Key Phases and Project Tasks	Duration	Start Date	Finish Date	Predecessors
DETAILED ENGINEERING, ENVIRONMENTAL, DESIGN AND OPERATIONAL STUDIES	155 days?	Mon 15/12/03	Fri 16/07/04	36
42 Engineering	155 days?	Mon 15/12/03	Fri 16/07/04	
43 Environmental	155 days?	Mon 15/12/03	Fri 16/07/04	
44 Traffic and site access	155 days?	Mon 15/12/03	Fri 16/07/04	
45 Management and Operations Agreements	155 days?	Mon 15/12/03	Fri 16/07/04	
46 Finalise all approvals	155 days?	Mon 15/12/03	Fri 16/07/04	
47 Documentation for calling tenders	155 days?	Mon 15/12/03	Fri 16/07/04	
48 Final Approval by Minister and Council	155 days?	Mon 15/12/03	Fri 16/07/04	
49				
50 Phase Seven				
51 CONSTRUCTION OF BOAT HARBOUR AND ASSOCIATED LAND DEVELOPMENT	413 days?	Wed 1/12/04	Fri 30/06/06	49
52 Civil Works Stage 1 (2004/05)	152 days?	Wed 1/12/04	Thu 30/06/05	49
53 Civil Works Stage 2 (2005/06)	261 days?	Fri 1/07/05	Fri 30/06/06	52

Draft as at 4 October 2002



Local Structure Plan
 (Provision of infrastructure for the preparation of land use and development and the establishment
 provision of infrastructure and services)

Precinct Plans
 (Modified Precinct Plans developed based on Local Structure Plan)

Appendix 1 - Land uses adopted by Council at its Ordinary meeting in September 2000 showing the approximate area for the preparation of a Local Structure Plan. Detailed Precinct Plans would follow the adoption of the Structure Plan.

