



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

**ORDINARY
COUNCIL MEETING**

Tuesday 16th December 2003

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN

16th December 2003

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 Application for Planning Scheme Consent – City of Albany – Lot 4743 North Road, Albany
[Agenda Item 11.1.2 refers] [Pages 5]
- 1.1.2 Initiate Scheme Amendment – Pt Loc 5756 Millbrook Road, King River – RE and LD Cooper
[Agenda Item 11.3.1 refers] [Pages 6-20]
- 1.1.3 Initiate Scheme Amendment – Lot 60 Albany Highway and Lot 40 Stead Road – AJ & CA Barnesby
[Agenda Item 11.3.2 refers] [Pages 21-53]

1.2 Corporate & Community Services

- 1.2.1 List of Accounts for Payment – City of Albany
[Agenda Item 12.1.1 refers] [Pages 55-69]
- 1.2.2 Review of Code of Conduct for Elected Members and Staff
[Agenda Item 12.2.1 refers] [Pages 70-76]
- 1.2.3 Annual General Meeting of Electors Minutes – 25th November 2003
[Agenda Item 12.2.6 refers] [Pages 77-82]
- 1.2.4 Seniors Advisory Committee meeting minutes – 16th October 2003
[Agenda Item 12.8.1 refers] [Pages 83-85]
- 1.2.5 Great Southern Regional Saleyard Joint Venture Committee meeting minutes – 3 November 2003
[Agenda Item 12.8.2 refers] [Pages 86-98]
- 1.2.6 Public Arts Committee meeting – 17th September 2003
[Agenda Item 12.8.3 refers] [Pages 99-100]
- 1.2.7 Public Arts Committee meeting – 23rd October 2003
[Agenda Item 12.8.4 refers] [Pages 101]
- 1.2.8 Public Arts Committee meeting – 20th November 2003
[Agenda Item 12.8.5 refers] [Pages 102]

1.3 Works and Services

Nil.

1.4 General Management Services

- 1.4.1 Tender Selection - Albany Convention and Entertainment Centre Consultancy
[Agenda Item 14.3.1 refers] [Pages 104-111]

1.4.2 Albany Boat Harbour Reference Group – 5th November 2003
[Agenda Item 14.4.1 refers] [Pages 112-123]

2.0 MINUTES OF OTHER COMMITTEES

Nil.

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

3.1.1 Planning Scheme Consents November 2003
[Pages 125-129]

3.1.2 Building Activity – November 2003
[Pages 130-140]

3.2 Corporate & Community Services

3.2.1 Common Seals

3.2.1.1 Assignment of Lease – Cheynes Beach
City of Albany & RS and EDS Addis
OCM 20/08/02 – Item 12.2.7

3.2.1.2 Mercer Road
City of Albany & WAPC & DJ Engledow
OCM 18/11/03 – Item 11.3.1

3.2.1.3 WAPC
City of Albany & PJ East
OCM 20/08/02 – Item 12.2.7

3.2.2 Other

3.2.2.1 City of Albany Monthly Financial Statement – November 2003
[Pages 142-146]

3.3 Works & Services

Nil.

3.4 General Management Services

3.4.1 Incoming correspondence to City of Albany

- Country High School Hostels Authority;
- Constable Care;
- Minister for Indigenous Affairs;
- ACFAR;
- Albany Primary School;
- Western Australian Planning Commission;
- HMAS Perth National Association; and
- St Josephs College.

[Pages 148-156 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 : Planning Scheme Consents – November 2003
Date : 1 December 2003

1. The attached report shows what Planning Scheme Consents that have been issued under delegation by a planning officer for the month of November 2003.
2. Within the period there was a total of forty nine (49) decisions made on active Planning Scheme Consents these being:
 - Forty eight (48) Planning Scheme Consents were approved under delegated authority;
 - One (1) Planning Scheme Consents were refused under delegated authority;



Carolyn Souness
Administration Officer – Development

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for November 2003

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
235366	15/10/2003	Concept Building Design & Drafting	Maskill Place	Albany	Single Dwelling - Design Codes Relaxation in relation to overlooking and side setback	Delegate Approved	11/11/2003	Warwick Carter
235376	20/10/2003	G J & J F Berry	Hill Street	Albany	Single Dwelling - Design Codes Relaxation in relation to overlooking and side setback	Delegate Approved	25/11/2003	Adrian Nicoll
235381	27/10/2003	A L & E North	Frederick Street	Albany	Single Dwelling - Design Codes Relaxation in relation to overlooking side setback and retaining walls	Delegate Approved	5/11/2003	John Devereux
235405	13/11/2003	W L Marshall	Cliff Street	Albany	Single Dwelling - Design Codes Relaxation in relation to front and side setback for carport	Delegate Approved	18/11/2003	Adrian Nicoll
235394	30/10/2003	P K & S J Wolfs	Lower Denmark Road	Bornholm	Grouped Dwelling - second house	Delegate Approved	14/11/2003	Adrian Nicoll
235387	30/10/2003	B J Parizza	Lockyer Avenue	Centennial Park	Service Industry - automotive parts and accessories	Delegate Approved	4/11/2003	Adrian Nicoll
235391	30/10/2003	Edgley International Pty Ltd	Lockyer Avenue	Centennial Park	Private Recreation - Moscow Circus	Delegate Approved	12/11/2003	Adrian Nicoll
235400	7/11/2003	Forest Products Commission	Albany Highway	Centennial Park	Warehouse (storage of chemicals)	Delegate Approved	21/11/2003	Graeme Brinde
235377	17/10/2003	Brairstorm Technology	Sanford Road	Centennial Park	Service Industry (computer sales and repairs)	Delegate Approved	5/11/2003	Warwick Carter
P235407	12/11/2003	S & S Wright	Pioneer Road	Centennial Park	Outbuilding (oversize)	Delegate Approved	21/11/2003	Graeme Brinde
235346	26/09/2003	Turps Steel Fabrications	Swarbrick Street	Emu Point	Warehouse (Boat Storage)	Delegate Approved	27/11/2003	Adrian Nicoll
235254	30/07/2003	C S & R D Jeffery	Caledonia Crescent	Frenchman Bay	Single House - Design Code Relaxation in relation to overheight	Delegate Approved	12/11/2003	Graeme Brinde
235383	24/10/2003	M J Williamson	Venns Road	Green Range	Extensive Arable Farming - Forage culture (Pankisle)	Delegate Approved	12/11/2003	Adrian Nicoll
235361	14/10/2003	Great Southern Managers Australia Ltd	Hunwick Road	Hunwick	Silviculture - 103 hectares	Delegate Approved	1/11/2003	Warwick Carter
235268	5/08/2003	J M & S D Levesley	Walford Road	Kalgan	Ancillary Accommodation - Change of Use	Delegate Approved	25/11/2003	Graeme Brinde

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
235403	11/11/2003	M/S J & A Stern	Greatrex Road	King River	Relocated Dwelling	Delegate Approved	14/11/2003	Adrian Nicoll
235310	2/09/2003	Taylor Burnett Barnett	Catalina Road	Lange	Service Station	Delegate Approved	7/11/2003	Warwick Carter
235324	10/09/2003	A-Z Commercial Steel	Chester Pass Road	Lange	Showroom and Warehouse	Delegate Approved	10/11/2003	Graeme Brade
235296	26/08/2003	N Vasilis	Wilson Street	Little Grove	Outbuilding - overheight	Refused	24/11/2003	Graeme Brade
235386	28/10/2003	Lindsay Arthur Wills	Stubbs Road	Little Grove	Single Dwelling - Design Codes Relaxation in relation to overlooking	Delegate Approved	12/11/2003	Adrian Nicoll
235352	7/10/2003	P.W Saunders	Nanarup Road	Lowet/Melgan	Shop - Cellar Sales	Delegate Approved	5/11/2003	John Devereux
235427	24/11/2003	Howard & Associates	Hassell Highway	Manypeaks	Single House	Delegate Approved	29/11/2003	Adrian Nicoll
235363	14/10/2003	L M & S M Williams	Albany Highway	Mickall	Use Not Listed - Ancillary Accommodation	Delegate Approved	29/11/2003	John Devereux
235402	10/11/2003	WA Country Builders	Cleave Close	Mickall	Single House - Design Codes Relaxation in relation to side setbacks	Delegate Approved	25/11/2003	Graeme Brade
P235415	17/11/2003	Outdoor World	Gences Way	Mickall	Patio - Setback Relaxation	Delegate Approved	20/11/2003	Adrian Nicoll
235362	2/11/2003	Concept Building Design	Golf Links Road	Middleton Beach	Single Dwelling - Design Codes Relaxation in relation to parapet well	Delegates Approved	6/11/2003	Adrian Nicoll
235313	3/09/2003	Richard Currie	Chester Pass Road	Milpara	Light Industry - Extension	Delegate Approved	5/11/2003	John Devereux
235392	31/10/2003	G G Little	Henry Street	Milpara	Outbuilding - Oversize and Overheight	Delegate Approved	4/11/2003	Adrian Nicoll
235390	30/10/2003	D Metz	Nelson Street	Mira Mar	Consulting Rooms - message	Delegate Approved	24/11/2003	Graeme Brade
235299	28/08/2003	Ayton Taylor & Burrell	Campbell Road	Mira Mar	Consulting Rooms	Delegate Approved	11/11/2003	Warwick Carter
235379	22/10/2003	L J Davis	Meleod Street	Mira Mar	Holiday Accommodation	Delegate Approved	20/11/2003	Adrian Nicoll
P235414	17/11/2003	D J & K M Burkett	Beauchamp Street	Mira Mar	Residential Dwelling - setback overlooking privacy relaxation	Delegate Approved	25/11/2003	Graeme Brade
P235418	18/11/2003	Rino & Augusta Gioiosa	Albany Highway	Mt Melville	Oversize Outbuilding	Delegate Approved	25/11/2003	Adrian Nicoll

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P235432	20/11/2003	Concept Building Design & Drafting	Dicks Street	Mt Melville	Single House - Design Codes Relaxation in relation to retaining wall	Delegate Approved	29/11/2003	Adrian Nicoll
235385	28/10/2003	Kosters Steel Construction	Lion Street	Mt Melville	Outbuilding - oversize	Delegate Approved	4/11/2003	John Devereux
P235413	17/11/2003	B M & D Cronin	Robinson Street	Mt Melville	Retaining Wall on the Bouncery	Delegate Approved	29/11/2003	Graeme Brde
235404	12/11/2003	Simon McInnes	Minor Road	Orana	Outbuilding (oversize)	Approved Delegate	4/11/2003	Adrian Nicoll
P235423	21/11/2003	G M Mcneal	Brunswick Road	Port Albany	Single Dwelling	Approved Delegate	25/11/2003	Adrian Nicoll
235396	4/11/2003	Outdoor World	David Street	Spencer Park	Oversize Outbuilding	Delegate Approved	6/11/2003	Adrian Nicoll
P235375	16/10/2003	N L & P G Sambell	Mowhae Drive	Spencer Park	Outbuilding - Design Codes Relaxation in relation to side and near setback	Approved Delegate	11/11/2003	Warwick Carter
235353	6/10/2003	L Hever	Mt Boyle Road	Upper Kalgan	Industry - Extractive gravel	Delegate Approved	13/11/2003	Adrian Nicoll
P235294	25/06/2003	Concept Building Design & Drafting	Randell Crescent	Warrenup	Single House - Special Residential Area No.12	Delegate Approved	12/11/2003	Graeme Brde
235307	5/11/2003	Concept Building Design & Drafting	Randall Crescent	Warrenup	Oversize Outbuilding	Delegate Approved	7/11/2003	Adrian Nicoll
P235365	8/10/2003	G P & S Newton	Wilyung Road	Wilyung	Outbuilding - Oversize - Special Residential Area No.11	Delegate Approved	16/11/2003	Graeme Brde
P235410	14/11/2003	Scott Park Homes	Wilyung Road	Wilyung	Single Dwelling (Special Residential Area No.11)	Delegate Approved	18/11/2003	Graeme Brde
235340	24/09/2003	Galtex Australia Petroleum	North Road	Yakamia	Use Not Listed (Petrol Filling Station with a Convenience Store)	Delegate Approved	3/11/2003	John Devereux
235389	30/10/2003	N H & V L Castle	Kampong Road	Yakamia	Outbuilding - setback relaxation	Delegate Approved	4/11/2003	John Devereux
P235417	15/11/2003	Salvation Army	North Road	Yakamia	Pylon Sign	Approved Delegate	20/11/2003	Adrian Nicoll
235131	22/04/2003	Paul Meschieri And Associates	Eden Road	Youngs	Residential Dwelling House	Approved Delegate	17/11/2003	Adrian Nicoll

CITY OF ALBANY

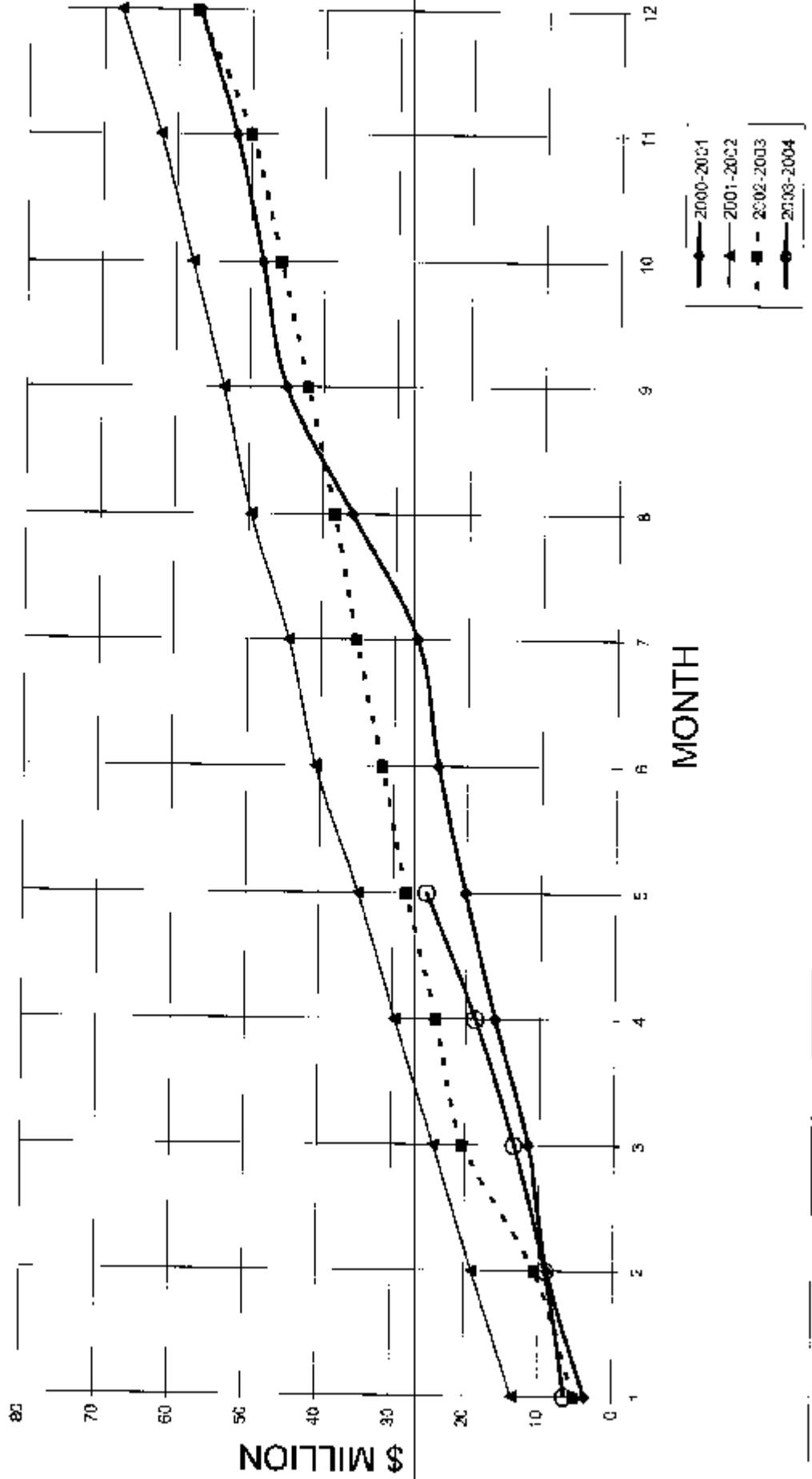
REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity - November 2003
Date : 1 December 2003

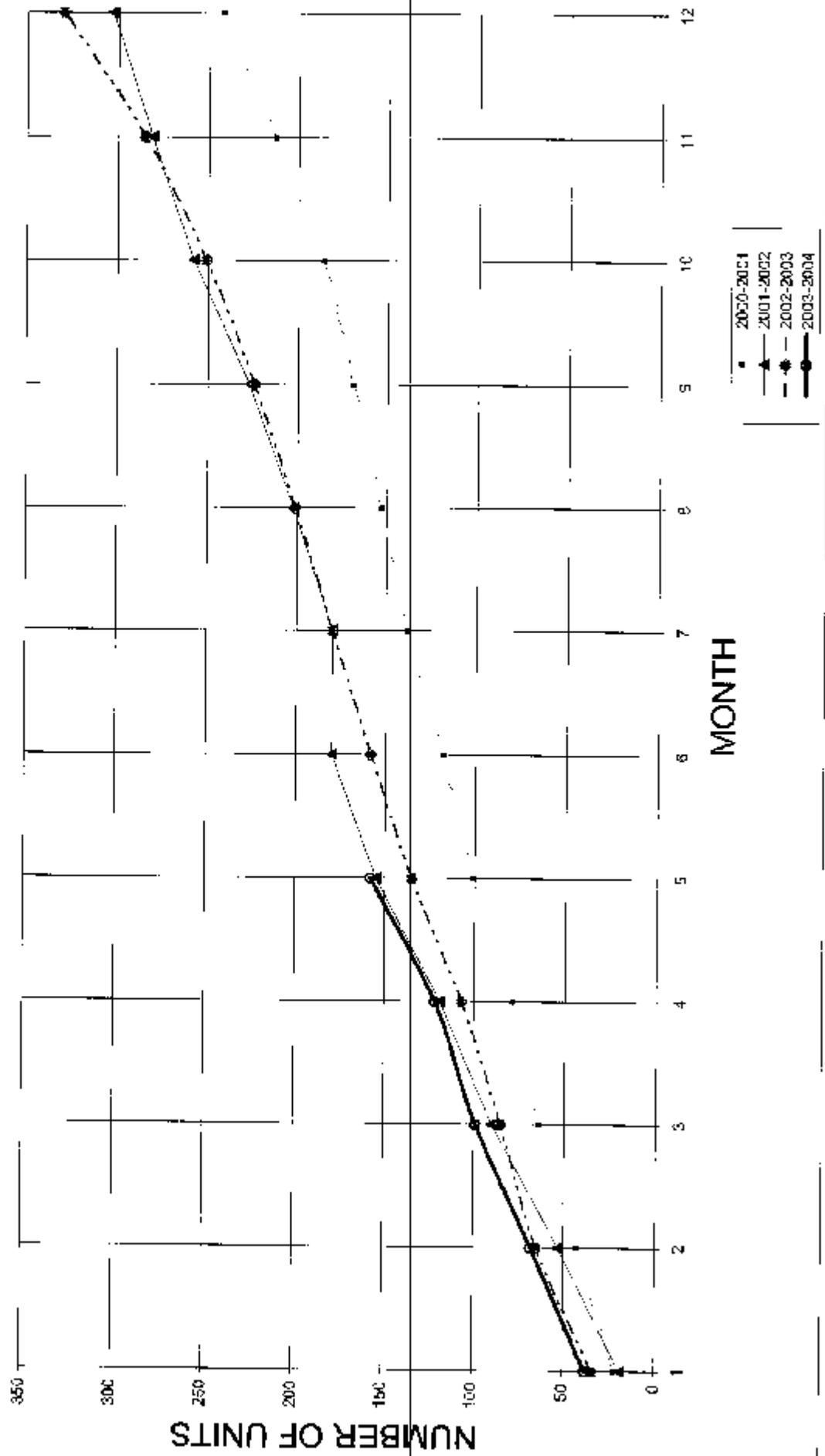
1. In November 2003, one hundred and two (102) building licences were issued for building activity worth \$6,715,630, seven (7) demolition licences, one (1) scaffolding licence and three (3) sign licences.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for November 2003, the 5th month of activity in the City of Albany for the financial year 03/04.


Carolyn Souness
Administration Officer - Development

BUILDING ACTIVITY \$M Value



DWELLING UNITS



CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2003-2004

MONTH	SINGLE DWELLING		GROUP DWELLING		DOMESTIC/ OUTBUILDINGS		APARTMENTS/ DWELLINGS		HOTEL/ MKTEL		RETAIL/ COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No.	\$ Value	No.	\$ Value	No.	\$ Value	No.	\$ Value	No.	\$ Value	No.	\$ Value	No.	\$ Value	No.	\$ Value	
LY	32	\$ 4,755,518.00	5	\$ 407,922.00	30	\$ 192,865.00	36	\$ 470,172.00	0	\$ 0	1	\$ 536,644.00	0	\$ 0	3	\$ 8,700.00	\$ 6,375,019.00
JANUARY	2	\$ 1,090,458.00	6	\$ 496,954.00	30	\$ 177,900.00	17	\$ 222,700.00	0	\$ 0	0	\$ 0	0	\$ 0	3	\$ 8,700.00	\$ 2,888,812.00
FEBRUARY	2	\$ 2,600,488.00	6	\$ 497,331.00	27	\$ 189,874.00	24	\$ 521,518.00	0	\$ 0	1	\$ 51,150.00	2	\$ 79,105.00	8	\$ 282,758.00	\$ 4,307,662.00
MARCH	2	\$ 2,065,052.00	6	\$ 175,126.00	29	\$ 175,126.00	32	\$ 356,763.00	0	\$ 0	2	\$ 300,036.00	2	\$ 352,470.00	5	\$ 67,802.00	\$ 5,343,655.00
APRIL	26	\$ 3,093,342.00	10	\$ 1,024,290.00	36	\$ 148,138.00	33	\$ 436,376.00	0	\$ 0	1	\$ 120,000.00	0	\$ 0	10	\$ 903,284.00	\$ 6,715,630.00
MAY																	
JUNE																	
JULY																	
AUGUST																	
SEPTEMBER																	
OCTOBER																	
NOVEMBER																	
DECEMBER																	
TOTALS TO DATE	125	\$ 15,997,256.00	28	\$ 2,418,097.00	154	\$ 746,714.00	152	\$ 1,869,829.00	0	\$ 0	5	\$ 2,407,784.00	12	\$ 449,212.00	34	\$ 1,220,250.00	\$ 25,416,162.00

BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for November 2003

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
230063	NORMAN PAUL WILLIAM	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	SHOP ADDITIONS - ALFRESCO DINING	194-208	Location TS103 TS104 Lot 16 0	YORK STREET	ALBANY
230735	OUTDOOR WORLD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	U1 / 15-17	Location AT337 Lot 18	EARL STREET	ALBANY
230982	PC BOLT	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	ADDITION TO DWELLING	121	Location AT162 Lot 8	BURGOYNE ROAD	ALBANY
231063	NORMAN PAUL WILLIAM	RASPA NOMINEES PTY LTD	ERECTION OF SCAFFOLDING	194-208	Location TS103 TS104 Lot 5 0	YORK STREET	ALBANY
230763	GIOSCA ROMEO GIANNI	CHRISTIAN BROTHERS	MEETING ROOM EXTENSION AND PERGOLA	154-160	Location 331 Lot 27	ABERDEEN STREET	ALBANY
230919	E NORTH	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING	26A	Location ATL 335 Lot 53	FREDERICK STREET	ALBANY
230955	MILFORD HOMES PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING	27	Location 464 Lot 32	INNES STREET	ALBANY
230993	ALBANY DEMOLITION	STATE OF WESTERN AUSTRALIA	DEMOLITION WHOLE OF BUILDING	192-196	Location ATS 41 Lot 18	STIRLING TERRACE	ALBANY
230994	ALBANY DEMOLITION	WA POLICE SERVICE	DEMOLITION OF ADDITIONS ONLY	204-208	Location 1343 Lot PT	STIRLING TERRACE	ALBANY
230995	ALBANY DEMOLITION	STATE OF WESTERN AUSTRALIA	DEMOLITION WHOLE BUILDING	198-202	Location ATS 42 Lot 19	STIRLING TERRACE	ALBANY
230996		KEVIN BERNARD KANZLER	SEA CONTAINER	259-279	Location ASL 42 ALS42 Lot 7 6	YORK STREET	ALBANY
230909	OUTDOOR WORLD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GARAGE	57	Location 359 Lot 22	ALISON PARADE	BAYONET HEAD
230948		H A LEUTENEGER	GARAGE	69	Location 282 Lot 12	GREEN ISLAND CRESCENT	BAYONET HEAD

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
230679	ALBANY INDUSTRIAL SERVICES	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAINING WALL	16	Location 281 Lot 565	ALLWOOD PARADE	BAYONET HEAD
231046	TURPS STEEL FABRICATIONS	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	6	Location 283 Lot 854	WREN WAY	BAYONET HEAD
230674	ML TURNER & SON PTY LTD (ATH Michael Tur	M & N JOEHMEN	DWELLING	859	Location 110 Lot 20	FRENCHMAN BAY ROAD	BIG GROVE
230890	PHILIP MURRAY DAVID	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	CARPORT	Site 30 of	Location 106 Lot 18	PANORAMA ROAD	BIG GROVE
231001	S J WOLFF	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RELOCATED DWELLING		Location 1623 1929-1929 Lot	LOWER DENMARK ROAD	BORNHOLM
231004		CITY OF ALBANY & ROYALS FOOTBALL CLUB	CIRCUS TENT	140, 156		LOCKYER AVENUE	CENTENNIAL PARK
231054	EYERITE SIGNS	G & T BOCCUZZI	HORIZONTAL SIGN	106-108	Location ASL 129 Lot 152	LOCKYER AVENUE	CENTENNIAL PARK
230887	WALTERS M & J NOMINEES PTY LTD	A & R GLIOSCA	DEMOLITION - SHOWROOM	226-228	Location ASL 19 Lot 29	ALBANY HIGHWAY	CENTENNIAL PARK
230931		T G & E J WATKINS	DEMOLITION - WHOLE RESIDENCE	204-206	Location SL20 Lot PT1	ALBANY HIGHWAY	CENTENNIAL PARK
230696	WALTERS M & J NOMINEES PTY LTD	A & C C GLIOSCA & RINO GLIOSCA	RETAIL SHOP	228-228	Location ASL 19 Lot 29	ALBANY HIGHWAY	CENTENNIAL PARK
231063	STEVE MCKINVEN HOMES	S J & R P MCKINVEN	OFFICE AND STORAGE AREA	27	Location AS1 08 Lot 203	SANFORD ROAD	CENTENNIAL PARK
230875	OUTDOOR WORLD	R M & V MLYNCH	ENCLOSED PATIO	30	Location 43 Lot 78	MANLEY CRESCENT	COLLINGWOOD HEIGHTS
231045	TURPS STEEL FABRICATIONS	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	7	Location 43 Lot 63	BREAKSEA CRESCENT	COLLINGWOOD HEIGHTS
230948		P C & D A MAHER	SHED	36-36	Location GLEDHOW Lot 205	MCORTOWN ROAD	GLEDHOW
230886	OUTDOOR WORLD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GARAGE		Location 1569 Lot 501	VALLEY POND HEIGHTS	KALGAN

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
231030	CHESTERS CONSTRUCTIONS	L J MARSHALL & P M & W CAMPBELL MURRAY MK	GARAGE		Location 245 Lot 7	CHESTER PASS ROAD	KING RIVER
230958	LINDSAY WILLS PTY LTD	M & M LA ROSA	BALCONY		5 Location 24 Lot 23	STUBBS ROAD	LITTLE GROVE
230846	S. D. KELLY	S. D. & N. M. KELLY	DWELLING ADDITIONS		32 Location 226 Lot 125	ADMIRAL STREET	LOCKYER
230946	KOSTERS STEEL CONSTRUCTIONS PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GARAGE		61 Location 226 Lot 13	SOUTH COAST HIGHWAY	LOCKYER
230978	METROOF ALBANY	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO		28 Location 226 Lot 36	PARKER STREET	LOCKYER
230977	METROOF ALBANY	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO		26 Location 226 Lot 35	PARKER STREET	LOCKYER
231028	SCOTT PARK HOMES PTY LTD	G MERRICK	DWELLING AND CARPORT		1 Location 228 Lot 338	HUMPHREYS STREET	LOCKYER
231018	IRONKONGER BUILDING COMPANY	R P & W K FREEMAN	DWELLING		Location 2162 Lot 330	DAVIES ROAD	LOWER KALGAN
230901	A S CARTER	A S CARTER	DWELLING & SHED		Lot 26	NORWOOD ROAD	LOWER KING
230912	STEVIE MCKINVEN HOMES	S & C M WILLIAMS	DWELLING & SHED		Location 50	BUSHBY ROAD	LOWER KING
230952	OUTDOOR WORLD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO		11 Location 520 Lot 254	SLATER STREET	LOWER KING
230882	PHILIP MURRAY DAVID	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GARAGE AND PATIO		20 Location 7 Lot 20	FRANCIS STREET	LOWER KING
231036	O HAMMOND	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO		12 Location 1077 Lot 65	VISCOUNT HEIGHTS	LOWER KING
230835	AIKEN PTY LTD	M A & G D LEACH	DWELLING & SHED		2 Location 492 Lot 106	PLUTO RISE	MCKAIL
230957	JAXON CONSTRUCTIONS PTY LTD	B & W R BAIRD	DWELLING		3 Location 492 Lot 102	PLUTO RISE	MCKAIL
230938	SHARMAN ROY PALMER	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	SHED AND TOILET		302 Location 5490 Lot 28	SOUTH COAST HIGHWAY	MCKAIL

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Sheet Address	Suburb
230968		OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GAZEBO	42	Location 377 Lot 79	GLADVILLE ROAD	MCKAIL
230974	KOSTERS STEEL CONSTRUCTIONS PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO AND CARPORT		Location 527 Lot 14	LINK ROAD	MCKAIL
230975	KOSTERS STEEL CONSTRUCTIONS PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GARAGE		Location 527 Lot 14	LINK ROAD	MCKAIL
230983	WA COUNTRY BUILDERS PTY LTD	N A GRIFFITHS & R S KEATH	DWELLING	18	Location 80 Lot 521	CLEAVE CLOSE	MCKAIL
230989	JAXON CONSTRUCTIONS PTY LTD	D & D M BYLAND	DWELLING	12	Location 80 Lot 519	CLEAVE CLOSE	MCKAIL
231023	OUTDOOR WORLD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	11	Location 80 Lot 676	GERDES WAY	MCKAIL
231041		OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	SHED	77	Location 80 Lot 578	DROME ROAD	MCKAIL
230984	RA POMERY & CO	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DEMOLITION - WHOLE OF BUILDING	8	Location SA12 Lot 11	SUSSEX STREET	MIDDLETON BEACH
230990	ML TURNER & SON PTY LTD (ATF Michael Turner F/Is)	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING ADDITION - ANCILLARY ACCOMMODATION	71-78	Location 251 Lot 32	GILL STREET	MIL PARA
230943	KOSTERS STEEL CONSTRUCTIONS PTY LTD	T C & J E GUELF	PATIO	103	Location 368 Lot 47	HENRY STREET	MILPARA
230960	LITTLE GRAHAM GEORGE	T C & J E GUELF	SHED	103	Location 368 Lot 47	HENRY STREET	MILPARA
231037	METROOF ALBANY	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GARAGE	45	Location 251 Lot 301	GILL STREET	MILPARA
231040	OUTDOOR WORLD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	29	Location 368 Lot 164, 163	JOHN STREET	MILPARA
230834	WA COUNTRY BUILDERS PTY LTD	S BELL-IVANO	MULTI UNIT RESIDENTIAL (X2)	5	Location 45 Lot 5	MCLEOD STREET	MIRA MAR
230922	B. J. & R. S. BUILDERS	D J & K M BURKETT	DWELLING	8	Location 44 Lot 39	BEAUCHAMP STREET	MIRA MAR

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
230985	G. J. FORTE	G. J. FORTE	ADDITIONS TO DWELLING	43	Location AT 280 Lot 11	JOHN STREET	MT CLARENCE
231018		OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	ADDITION PATIO	8	Location SL52 1 of 10	HARRY STREET	MT MELVILLE
231029		OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GARAGE	189	Location SL51 Lot 1	ALBANY HIGHWAY	MT MELVILLE
230944	KOSTERS STEEL CONSTRUCTIONS PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	19	Location ASL 114 Lot 39	LOW STREET	MT MELVILLE
231807		J. MCARTER	DEMOLITION WHOLE SHED	60	Location ATL Lot 643	FESTING STREET	MT MELVILLE
230966		D & S E RIACH	SHED	81	Location 229 Lot 502	MCKAIL STREET	ORANA
230941	P. R. EADES	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING		Location 4960 1 of 12	REDMOND-HAY RIVER ROAD	REDMOND
230780	WA COUNTRY BUILDERS PTY LTD	J. N. PADDON	DWELLING	22	Location 367 Lot 2	BRAMWELL ROAD	ROBINSON
230785		OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAIL SHOP ADDITIONS	252	Location 33 Lot 10	FRENCHMAN BAY ROAD	ROBINSON
230907	CALANNA PTY LTD	B & J M MARSLAND	DWELLING		Location 33 Lot 113	ROWNEY ROAD	ROBINSON
230970	WA COUNTRY BUILDERS PTY LTD	A G & A J ROE & L A & M W PEARCE & WAD	DWELLING		Lot 19	BARRY COURT	SEPPINGS
230883	KOSTERS STEEL CONSTRUCTIONS PTY LTD	K F & B E TAYLOR	DWELLING ADDITIONS - SUNROOM & PATIO	16	Location PL43 Lot 100	WOODERSON VIEW	SPENCER PARK
230956	OUTDOOR WORLD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	ENCLOSED PATIO	40	Location PL42 Lot 95	DAVID STREET	SPENCER PARK
230991	PHILIP M. JIRRAY DAVID	L. THIELE	PATIO	58	Location PL42 Lot 31	HILLMAN STREET	SPENCER PARK
231012		E R & K CHADFIELD	GARAGE PATIO AND CARPORT	45	Location 42 Lot 344	DISCOVERY DRIVE	SPENCER PARK
231025	OUTDOOR WORLD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	10-Aug	Lot 1	PREMIER CIRCLE	SPENCER PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
230808	SCOTT PARK HOMES PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING	33	Location 42 Lot 541	MCWHAE DRIVE	SPENCER PARK
230898	WA COUNTRY BUILDERS PTY LTD	B S GADEINNE	DWELLING	86	Location 42 Lot 805	ULSTER ROAD	SPENCER PARK
230978		D M MASTOR	PATIO AND CARPORT	96	Location 42 Lot 610	ULSTER ROAD	SPENCER PARK
231000	P N & E R NEWMAN	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAINING WALL	119	Location 42 Lot 618	CHAUNCY WAY	SPENCER PARK
231003	OUTDOOR WORLD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	26	Location 42 Lot 614	MCWHAE DRIVE	SPENCER PARK
231008		OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAINING WALL	117	Location 42 Lot 619	CHAUNCY WAY	SPENCER PARK
231015	D & K LANDSCAPE CONSTRUCTION	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAINING WALL	19	Location 42 Lot 515	CHAUNCY WAY	SPENCER PARK
231044	KOSTERS STEEL CONSTRUCTIONS PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	95	Location 43 Lot 170	CULLINGWOOD ROAD	SPENCER PARK
230828	S MARSLEN	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING	Location 487 Lot 306		RIDLEY ROAD	SWAN POINT
231002	A. PITASSI	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING ADDITIONS AND ALTERATIONS	Location TAA Lot 65 66		PERKINS BEACH ROAD	TORBAY
230997	TWEDDLE ROBERT JOHN	C A HYDE	SHED	377	Location 4770 Lot 52	FRENCHMAN BAY ROAD	TORNDIRRUPT
230858	SOUTH COAST COUNTRY PACIFIC CLUB INC	C M & C B PEARCE	ADDITION - TRANSPORTABLE TOILET BLOCK	Location 5494 Lot 7		HARVEY ROAD	WARRENUP
231031	CHESTERS CONSTRUCTIONS	G P PEARCE & M A REEVE	GARAGE	36	Location 4419 Lot 133	RANDELL CRESCENT	WARRENUP
231042	KOSTERS STEEL CONSTRUCTIONS PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	2	Location 287 Lot 127	RANDELL CRESCENT	WARRENUP
230863		OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	SHED	Location 940 Lot 201		WILLYING ROAD	WILLYING

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
230882	SCOTT PARK HOMES PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING		Location 892 Lot 206	WILLYUNG ROAD	WILLYUNG
230884	SCOTT PARK HOMES PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING		Location 618 Lot 407	GREENWOOD DRIVE	WILLYUNG
231083		T A & H J HARRIS	COMPLETION OF BUILDING LICENCE 210848 & CONVERSION TO 1A		Location 441 Lot 87	PINASTER ROAD	WILLYUNG
230880	CALTEX AUSTRALIA PETROLEUM P/L	G A & J M FAULKNER	PYLON SIGN FUEL PRICING SIGNS (X2) FASCIA SIGN (X2)	204	Location AT230 Lot 296	NORTH ROAD	YAKAMIA
230804	WA COUNTRY BUILDERS PTY LTD	GABCO INVESTMENTS PTY LTD & HASLER COMMUNITY DEVELOPMENTS PTY LTD	VILLAGE CENTRE	1-25	Location 42 Lot 800	ULSTER ROAD	YAKAMIA
230953	OUTDOOR WORLD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GARAGE	35-37	Location 42 Lot 12	ULSTER ROAD	YAKAMIA
230959		V L & N H CASTLE	SHED	54	Location PT474 Lot 324	KAMPONG ROAD	YAKAMIA
230893	SCOTT PARK HOMES PTY LTD	C M T S CHABOTAR & V J THOMPSON	DWELLING	13	Location 243 Lot 703	ASHKEY BOULEVARD	YAKAMIA
230928	OUTDOOR WORLD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	34	Location 474 Lot 343	SUSAN COURT	YAKAMIA
230937	JAXON CONSTRUCTIONS PTY LTD	L D KELLY-STOTHARD & T H KELLY	MULTI UNIT DWELLING (X4)	20-22	Location 366 Lot 500	BUTTS ROAD	YAKAMIA
230880	BLOK-TEK	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAINING WALL	73	Location 243 Lot 626	TARGET ROAD	YAKAMIA
230981	BLOK-TEK	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAINING WALL	79	Location 243 Lot 603	TARGET ROAD	YAKAMIA
230982	BLOK-TEK	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAINING WALL	77	Location 243 Lot 604	TARGET ROAD	YAKAMIA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
230963	BLOK-TEK	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAINING WALL	75	Location 243 Lot 805	TARGET ROAD	YAKAMIA
230984	BLOK-TEK	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAINING WALL	83	Location 243 Lot 801	TARGET ROAD	YAKAMIA
230986	SCOTT PARK HOMES PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING	10	Location 243 Lot 623	ASHKEY BOULEVARD	YAKAMIA
230987	WA COUNTRY BUILDERS PTY LTD	GABCO INVESTMENTS PTY LTD & BOROVAC PTY LTD	MULTI RESIDENTIAL UNITS (X2)	#26 and #27 of	Location 42 42 Lot 800 70 9	ULSTER ROAD	YAKAMIA
230989	WA COUNTRY BUILDERS PTY LTD	GABCO INVESTMENTS PTY LTD & BOROVAC PTY LTD	MULTI RESIDENTIAL DWELLING (X2)	#24 and #25 of	Location 42 42 Lot 800 70 9	ULSTER ROAD	YAKAMIA
231009	WA COUNTRY BUILDERS PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING	55	Location 358 Lot 565	BUTTS ROAD	YAKAMIA
231011	OUTDOOR WORLD	GABCO INVESTMENTS PTY LTD & BOROVAC PTY LTD	PATIO	#2	Location 42 42 Lot 800 70 9	ULSTER ROAD	YAKAMIA
231013	SCOTT PARK HOMES PTY LTD	OWNERS NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING	58	Location 356 Lot 567	BARNESBY DRIVE	YAKAMIA
231033	EYERITE SIGNS	SALVATION ARMY	PYLON SIGN	152-180	Location 7386 RES Lot 0 35267	NORTH ROAD	YAKAMIA
231046	TURPS STEEL FABRICATIONS	K L & R J BARNETT	CARPORT	33	Location 356 Lot 404	LEONORA STREET	YAKAMIA

General Report Items

CORPORATE & COMMUNITY SERVICES SECTION



MONTHLY REPORT

NOVEMBER 2003

Contents

1. Operating Statement
2. Statement of Financial Position
3. Statement of Changes in Equity
4. Investment Summary

CITY OF ALBANY

OPERATING STATEMENT FOR THE PERIOD ENDED

30-Nov-03

(a) Function / Activity

	YTD Actual 2003/2004	Budget-Total 2003/2004	Actual 2002/2003
INCOME			
General Purpose Funding	15,534,138	17,291,600	15,096,926
Governance	41,601	56,500	48,850
Law Order & Public Safety	185,587	794,096	212,129
Health	3,012	39,085	41,654
Education & Welfare	236,530	707,733	577,065
Community Amenities	2,686,283	3,380,312	2,857,112
Recreation and Culture	675,810	1,625,026	2,150,237
Transport	2,464,436	4,789,792	3,895,191
Economic Services	359,930	1,388,954	1,284,313
Other Property and Services	31,208	5,093	67,015
	22,218,536	30,078,191	27,230,514
EXPENDITURE			
General Purpose Funding	95,587	274,028	298,700
Governance	1,478,683	1,318,313	1,215,626
Law Order & Public Safety	410,089	1,223,591	1,200,261
Health	111,522	354,875	332,466
Education & Welfare	299,572	929,387	752,721
Community Amenities	1,511,454	4,755,652	3,724,562
Recreation and Culture	2,400,201	6,505,146	6,030,171
Transport	3,929,665	9,556,042	7,896,039
Economic Services	620,678	2,504,106	1,828,078
Other Property and Services	345,921	949,276	1,348,188
	11,203,370	28,370,416	24,626,791
Change in net assets from operations	11,015,166	1,707,775	2,603,722

(b) Nature / Type

	YTD Actual 2003/2004	Budget-Total 2003/2004	Actual 2002/2003
INCOME			
Rates	13,644,813	13,930,482	12,640,229
Grants & Subsidies	3,604,713	5,820,572	6,066,283
Contributions, Reimb & Donations	370,584	3,196,398	1,578,795
Fees & Charges	3,456,889	5,944,541	5,305,858
Interest Earned	212,442	420,000	616,917
Profit (loss) on asset disposal	76,545	197,066	1,078
Other Revenue / Income	671,370	2,110,820	5,722,612
less: applicable to capital works	(18,821)	(1,541,688)	(4,701,258)
	22,218,536	30,078,191	27,230,514
EXPENDITURE			
Employee Costs	4,184,738	10,110,348	10,022,999
Utilities	368,562	960,650	984,914
Interest Expenses	686,100	760,585	566,460
Depreciation on non current assets	3,069,098	7,450,000	6,942,049
Contracts & materials	914,133	14,617,591	8,833,602
Insurance expenses	347,012	374,620	334,636
Other Expenses	5,210,724	11,280,891	10,960,002
less: Applicable to capital works	(3,576,998)	(17,184,269)	(14,017,869)
	11,203,370	28,370,416	24,626,791

CITY OF ALBANY

STATEMENT OF FINANCIAL POSITION

30-Nov-03

		Actual 30-Nov-03	Budget 30-Jun-04	Actual 30-Jun-03
CURRENT ASSETS				
Cash	6	11,698,781	871,456	2,842,100
Restricted Funds - Grants/loans		9,000		152,466
Restricted cash	26	1,017,022	940,561	1,046,696
Reserve Funds	12	6,991,177	3,690,155	8,812,540
Receivables & Other	7	3,940,107	1,548,062	2,107,715
Stock on hand	8	9,253	40,477	21,693
		23,665,340	7,090,710	14,983,210
CURRENT LIABILITIES				
Borrowings	10	(0)	720,000	644,014
Creditors prov - Annual leave & L:	11	1,136,023	1,118,216	1,290,489
Trust Liabilities	11	973,800	898,354	1,003,795
Creditors prov & accruals	11	1,602,819	2,472,730	3,802,345
		3,712,642	5,209,300	6,740,643
NET CURRENT ASSETS		19,952,698	1,881,410	8,242,567
NON CURRENT ASSETS				
Receivables	7	264,355	261,706	264,355
Pensioners Deferred Rates	7	241,284	226,996	241,284
Property, Plant & Equip	9	213,985,863	222,919,094	214,503,982
		214,491,502	223,407,795	215,009,621
NON CURRENT INVESTMENTS				
Local Govt House Shares	9a	19,501	19,501	19,501
NON CURRENT LIABILITIES				
Borrowings	10	12,448,340	13,225,826	12,448,340
Creditors & Provisions	11	556,922	353,038	380,077
		13,005,262	13,578,864	12,828,417
NET ASSETS		221,458,439	211,729,842	210,443,272
EQUITY				
Accumulated Surplus		195,692,628	189,265,054	182,856,099
Reserves	12	6,991,177	3,690,155	8,812,540
Asset Revaluation Reserve		18,774,634	18,774,634	18,774,634
		221,458,439	211,729,842	210,443,272

STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDED

30-Nov-03

	Actual 2003/2004	Budget 2003/2004	Actual 2002/2003
RESERVES			
Opening Balance	8,812,540	8,330,115	8,509,437
Transfers to Municipal Fund	(3,762,568)	(5,597,404)	(3,972,101)
Transfers from Municipal Fund	1,941,205	957,444	4,275,204
	8,991,177	3,690,155	8,812,540
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	182,856,099	182,917,319	180,555,480
Changes in net assets from Operations	11,015,166	1,707,775	2,603,722
Transfers from reserves	3,762,568	5,597,404	3,972,101
Transfers to reserves	(1,941,205)	(957,444)	(4,275,204)
	195,692,628	189,265,054	182,856,099
TOTAL EQUITY	221,458,439	211,729,842	210,443,272

CITY OF ALBANY INVESTMENTS - 2003/2004

30/11/2003

DATE LOUCR#	TYPE OF INVESTMENT	TERM OF DEPOSIT days	INTEREST RATE	MATURITY DATE	AMOUNT INVESTED	INTEREST RECEIVED	INTEREST	COMMENTS
	<u>Reserve Funds</u>							
12-May-03	Bendigo Bank (Kulin)	60	4.88%	11-Jul-03	1,500,000	12,033	12,033	Matured
8-Jul-03	Bendigo Bank (Cranbrook)	30	4.84%	7-Aug-03	2,500,000	9,945	9,945	Matured
8-Jul-03	Bendigo Bank (Cranbrook)	91	4.76%	7-Oct-03	2,500,000	29,668	29,668	Matured
11-Jul-03	Bendigo Bank (Kulin)	90	4.73%	9-Oct-03	1,500,000	17,568	17,568	Matured
7-Aug-03	Bendigo Bank (Mt Barker)	61	4.86%	7-Oct-03	2,509,945	20,386	20,386	Matured
7-Oct-03	Bendigo Bank (Cranbrook)	90	4.99%	5-Jan-04	2,500,000		30,760	-
7-Oct-03	CBA term deposit	35	4.86%	11-Nov-03	2,500,000	11,651	11,651	Matured
9-Oct-03	Bendigo Bank (Kulin)	120	5.05%	6-Feb-04	1,500,000	24,904	24,904	-
11-Nov-03	CBA term deposit	62	5.24%	12-Jan-04	2,500,000		22,252	-
	Reserve Bank Interest to Less: 02/03 Accrual Reversal	30-Nov-03				15,215 (10,014)		
	Funds Invested	30-Nov-03			6,500,000	106,453	179,168	Budget 03/04 180,000
	<u>Municipal Funds</u>							
8-Jul-03	CBA Term Deposit	30	4.75%	7-Aug-03	1,500,000	5,856	5,856	Matured
27-Aug-03	Bendigo Bank (Cranbrook)	92	4.93%	27-Nov-03	2,700,000	33,551	33,551	Matured
5-Sep-03	CBA Term Deposit	90	4.85%	4-Dec-03	3,000,000	35,729	35,729	-
22-Sep-03	Bendigo Bank (Cranbrook)	30	4.92%	22-Oct-03	2,500,000	10,068	10,068	Matured
22-Sep-03	Bendigo Bank (Mt Barker)	30	4.9%	22-Oct-03	2,500,000	10,068	10,068	Matured
15-Oct-03	CBA Term Deposit	50	4.89%	4-Dec-03	1,000,000	6,699	6,699	-
22-Oct-03	Bendigo Bank (Cranbrook)	90	5.04%	20-Jan-04	1,000,000		12,427	-
22-Oct-03	Bendigo Bank (Mt Barker)	120	5.12%	19-Feb-04	2,500,000		42,082	-
22-Oct-03	CBA Term Dep - AVC fund	366	2.90%	22-Oct-04	9,000		262	-
24-Oct-03	CBA Term Deposit	60	4.91%	23-Dec-03	1,600,000		12,914	-
27-Nov-03	Bendigo Bank (Cranbrook)	61	5.40%	27-Jan-04	2,700,000		24,367	-
	Municipal Bank Interest to less: T/F to Annuity Trust	30-Nov-03				27,582 (1,137)		
	Funds Invested	30-Nov-03			11,809,000	105,990	194,023	Budget 03/04 240,000
	TOTAL INVESTMENTS & INTEREST EARNED TO DATE				18,309,000	212,442		
	Summary							
	Bendigo Bank				10,300,000			
	Term Deposit CBA				8,109,000			

General Report Items

GENERAL MANAGEMENT SERVICES SECTION



Country High School Hostels Authority
Government of Western Australia

Ms Alison Goode
Mayor
City of Albany
PO Box 484
ALBANY WA 6330

Dear Ms Goode,

Thank you for your continued support for our recent Presentation/Graduation Awards Afternoon held on the 31st October 2003.

Our further thanks for once again donating prizes, and recognising the contributions of our Head Boy and Head Girl. Brent Sherdan and Breanna Tilbrook are very proud recipients of the 2003 Mayoral Award.

We look forward to continuing our long and happy association with you.

Kind regards


MIKE SCHUTS
College Manager

6th November 2003

CITY OF ALBANY - RECCOGRS	
FILE:	MAJ103
DOC:	310805
07 NOV 2003	
OFFICER:	mayor
Attch:	



C E R T I F I C A T E O F A P P R E C I A T I O N

with great appreciation we would like to thank

City of Albany

*for their kind and generous sponsorship of
the Constable Care Child Safety Project*



2003





Minister for Consumer and Employment Protection; Indigenous Affairs;
Minister Assisting the Minister for Public Sector Management;
Leader of the House in the Legislative Assembly

Our ref: 0320563

Her Worship Alison Goode
City of Albany
PO Box 484
ALBANY WA 6330

Dear Alison

I would like to take this opportunity to apologise for cancelling my meeting with you in Albany on the 6 November 2003, as I had to remain in Perth to attend a funeral.

I will be rescheduling my trip for early next year and hope that I will have a chance to meet with you then.

Yours sincerely

**JOHN KOBELKE MLA
MINISTER FOR INDIGENOUS AFFAIRS**

CITY OF ALBANY - RECORDS	
FILE:	600082
DOC:	I310841
10 NOV 2003	
OFFICER:	MAYOR CEB
Attach:	

The Mayor and Councillors
Albany City Council
221 York Street
ALBANY WA 6330

Dear Mayor and Councillors

On behalf of Albany Community For Afghan Refugees I wish to thank you for your momentous and courageous decision to support the Hazara refugees of Albany. History will show that you have shown the leadership which will have a profound effect on the future of the refugees. As a governing body the esteem in which you are held by the refugees is very high.

For them to see democracy at work without fear of imprisonment and torture was a revelation to be treasured. I congratulate you for exposing them to the freedom of speech. I congratulate you for letting them see that democratic governments can be appealed to if we disagree with what is being done.

Yours faithfully



Marianne Jamieson
Chairperson ACFAR

CITY OF ALBANY - RECORDS	
FILE:	RELOIO
DOC:	I310962
11 NOV 2003	
OFFICER:	MAYOR
Attach:	



CITY OF ALBANY - RECORDS	
FILE:	REL122
DOC:	310947
12 NOV 2003	
OFFICER:	LHM, CSM
Attach:	



Department of Education and Training
 Member of the State Government

ALBANY PRIMARY SCHOOL

"Strive to Achieve"

Suffolk, Albany WA
 Phone 98427400 Fax 9842

Email albany.psf@edlent.wa.g



P&C Commit

October 28, 2003

Murray Swarbrick
 Waste Co-ordinator
 City Waste Services
 City of Albany
 PO Box 484
 Albany 6330

Newsletter

Bulletin

Dear Murray Swarbrick,

The Albany Primary School P&C would like to thank you and your team for the fantastic effort you put in collecting the Sunday Times to help us in our attempt to win a school bus. Linda Galos has said how she always had a large box to pick up from you. We collected 47,000 tokens unfortunately despite all the effort we did not win. The winning school was Marble Lock.

Thank you once again for helping us it was an excellent example of shared community involvement.

Sincerely

Lynley Campbell
 Secretary P&C

cc. Sergio Massimini Manager of City Services



WESTERN AUSTRALIAN
PLANNING COMMISSION

Enquiries: Steve Radley
Our Ref:
Your Ref:

Mayor Alison Goode
City of Albany
PO Box 484
ALBANY WA 6331

CITY OF ALBANY - RECORDS	
FILE:	MANIQ3 RELI 22
DOC:	2311451
26 NOV 2003	
OFFICER:	MAYOR
Attach:	LED

Dear Alison

On behalf of the members of the Statutory Planning Committee and myself, I would like to thank you and your Council for its hospitality this past Monday.

The Members agree that meeting face to face with representatives from local government is a very worthwhile and necessary exercise. The tour and afternoon session with your deputy, Milton Evans, Robert Fern, the various Councillors and staff was extremely beneficial and we appreciate the time given by your elected members.

Our tour of the Great Southern region was appreciated by the Members who expressed the value of seeing the various sites first-hand and meeting with representatives of the "Rainbow Coast" Regional Council to debate current issues. I hope that such visits by the Western Australian Planning Commission and its committees will become more frequent in the future.

Yours sincerely

Terry Martin
Chairman
Western Australian Planning Commission

24 November 2003

cc. Mr Andrew Hammond, CEO, City of Albany



HMAS PERTH National Association

Western Australian Branch

President: Alan Rodgers, 27 Little River Cove

Jane Brook 6056

08 9250 8449, Email: 3jokerojas@bigpond.com

Secretary: Hugo Kalkman 13 Palazzino Close

Eaton WA 6232

08 9725 2327, Email: bigpondlynda@swartchat.net.au

CR. Milton Evans, Deputy Mayor
City of Albany
221 York Street
ALBANY WA 6330

CITY OF ALBANY RECORDS	
FILE:	REL127
DOC:	E311707
02 DEC 2003	
OFFICER:	AL EDCCS
APPRO:	

26 November 2003

Dear Milton,

On behalf of fellow members of our Association, please accept our sincere thanks for the City of Albany's kind and generous gesture in providing the Civic Reception during our recent reunion in Albany.

I am positive we cemented our relationship during this function and am confident we can proceed forward as a harmonious and positive family during the forthcoming years, increasing recognition of the HMAS PERTH Interpretive Centre and Dive Site.

Although I made a comment during my response to your warm welcome that we thought in the "Deed of Gift" for the former HMAS Perth, the City was to look after her. Not only did you sink it, you lost its mast. Those who participated made glowing and enthusiastic remarks during our reunion and it was resolved; a yearly event will be held in Albany and when final arrangements are made, notification will be forwarded to you and the City. So I guess you now have twelve months hard work before you. (only joking).

Acknowledgment should also be made of the work Mr. Peter Madigan has made on the Perth displays. It is obvious that this is Peters "baby" and our association would like to take on the role of "god parents". The quantity and quality of display material is a credit to Peter and his Personal Assistant, Ms. Sonya Day.

May we suggest that when Peter Madigan visits other maritime facilities in the Eastern States, that he should also include a visit to Spectacle Island (Sydney) to secure further memorabilia to enhance the Perth display. LCDR Shane Moore RAN, (Officer in Charge) is very keen to meet with Peter to provide other equipment in order that Perth lives on. Our Association has received written advice from the Navy advising that equipment may be supplied on a permanent loan basis for the Interpretive Centre at Albany.

Peter has commenced a walk way from outside the temporary Interpretive Centre, to the Ikara mount, (one of the ship's weapons systems), passing by, weapons guidance radar ANSPSS1 and a Capstan.

The ships anchor would be most appropriately displayed in conjunction with the Interpretive Centre but also the Forts is the most suitable location for such a centre, with its strong military and navy links and the fact that it overlooks the former HMAS PERTH. It provides an ideal opportunity to display the full history of the HMAS PERTH from its keel laying, through to its commissioning years of service, decommissioning and finally its years as an artificial reef, in a safe and secure environment.

Many of the members of the Association were so impressed with what has already been achieved that they in fact donated their own personal memorabilia for the centre with the wish to keep up the good work - our memories are safe with the City in this Location. Many others have said they will send memorabilia through as soon as they can for incorporation in the display. We need to keep this display within the Forts area; otherwise we may lose the Council involvement.

Once again, on behalf of our association, thank you and please pass on our sincere thanks to your fellow Councillors for their generous gesture in providing the Cocktail Party on Friday. Further please thank Mr. Peter Madigan and Ms. Sonya Day for their dedication in providing memories for all ex Perth crew, other ex Navy personnel and any other persons who take their time to view them.

Kind regards


Alan Rodgers
PRESIDENT

CC Mr. Peter Madigan, Executive Director
Corporate and Community Services
City of Albany

Mr. Stephen Youll, National President
HMAS PERTH National Association Inc.
3 Evan Crescent
Griffith ACT 2603

ST JOSEPH'S COLLEGE

FILE:	MAA
DOC:	1311
03 DEC 2003	
OFFICER:	MAA
Attach:	

17 November 2003

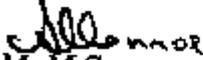
Hon Ms Alison Goode
Mayor
City of Albany
York Street
ALBANY WA 6330

Dear Ms Goode

I would like to take this opportunity to thank you most sincerely for your contribution towards our Presentation Night.

We really appreciate you making the time to share this important evening with us.

Yours sincerely


Ms M Connor
PRINCIPAL



Agenda Item Attachments

DEVELOPMENT SERVICES SECTION

CITY OF ALBANY
TOWN PLANNING SCHEME NO. 3

**BOUTIQUE MICROBREWERY AND
ANCILLARY TOURIST USES**

PT LOC 5756

MILLBROOK ROAD, MILLBROOK

AMENDMENT NO. 231 REPORT



AYTON TAYLOR BURRELL
Consultants in Urban & Regional Planning
11 DUKE STREET, ALBANY WA 6330 Ph: 0842 2304

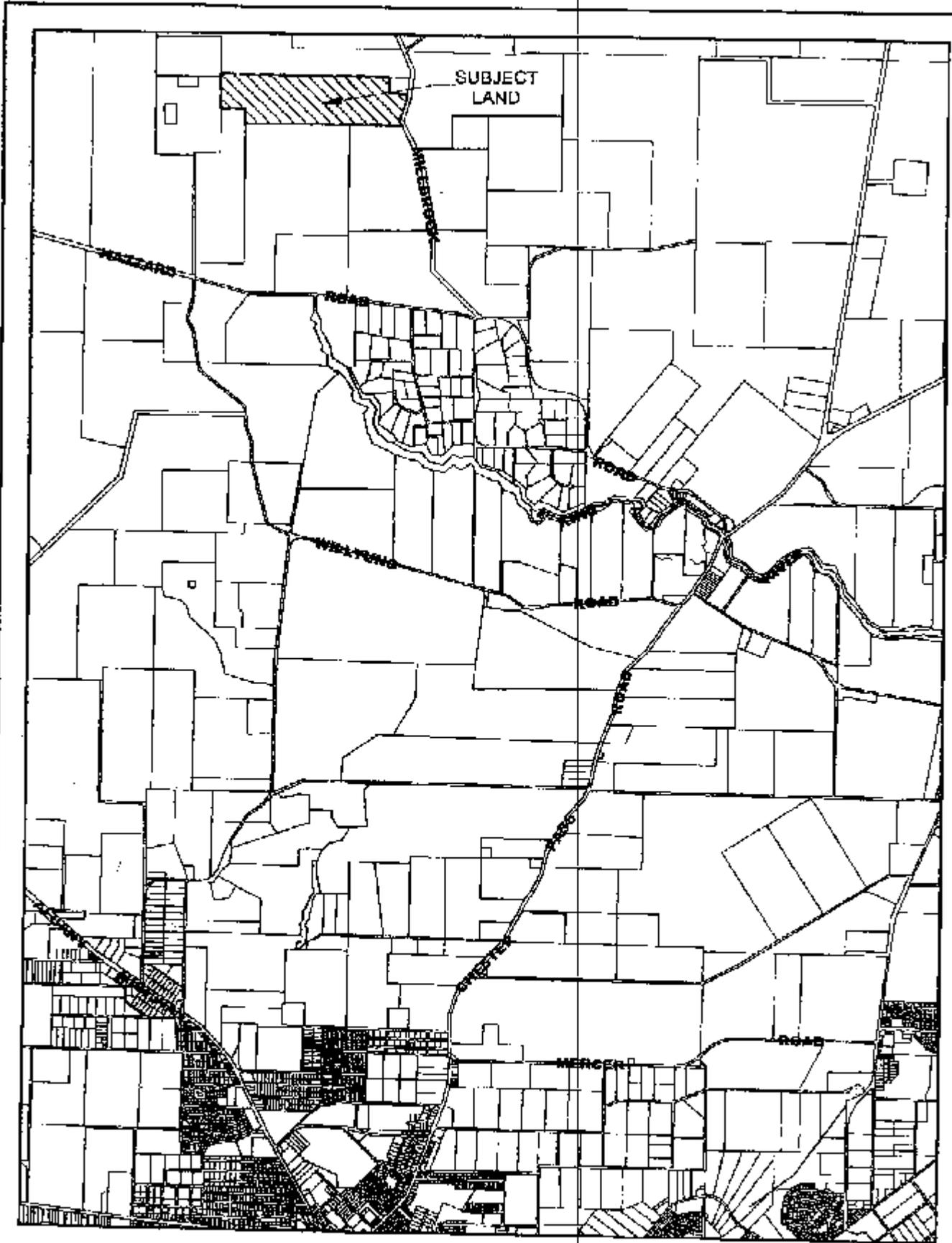
1.0 INTRODUCTION

Lot 5756 is located 17 km from the Albany Central Area and is accessed either via Chester Pass and Millbrook Roads or via Albany Highway, Hazzard and Millbrook Roads (see Figure 1).

This proposal incorporates the development of a micro or niche package brewery on the site along with a range of supporting and complementary tourist and associated uses. These are proposed to include a café/restaurant, farmyard animals, chalets, blacksmith workshop, private recreation and aquaculture.

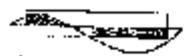
The purpose of this Scheme Amendment Report is to briefly describe the site, the proposal, the approval framework and implement the land use controls considered prudent to adequately provide for and control site activity and development.

The objective of this project is to achieve an innovative and unique development that takes account of the rural setting to provide added tourist infrastructure attractions and diversity to this increasingly important local industry.



Location
 Lot 5756 Millbrook Road
 City of Albany

↑
 SCALE
 1:50000
 Figure 1


 Ayton Taylor Barrill
 Chartered Professional Surveyors
 1100-1105 Highway 104, West Vancouver, B.C. V8V 2K6
 Phone: (604) 273-2300 Fax: (604) 273-1300

2.0 THE SITE

Lot 5756 (the subject site) has an area of 84.4 ha and is located in the Millbrook area. The rezoning applies to the eastern most portion of the site, which has direct frontage to Millbrook Road.

Currently the subject site is used for extensive grazing, hay production and plantation blue gums.

Areas of remnant vegetation are present towards the eastern and western boundaries of the site. The remaining pockets of remnant vegetation exhibit a Shooak and Mailee Low Forest formation of varying quality. Figure 2 shows an assessment of the site characteristics.

A landscaping and replanting program has been ongoing on the eastern portions of the site such that the land now presents as a landscaped parkland.

A ridge is centrally located within the site, undulating to the eastern and western boundaries. The fall is 7% across the subject land. The subject portion of the land has an easterly aspect.

Soils in the upslope areas are gravelly yellow duplex soils changing to leached siliceous sands over the majority of the site. Bleached white sands are present on the lowest eastern slopes.

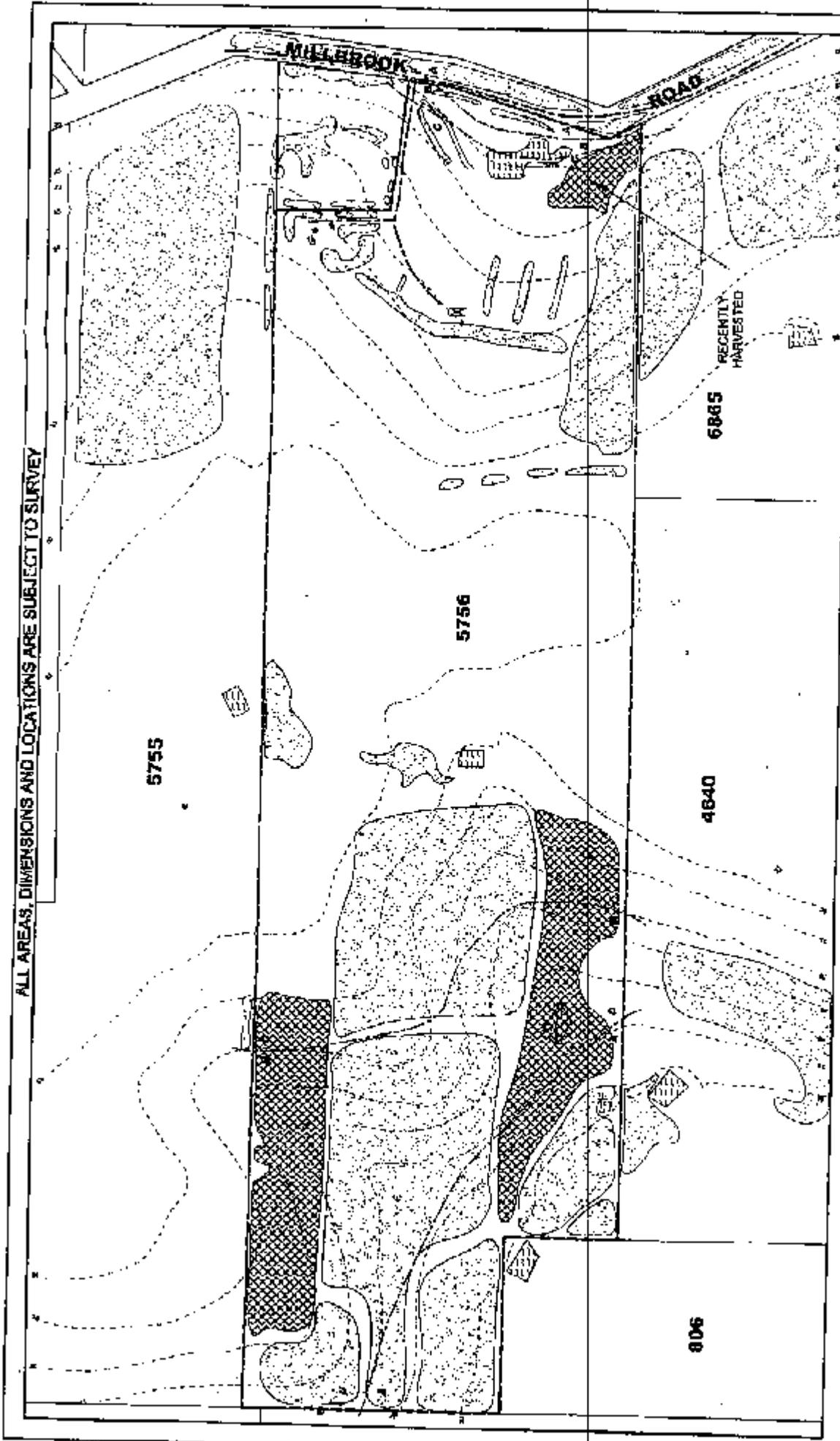
Two separate dwellings are located on the subject site along with a variety of conventional rural improvements (fencing, yards and general purpose sheds).

The site has access to Millbrook Road via a single crossover on the northern boundary. This crossover is to remain as the single entry point for the site. Reciprocal rights of access are proposed over the 20m wide access leg retained as part of the rural remnant (see Figure 3).

The portion of the site subject to this rezoning drains to the east. Apart from the developed lake there are no surface water features located in this area. A minor watercourse is located offsite, some 200m to the east of Millbrook Road.

*** *** ***

ALL AREAS, DIMENSIONS AND LOCATIONS ARE SUBJECT TO SURVEY



Site Analysis

Lot 5756 Millbrook Road
City of Albany

LEGEND		INDICATIVE SOIL TYPES	
	Bluegrass	A	Pale Gray Sands & Pebbles
	Other Tree Cover/Showier Bells	B	High Silt/Clay, Occasional Lenticles Pebbles
	Boulder	C	Sands & Topsoil over Lenticle
	Dune/Water Features		

SCALE 1:5000
FIGURE 2

3.0 PLANNING CONTEXT

The subject site and all surrounding private land is zoned 'Rural' under Town Planning Scheme No. 3.

3.1 Surrounding Zones and Uses

Some 2km south is the Millbrook Special Rural Zone. Western portions of the Bakers Junction Native Reserve System including the Refuse Disposal Site are located some 5km to the east.

The nearest offsite dwelling has a separation of 250m. Other separations are 300m (north) and 600m (east). Land separating the microbrewery and off site dwellings include, grazing, remnant vegetation, farm forestry and hay production.

3.2 Local Rural Strategy

The Local Rural Strategy places the land in a general rural policy area (Oyster Harbour No. 15) where rural residential subdivision is not favoured. The Local Rural Strategy supports rural tourism by General Policies 46b, and 47. These policies note that proposals should generally be encouraged within capability and suitability constraints via a special use or additional use rezoning.

3.3 State Planning Strategy

The State Planning Strategy includes a complementary vision for the Great Southern Region which promotes niche businesses, rural intensification and expanded rural tourism.

3.4 Regional Rural Strategy

The Regional Rural Strategy also promotes the general diversification and intensification of agriculture along with the provision of varied tourist attractions and infrastructure.

4.0 DEVELOPMENT GUIDE PLAN

A plan has been prepared to guide site development and includes the following components/activities (refer to Figure 3 - Development Guide Plan):

- Microbrewery (Package Demonstration Plant) producing up to 1600L/week.
- Cafe/Restaurant attached to the microbrewery , with a seating limitation of 100 persons. There will also be the opportunity for the display and sale of product..
- Farmyard animals display and petting enclosures.
- Blacksmith Workshop display including demonstrations.
- Up to six chalets
- Provision for a future site manager or employee residence.
- Landscaped gardens including the existing water feature potentially stocked with marron for tourist catch, parking areas, walk trails and picnic facilities.
- Grazing, site infrastructure and commercial marron aquaculture on rear (western) portions of the site.

These activities are to be accommodated within the 16ha site, developed along a rustic rural theme incorporating natural materials and/or natural toning to complement the local landscape and environment.

Development of the site will be on a stage-by-stage basis focussing initially on the microbrewery/restaurant. Later stages will revolve around other site activities including holiday accommodation and farmyard animal displays. Subsequent stages will then fill out the development of the site.

As the site already accommodates the developed water feature and the tree lined boulevard entry; early development stages will not appear as "raw" as if the development were to commence from a totally undeveloped site. Additionally, it is the proponent's intention to continue with the landscaping program throughout this approvals process.

4.1 Scheme Controls

In terms of Scheme controls, the following uses will need specific provision; café/restaurant, caretakers house, holiday accommodation, private recreation, rural uses including livestock grazing and aquaculture. The microbrewery, blacksmith workshop and other incidental, complementary and/or undefined uses that may be approvable by Council also need to be noted.

This proposal complies with the Local Rural Strategy by setting the site aside as a Special Use zone and by providing a Development Guide Plan.

*** **

5.0 ISSUES

As this proposal is regionally unique, there is no standard management response outlined in the Scheme or the Strategy. As a result, prudent planning dictates the preparation of management conditions and a Development Guide Plan for inclusion within the Special Use Schedule. An outline of management issues /responses is provided below:

i. Development Guide Plan

Shows basic site layout, reinforcing protection of remnant vegetation, parking and manoeuvring provision, service areas, indicative building footprints, emergency access/egress and low fuel areas.

ii. Theme, Building Materials, Design & Signage

Controls are included to provide baseline-building standards to guarantee development proceeds along an adopted and co-ordinated theme.

Subject to additional detail at the development stage, the development theme is to include traditional rural and natural materials utilising sympathetic colouring as to meet and enhance the rural environment.

A comprehensive landscaping plan is also proposed and will be required by a specific provision. The object of site landscaping will be to beautify the site and provide a pleasant parkland setting for the tourist activities. A secondary and complementary objective, when coupled with the building height and toning controls, is to ensure the development does not dominate the rural landscape when viewed from Millbrook Road.

Tourist directional, advisory and entrance signage is envisaged but will of course, be subject to specific application and approval. It is also proposed themed low key signage be used within the site to direct patrons to parking and the differing site activities.

iii. Fire and Emergency Preparedness

Controls are included to ensure access, low fuel areas and water supplies are in place to meet fire safety requirements and to ensure appropriate site management is in place to provide emergency management response.

Information on emergency response procedures will be included in the guest information folder provided within each chalet.

iv. Effluent Disposal

Management response to the more conventional effluent producers (restaurant, chalets, managers dwelling) will be provided with approved systems to contemporary environmental health requirements.

Wastewater production from the microbrewery activity will comprise up to 8000L/week. Treatment options have been investigated however, for the small output produced, to design, construct and maintain a specialist system is not currently viable. As a result on-site storage with offsite disposal to a licensed facility will be used for all brewery wastewaters. As fortnightly disposal is envisaged a 20kl wastewater storage facility with tanker access will be provided.

At such a time as onsite disposal technologies are economic and approvable, it is the proponent's intention to pursue such an option.

v. **Land Capability**

The City of Albany's Local Rural Strategy mapping depicts that eastern portions of the site contain deep leached sands whilst western more elevated portions accommodate gravelly yellow soils. Department of Geographic Survey information shows the site accommodating pale grey sands with laterite content increasing with elevation.

Recent excavation on the lowest part of the site (expansion of the lake) has exposed the local deep sands and demonstrated a depth to groundwater in the vicinity of 1.5-2m. Joint site inspection with Council's Environmental Health Section has confirmed soil types and site capability for the proposed use. This assessment has also confirmed horizontal and vertical separations and the ability of the site to accommodate the wastewater produced from site activities.

Tourist uses and the Brewery are to be located on the sands and gravelly sands with the more gravelly upland soils retained for rural uses. Development on the podzol formation is not proposed. General land quality analysis is depicted below:

Land Quality Landuse	Sands (S7) Tourist & Parkland Uses	Gravelly Soils (Dc) Tourist & Rural Uses	Podzols (S7F) Parkland
H ₂ O Erosion Risk	Mod	V Low	Mod
Wind Erosion Risk	Low	Mod	Low
Microbial Purification Ability	V Low	Low	V Low
H ₂ O Pollution Risk Surface	Mod	Mod	V High
H ₂ O Pollution Risk Sub Soil	V High	Low	High
Ease of excavation	Mod	Low	Mod
Flood Risk	Low	Nil	High
Foundation Soundings	Good	Fair	Good
Soil Absorption Ability	High	Low	Low
Nutrient Retention Ability	V Low	Low	Low
Exposure Factor	V Low	Low	V Low
Rain Acceptance	V High	Mod	High

All land qualities relating to construction and use are acceptable for the sands, including excavation, foundations, exposure, flood, etc.

Limiting factors for conventional septic tank & leach drain systems may include microbial purification, subsoil pollution risk and nutrient retention ability and the proximity of development to the water feature. As a result alternative effluent treatment devices may be required.

vi. **Water Supply**

Potable water supply for all activities will be supplied via roof runoff and catchment. All domestic and the restaurant water requirements are easily ascertained i.e. each chalet will be provided with a supply in accord with Council Development Policy. The brewery process will consume up to 6 times production or up to 9.6kl per week. On this basis and subject to development approval requirements, water supply for the brewery may be provided by 3, 90kl tanks. Disinfection/sterilisation is a likely requirement for the restaurant and brewery.

The following shows the demand of each use on the water supply

Use	Water Usage (kl)
Chalet (each)	60kl
Microbrewery	270kl
Cafe/Restaurant	90kl
Caretakers Accom	90kl
Total	810kl

Supplementary water supplies for garden and fire fighting purposes will be available year round by virtue of the dams and lakes. An accessible draught point will be provided for fire appliances.

vii. **Other Outputs**

Solid wastes produced in the brew process are non toxic and constitute grain husks, hop residues and yeasts. On the basis these are often used as a rich stock feed supplement, they will be similarly used as feed. Other solid wastes will be collected on site and regularly transported to the local transfer station.

Noise emissions will come from refrigeration systems, compressors and pumps. As a result, noise can be realistically expected to fall within the parameters of that experienced within a conventional rural area.

Odours can be carried by steam from the lautering process and will comprise hops and malts. Odours are non offensive and do not require specific management even when microbrewery operations twice the size are located within commercial urban settings.

Separations of over 250m between the development site and the closest sensitive use ensures no adverse offsite impact.

viii. **Access and Parking**

As previously mentioned, access is to be effected via the existing crossover location. This provides a direct boulevard type approach to the microbrewery/restaurant and other tourist activity areas. Access to the owners and managers dwellings as well as the chalets, will be via a separate entry off the access leg. Access will be protected via a reciprocal arrangement with the rural residual.

Based on a full restaurant and a parking requirement of 1 bay per 4 seats (the requirements for "Place of Public Amusement"), a minimum of 25 bays will be required. To this effect, a suitable area is provided adjacent to the brewery and restaurant. Additional patron parking can be provided as an overflow area. Each chalet is provided with separate parking.

Due to the existing road network it is expected that most traffic will be from the south with little if any traffic using the northern portions of Millbrook Road.

A 2001 traffic count amounted to 782vpd on the southern portion of Millbrook Road. Using an optimistic average of 3 daily vehicle trips (dvt) for each chalet and an optimistic 4 movements per car bay for the microbrewery facility could amount to an ultimate long term generation of up to 120dvt. As the project will evolve over time, these total traffic rates are only ever likely over the longer term.

The existing crossover is retained as it also provides the best site lines available on this 80km/h section of road (approaching 200m in each direction). These distances compare favourably with the minimum 105m safe stopping site distance and even exceed the safe road intersection sight distance of 175m.

ix. **Aquaculture & Rural Uses**

Aquaculture may be pursued on the western portions of the site, separated from all tourist-based activities by the existing north/south shelterbelts. This activity will be subject to separate approval and Department of Fisheries licensing requirements as is currently the case for rural zoned land.

It is intended to continue grazing and hay production over remaining portions of the site for stock grazing and hay production.

The residual rural land will accommodate approx. 68ha and retain the original dwelling, sheds and old yards. Access will remain via a 20m wide access leg. A variety of topographic features (ridge and flats) and extensive areas of pasture as well as some remnant vegetation is retained on this parcel. Given the main rural improvements also remain on this land and given the residual is still large in the context of lot sizes in the locality, continued use and utility is not compromised.

6.0 CONCLUSION

The above analysis demonstrates there is a level of strategic support for this form of proposal and that both the site context and its qualities work to support the proposal.

To enable this project to be realised however, it will be necessary to include the land in the Schedule of Special Uses and include those activities nominated above as special uses. Based on the above analysis, a number of development conditions and a Development Guide Plan will also be required.

Once implemented, these measures will provide Council with an approval path and both the landowner and Council landuse security and certainty.

No	Land Particulars	Additional Uses	Special Conditions
15	Portion Lot 5756 Millbrook Road, Millbrook	<ul style="list-style-type: none"> - Microbrewery - Cafe/Restaurant - Single House - Caretaker's House/Flat - Chalet (6) - Blacksmith Workshop - Private Recreation - Aquaculture - Farmyard Animal Display - Livestock Grazing Cattle Sheep - Other uses consistent with the Rural Zoning 	See Below

Special Conditions

1.0 GENERAL

- 1.1 All subdivision and development shall generally be in accordance with the Development Guide Plan signed by the Chief Executive Officer along with any variations as may be approved by Council.
- 1.2 All development (including signage) shall be subject to the granting of Planning Consent approval prior to the commencement of construction.
- 1.3 In the case of aquaculture any application shall be determined in accordance with Clause 3.2.
- 1.4 Applications for Planning Consent shall be accompanied by complete details of colours, finishes, materials and detailed site layout plan/s.
- 1.5 Chalet length of stay shall be limited to 3 months in any 12 month period.

2.0 BUILDING DESIGN AND LOCATION

- 2.1 All buildings shall be set back a minimum distance of 50m from Millbrook Road.
- 2.2 All other setbacks shall be as indicated on the Development Guide Plan along with any variations as may be approved by Council.
- 2.3 All buildings shall be designed and constructed along a common theme incorporating natural and/or rustic materials (i.e.; timber, rammed earth, brick, factory coated corrugated metal sheeting) and use tonings; both in keeping with the rural amenity of the area.
- 2.4 Council shall refuse to approve walls and rooves constructed of reflective materials (i.e.: unpainted zincalume and/or white/off white colours).
- 2.5 Buildings shall not exceed a height of 7.5 metres, which is measured vertically from the natural ground level.

3.0 **LANDSCAPING AND FENCING**

- 3.1 Boundary fencing shall be of rural construction (such as post and strand) and shall be to the satisfaction of Council. No solid boundary fencing is permitted.
- 3.2 Council shall require the preparation and implementation of a landscaping and tree/shrub planting plan as a condition of development approval.

4.0 **SERVICES**

- 4.1 Council will require the creation of reciprocal access over the northern site access log for western portions of Lot 5756 as a condition of subdivision.
- 4.2 Parking shall be provided in the ratio of two bays per chalet. A minimum of 25 bays shall be provided adjacent to the Brewery/Restaurant building.
- 4.3 Stormwater drainage shall be accommodated on site to Council's satisfaction. No direct offsite discharge shall be permitted.

5.0 **WASTEWATER EFFLUENT DISPOSAL**

- 5.1 All on site wastewater effluent disposal shall be carried out to Council's satisfaction. ATU's may be required.
- 5.2 Until such a time as an onsite wastewater disposal device is approved to cater for the microbrewery wastewater this wastewater shall be suitably contained for offsite disposal at a licensed premises.

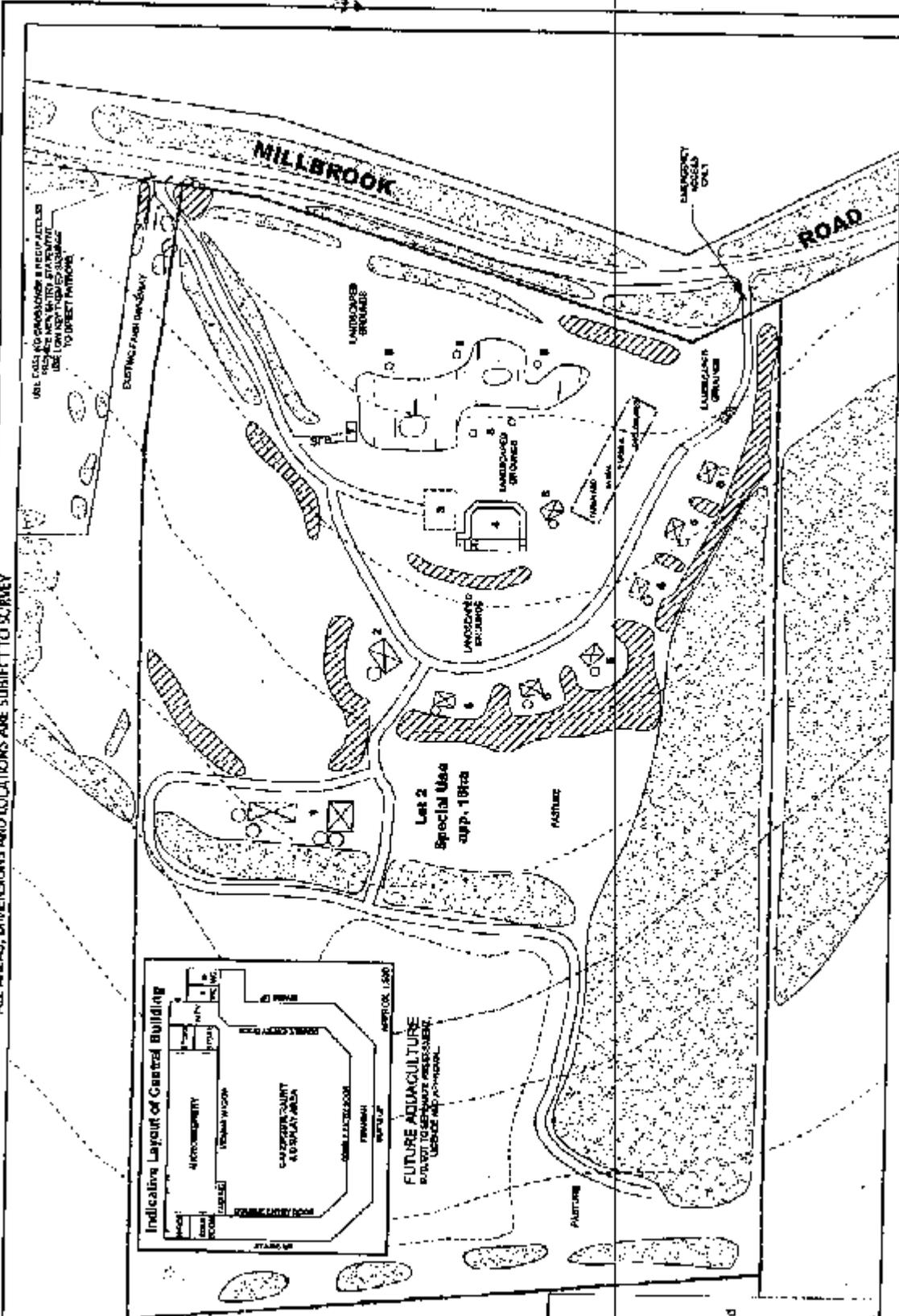
6.0 **POTABLE WATER SUPPLY**

- 6.1 Water tanks shall be painted or coloured an appropriate shade of brown or green or suitably screened with vegetation to the satisfaction of Council.
- 6.2 Where chalet water supply is to consist of rainwater storage only, each chalet is to be provided with a storage tank to Council's satisfaction.
- 6.3 The microbrewery/restaurant operations shall be provided with rainwater storage to Council's satisfaction.

7.0 **FIRE SAFETY**

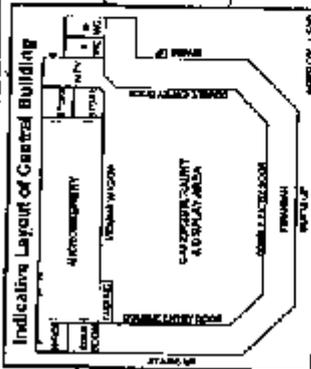
- 7.1 All areas remaining under pasture / grass / turf shall be maintained in a low fuel condition.
- 7.2 All buildings shall be provided with a 20m wide low fuel area.
- 7.3 Alternative emergency egress shall be available at all times via a strategic fire break linking to Millbrook Road to the satisfaction of Council and FESA, as generally shown on the Development Guide Plan.
- 7.4 Strategic firebreaks shall be constructed to a standard suitable for all year access by heavy duty fire appliances and two wheel drive vehicles within a 6m wide alignment including a 3m wide running surface.
- 7.5 In cases where only part of the zone is developed, an interim firebreak system or strategic fire break system shall be prepared and put in place, to the satisfaction of Council and FESA.
- 7.6 The strategic fire break network is to be appropriately maintained at all times to the satisfaction of Council.
- 7.7 Each chalet is to be provided with an approved fire blanket and domestic fire extinguisher.
- 7.8 A hardstand draughting point is to be provided at the lake to provide adequate fire emergency water supplies.

ALL AREAS, DIMENSIONS AND LOCATIONS ARE SUBJECT TO SURVEY



PL 5756

Lot 1
Rural Balance
app. 68ha



FUTURE AQUACULTURE
SUBJECT TO SEPARATE PROFESSIONAL
DESIGN AND APPROVAL

LEGEND

- Existing Vegetation (to be retained)
- Landscaping/Screen Planting
- Existing Water Features
- Existing Overlaid Road & Shed
- Future Carriageway/Employee Access
- Parking Area
- (Above min. 25 Vehicles)
- Microbrewery & Restaurant (incl. Veranda/Deck)
- Blacksmith Workshop
- Chalet
- Hardstand
- Public Facilities

Development Guide Plan

Microbrewery and Ancillary Tourist Uses
Portion of Lot 5756 Millbrook Road
City of Albany

SCALE
1:2000

ACCEPTED BY RESOLUTION OF THE COUNCIL OF THE
CITY OF ALBANY
AT THE _____ OF _____ MEETING
ON THE _____ DAY OF _____
LIVE LACUNIVE OFFICE

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

**PROPOSED AMENDMENT
NO. 142 TO THE CITY OF ALBANY
TOWN PLANNING SCHEME NO. 1A**

**LOT 60 ALBANY HIGHWAY AND
LOT 40 STEAD ROAD, CENTENNIAL PARK**

GREG ROWE & associates

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1.0 INTRODUCTION

This report has been prepared in support of an application to the City of Albany to rezone Lot 60 (No. 166) Albany Highway and Lot 40 (No.97) Stead Road, Centennial Park, from "Other Commercial" to "Central Area".

This report is associated with the "City of Albany Town Planning Scheme No.1A Amendment No. 142" report, which incorporates the statutory documentation required to initiate a Scheme Amendment.

The purpose of the proposed Scheme Amendment (a rezoning) is to facilitate the development of a shopping centre on the above properties. This report provides background information relating to the site, contains a description of the proposal, addresses the statutory and strategic planning considerations and examines other relevant planning and environmental issues applicable to the rezoning proposal.

2.0 SITE DESCRIPTION

2.1 LEGAL DESCRIPTION

Lot 60 (No. 166) Albany Highway and Lot 40 (No. 97) Stead Road, Centennial Park (herein referred to as 'the subject site') are held in Certificate of Titles Volume 1710 Folio 98 and Volume 1192 Folio 575 respectively.

The subject site has a total land area of 15,844m².

Copies of the Certificate of Titles are contained in Appendix 1 of this report.

2.2 LOCATION

Regional Location

The subject site is located within the Municipal boundaries of the City of Albany, in the locality of Centennial Park.

Figure 1 depicts the subject site in its regional context.

Local Location

The subject site is located approximately 600 metre north-west of the Albany Central Area and is located on the main road, being Albany Highway, into this area.

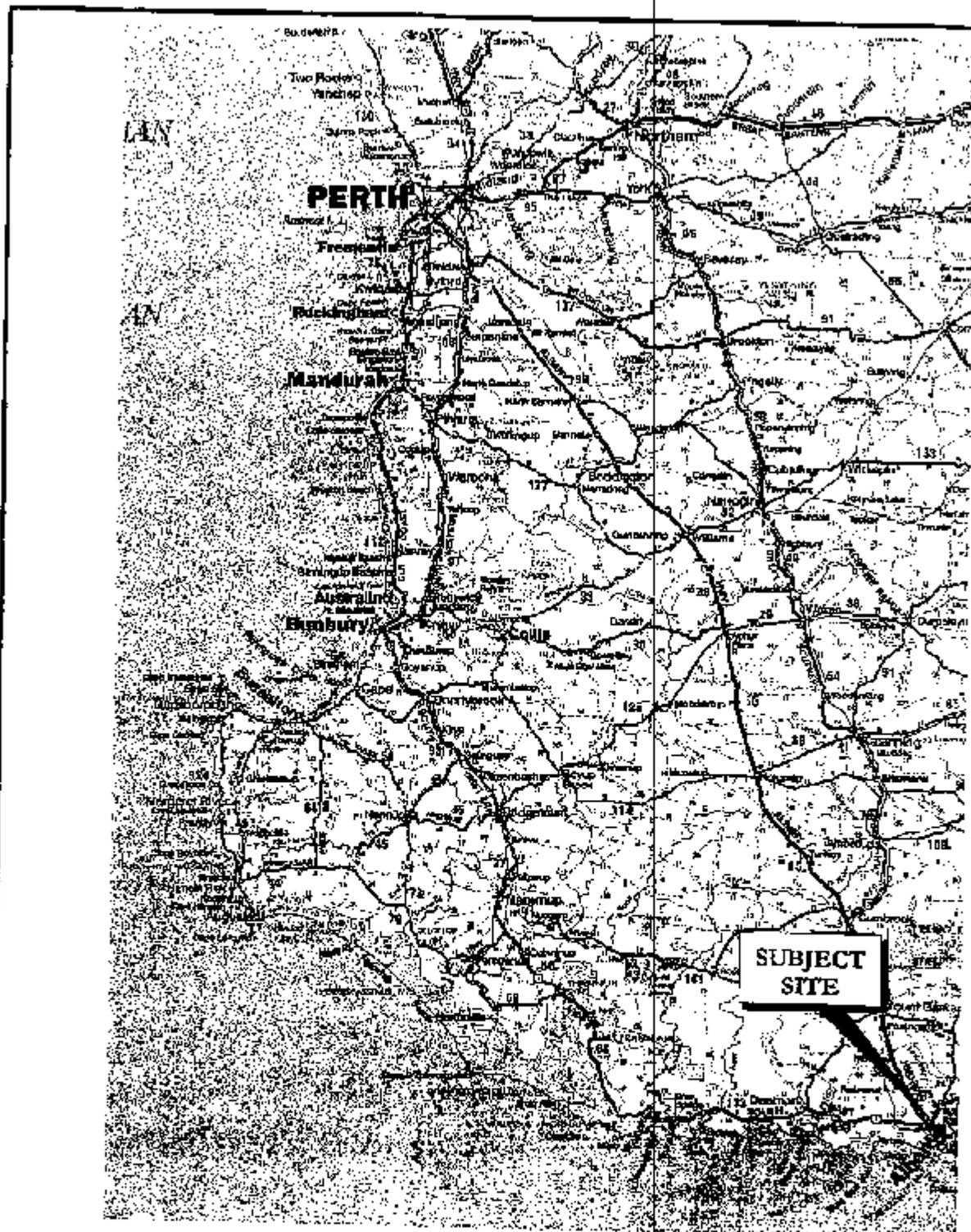
Figures 2 and 3 depict the site in its local context.

2.3 SUBJECT SITE

Lot 60 was previously occupied by a car dealership called "Barnesby Motors" and contains several commercial buildings. The building fronting Albany Highway was previously used as a showroom and offices and the building towards the rear for motor vehicle servicing.

Lot 40 is currently occupied by a single storey residential dwelling.

Figures 4 to 6 depict the subject site in its local context and Figure 7 presents photographs of the subject site.



BASE INFORMATION REPRODUCED BY PERMISSION OF THE DEPARTMENT OF LAND ADMINISTRATION,
PERTH, WESTERN AUSTRALIA, COPYRIGHT LICENCE CL20/2003)

FIGURE 1

REGIONAL LOCATION

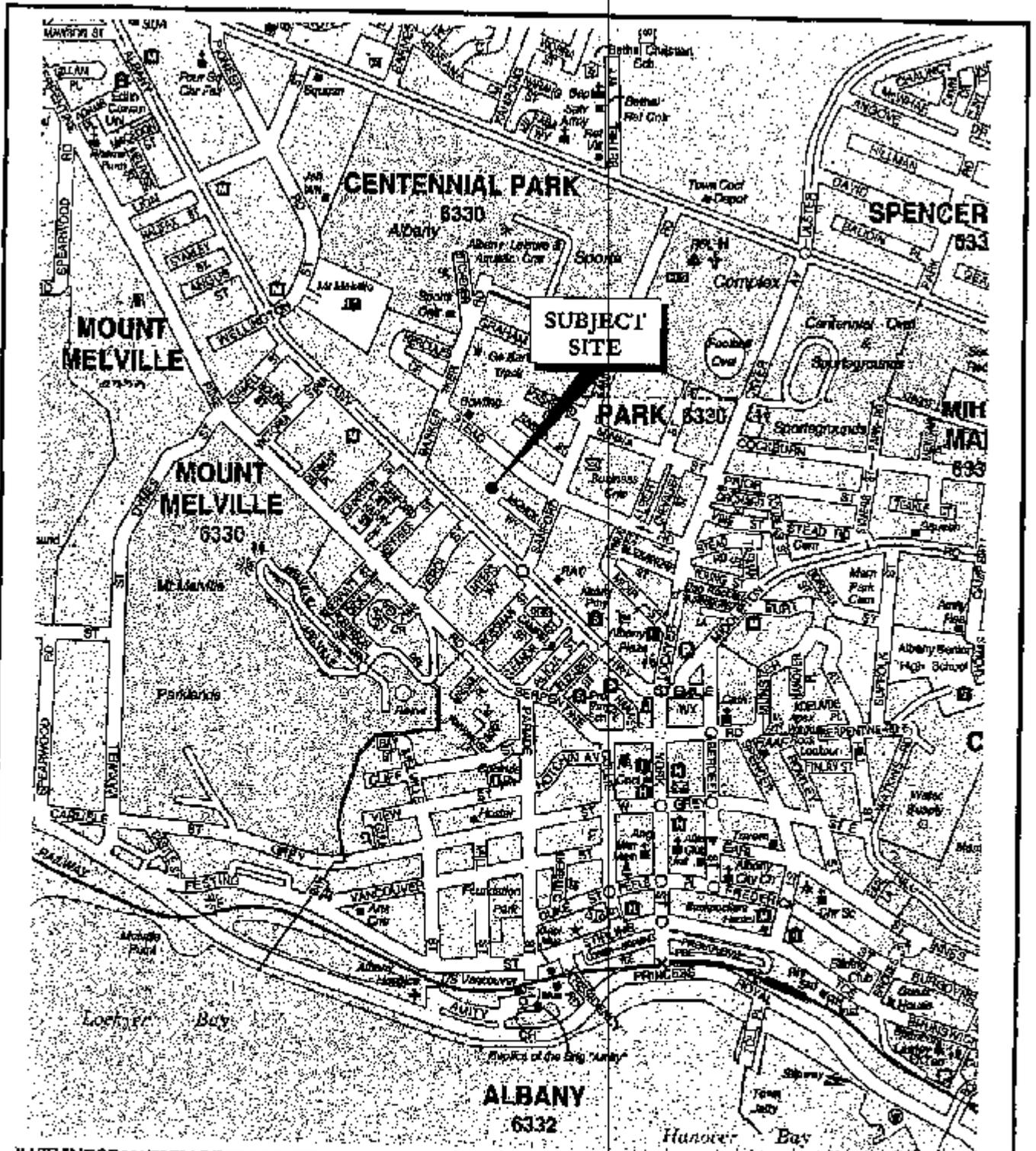


NORTH
NOT TO SCALE

Job No.4109

**SUBJECT
SITE**





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FIGURE 2

LOCAL LOCATION



NORTH

NOT TO SCALE

Job No.4109



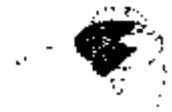


 SUBJECT SITE

FIGURE 3
AERIAL
PHOTOGRAPH



NORTH
SCALE 1:2000
Job No. 4109



GREG ROWE ARCHITECTS

Figure 4: Subject Site - Lot 60 Albany Highway, Centennial Park



Figure 5: Subject Site - Lot 60 Albany Highway, Centennial Park

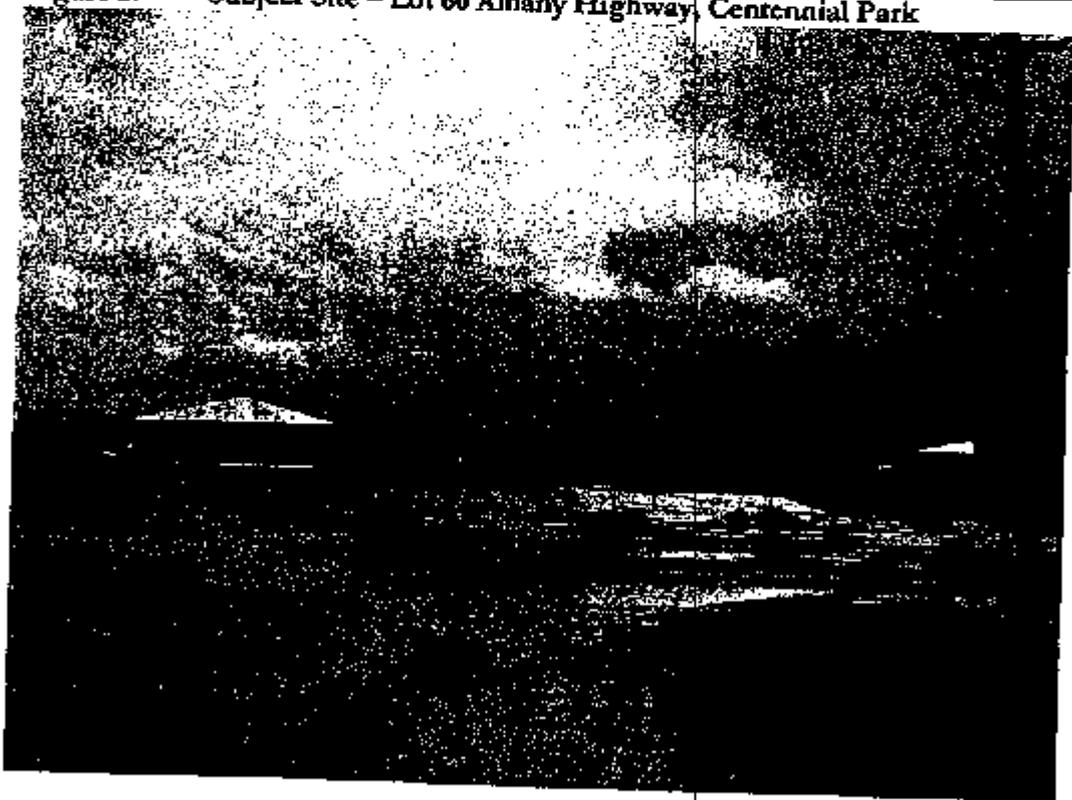
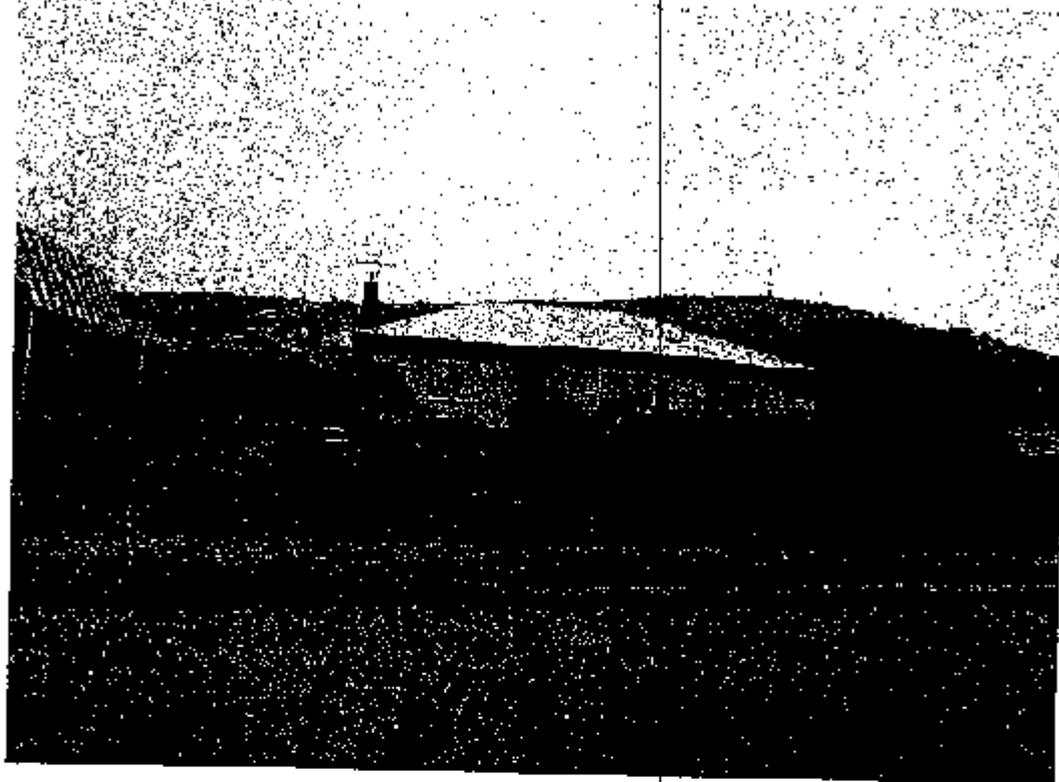


Figure 6: Lot 40 Stead Road, Centennial Park





 SUBJECT SITE

FIGURE 7
AERIAL
PHOTOGRAPH



NORTH
SCALE 1:1250
Job No. 4109



2.4 SCHEME PROVISIONS AND ZONING

City of Albany Town Planning Scheme No. 1A:

The subject site is currently zoned "Other Commercial" under the provisions of the City of Albany Town Planning Scheme No. 1A (herein referred to as 'the Scheme').

The current use of the site is for "Vehicle Sales and/or Hire" which is an "AA" use or a discretionary use as determined by Council.

2.5 SURROUNDING LAND USE/ZONING

The subject site is located on the north-eastern side of Albany Highway within the locality of Centennial Park. Within the street block defined by Albany Highway, Barker Road, Stead Road and Sanford Road there are three separate zonings, as follows:

- "Other Commercial";
- "Industry"; and
- "Residential".

With the exception of residential properties fronting Barker Street and several others along Monck Way, the majority of the street block contains commercial and industrial uses.

The subject site, on the Albany Highway side, is located opposite commercial land uses. Whilst these properties are zoned "Residential", they are classified as having "Special Additional Uses", which permits (non-residential) additional uses. In addition, Albany Highway has dual lanes separated by a central median, providing a substantial buffer between the two sides.

The other streets surrounding the subject site, Barker Road, Stead Road, Sanford Road and Monck Way are predominantly zoned "Industry" or "Other Commercial" reflecting the varying commercial and industrial land uses.

In summary, the proposed rezoning to "Central Area" and the proposed shopping centre development are considered to be appropriate, given the land uses and Scheme zones surrounding the subject site are unlikely to cause any land use conflict.

Figures 8 to 13 photographs indicate land uses surrounding the subject site.

2.6 SERVICES AND INFRASTRUCTURE

Road:

The subject site fronts a primary regional road, Albany Highway, and a local distributor road, Stead Road, at the rear. Albany Highway consists of four lanes and a 5.0 metre wide central median strip. A median break exists in front of the subject site. Stead Road consists of two lanes and is sealed and kerbed.

Services:

The subject site is serviced, from the Albany Highway and Stead Road, by all applicable servicing, inclusive of power, gas, telephone, water and reticulated sewer. It is anticipated that all these services will be utilised for the proposed shopping centre.

Figure 8: Surrounding Land Uses – No.168 Albany Highway, Centennial Park



Figure 9: Surrounding Land Uses – Nos.148 to 164 Albany Highway, Centennial Park



Figure 10: Surrounding Land Uses - Opposite side of No.166 Albany Highway, Centennial Park



Figure 11: Surrounding Land Uses - Stead Road, Centennial Park

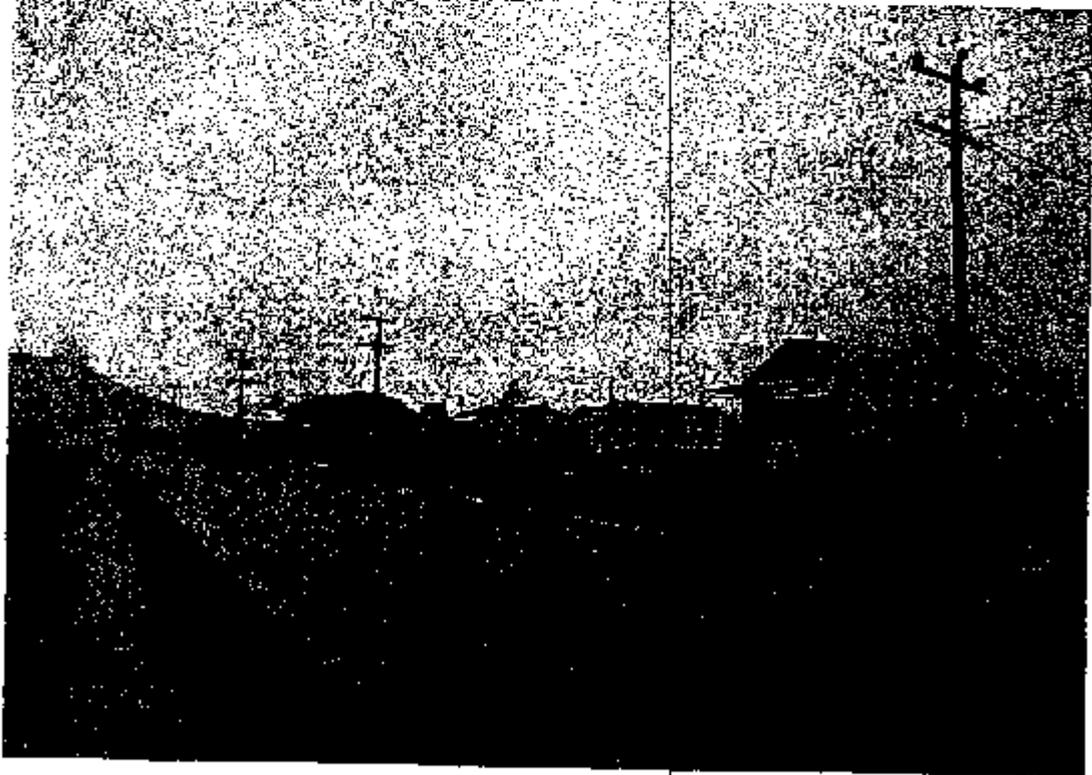


Figure 12: Surrounding Land Uses – Stead Road, Centennial Park



Figure 13: Surrounding Land Uses – Monck Way, Centennial Park



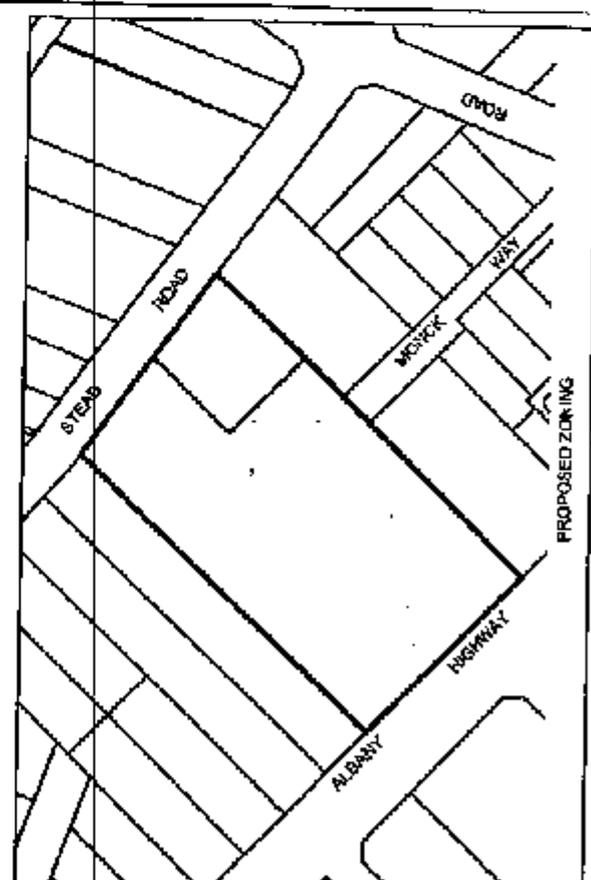
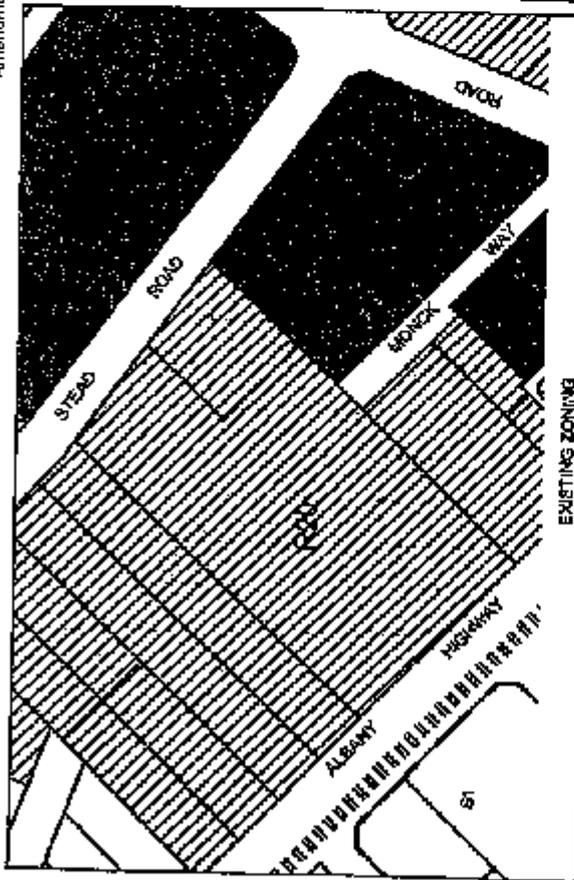
3.0 PROPOSED SCHEME AMENDMENT

The purpose of this document is to formally request that the City of Albany initiate an Amendment to the Scheme in order to modify the zoning of Lot 60 (No. 166) Albany Highway and Lot 40 (No. 97) Stead Road, Centennial Park, from "Other Commercial" to "Central Area" zone.

The proposed Scheme Amendment will facilitate a shopping centre on the subject site. The proposed development incorporates an "Action" supermarket of 3,700m², a "mini major" retail tenancy of 1,200m² and six (6) retail tenancies. The proposal is discussed in detail within Section 4.

The existing and proposed zonings are depicted in Figure 14.

Figure 14 - Proposed Rezoning
 City of Albany Town Planning Scheme No. 1A
 Town Planning and Development Act 1928 (As Amended) and Town Planning Regulations 1987 (As Amended)
 Amendment No. 142



LEGEND

ZONES

- RESIDENTIAL
- CENTRAL AREA
- OTHER COMMERCIAL
- INDUSTRY

OTHER

- SPECIAL ADDITIONAL USES
- SCHEME BOUNDARY

NOT TO SCALE

NORTH

ADDITIONAL USES

ADDITION Regulation 13(1)(B)
 ADOPTED by resolution of the Council of the
 City of Albany at its Ordinary Meeting of the Council
 held on the 18th day of December 2002.

MAYOR _____

CHIEF EXECUTIVE OFFICER _____

FINAL APPROVAL

1. FINAL ADOPTION BY COUNCIL
 Adopted by Final Approval by Resolution of
 the City of Albany at the
 Meeting of Council held on the _____
 day of _____
 The Council of the City of Albany
 was hereby called by notice of a
 resolution of the Council to the purpose of

MAYOR _____

CHIEF EXECUTIVE OFFICER _____

2. RECOMMENDED / SUBMITTED FOR FINAL
 APPROVAL:

CHAIRPERSON OF THE WESTERN
 AUSTRALIAN PLANNING COMMISSION

Date: _____

3. FINAL APPROVAL GRANTED

MINISTER FOR PLANNING AND
 INFRASTRUCTURE _____

Date: _____

4.0 DEVELOPMENT PROPOSAL

The subject site is located between Albany Highway to the south-west and Stead Road to the north-east. The land is at the high point of the ridge on Albany Highway and slopes some 6.5 metres from south-west to north-east, offering district views. The proposed development is conceived as a very simple, light and elegant structure within a landscaped setting, rather than the traditional shopping centre aesthetic.

The proposed development is oriented to Albany Highway, with the major block of parking located here, and two entrances to the northern and southern edges. The northern driveway continues as a through-site link for passenger vehicles, whilst large service vehicles are limited to the southern and eastern edges of the site. The slope of the land allows a floor of basement parking to be inserted below the retail level and accessed from the northern driveway. Parking bays are proposed to be wider than normal to accommodate 4WD and Utility vehicle. A number of tandem bays are proposed to accommodate long vehicles and trailers/caravans.

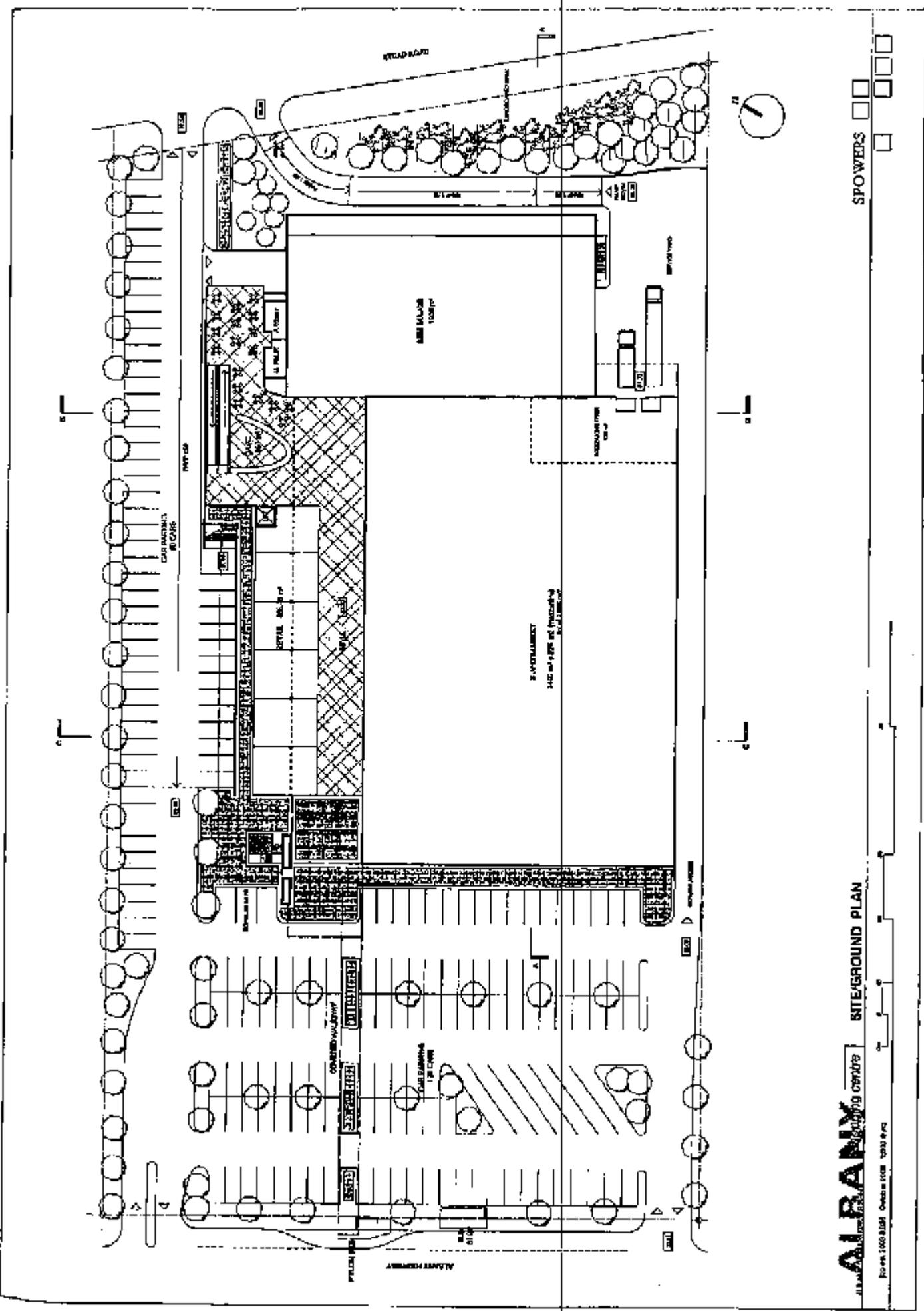
The building is set back from Albany Highway some 55 metres, behind a landscaped carpark and is connected to the street by a covered access way. The plan is arranged with the two major retail tenancies to the south and east to allow ease of servicing and to provide the opportunity of opening the building to the sunny north aspect. A mall runs from east to west the length of the building, providing access to the supermarket, as well as double sided small retail tenancies to the north. At the main junction, the mall expands to become a central space housing a second entrance, as well as a café. The travelators to the basement carpark are also placed here, within a glazed box facing north, which cantilevers out to form a café seating area, taking advantage of the views to the east. This cantilever also shelters a lower level pedestrian entry, from Stead Road.

The proposed development is depicted in Figure 15.

A summary of the proposed development is provided in the following table.

Table 1: Planning Summary of the Proposed Development:

FLOORSPACE ALLOCATION	
Component	Floor Space
Net Lettable Area	
Supermarket lower level	3,480 m ²
Supermarket mezzanine level	225 m ²
Mini-major	1,200 m ²
Small shops	450 m ²
Cafe	150 m ²
Total	5,505 m²
Gross Floor Area	
Retail	5,280 m ²
Travelators/Lifts	80 m ²
Amenities	60 m ²
Mall	690 m ²
Walls	45 m ²
Bins/Service Rooms - Undercroft	70 m ²
Lobby to Travelators - Undercroft	90 m ²
Total	6,155 m²
PARKING	
Ground level	189 bays
Undercroft level	144 bays
Total	333 bays
LANDSCAPING	
Soft landscaping	1775 m ²

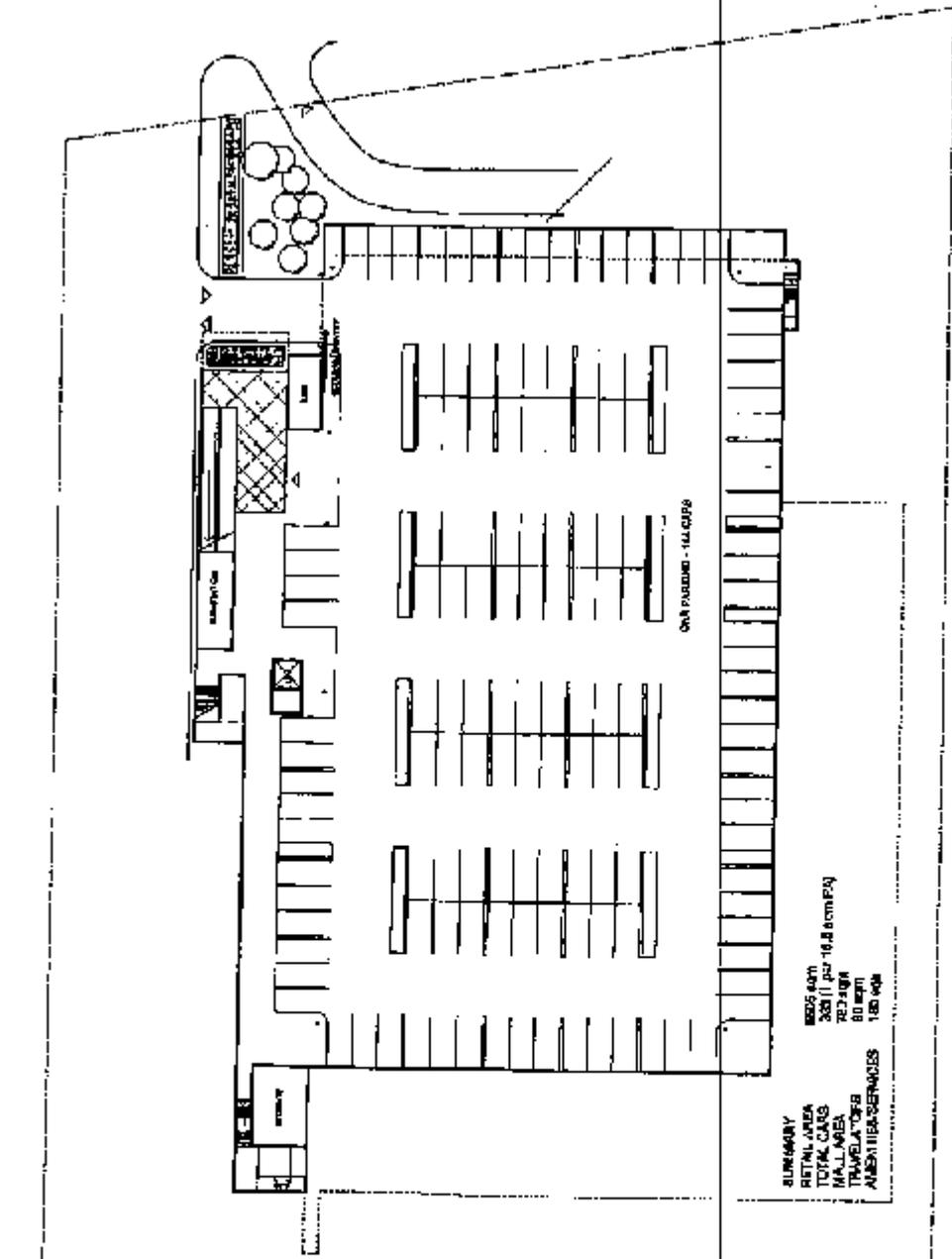


ALBANY 100,000 sq ft center **SITE/GROUND PLAN**

Plot nos 1460 81041 October 1988 10:00 A.M.

SPOWERS





BEDS 40th
 200 (1 per 10 sq ft) (25)
 TOTAL CHAIRS
 28 (1 per 10 sq ft)
 TRAVELATOR
 100 (1 per 10 sq ft)

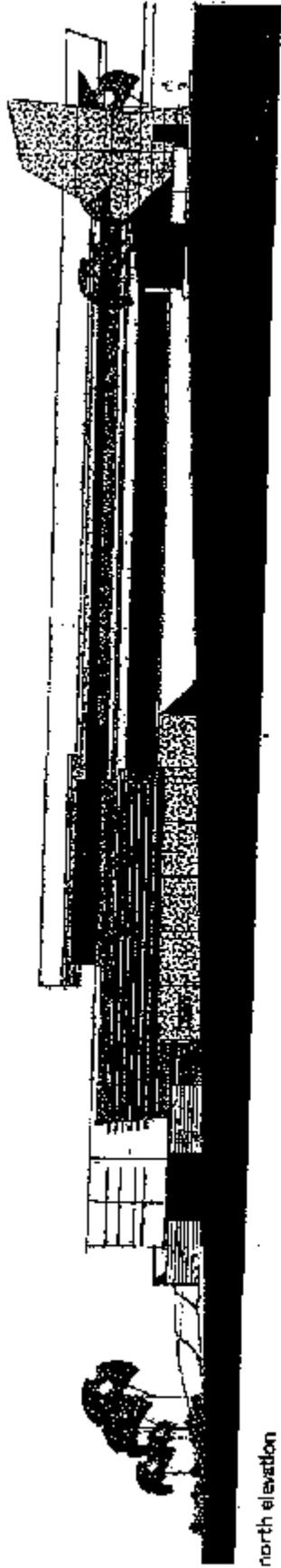
SUPPLY AREA
 RETAIL AREA
 TOTAL CHAIRS
 TRAVELATOR
 AMBULANCES 100 (1 per 10 sq ft)

ALBANY ALBANY REGIONAL CENTER
 UNDERCROFT PLAN

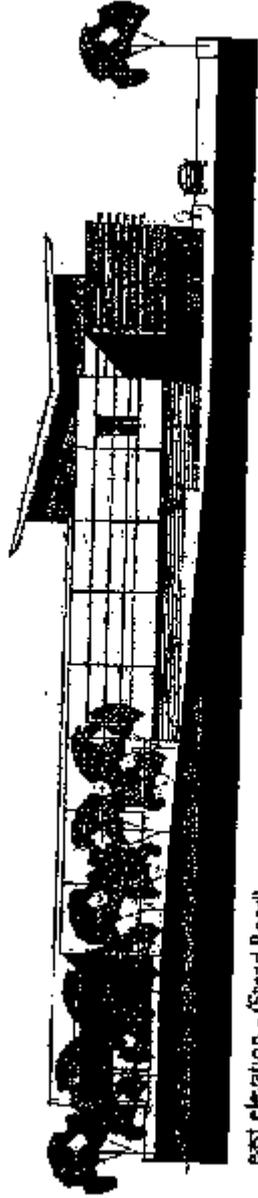
Date: 10/1/88 Drawn by: 1008 & 10

SPOWERS

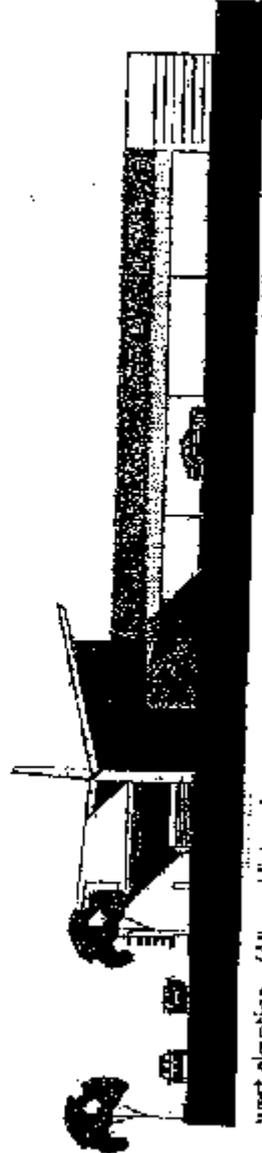




north elevation



east elevation - (Stead Road)



west elevation - (Albany Highway)

TYPICAL ELEVATIONS

ALBANY
 A MAJOR DEVELOPMENT IN THE ALBANY CENTRE

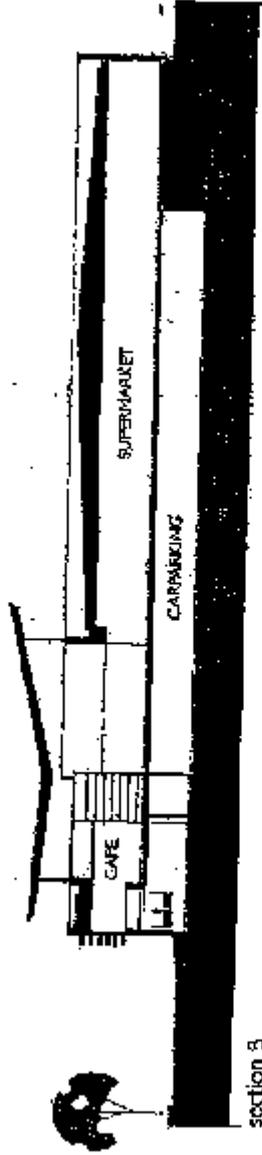
BRUCE SPOWERS ARCHITECTS

SPOWERS





section A



section B



section C

TYPICAL SECTIONS

ALBANY Building Centre

ALBANY BUILDING CENTRE
 100-110, FORTS LANE, GARDNERVILLE

-SPOWERS

5.0 TOWN PLANNING CONSIDERATIONS

5.1 WESTERN AUSTRALIAN PLANNING COMMISSION

Statements of Planning Policy:

Whilst there are no Statements of Planning Policy (SPP) applicable to the rezoning, reference has been made to SPP 4.2 - Metropolitan Centres Policy Statement for the Perth Metropolitan Region. SPP 4.2 provides guidance on supporting information that should include in retail proposals. In this context, SPP 4.2 has been used as a guide in the provision of information contained within this report.

A Commercial Strategy for Albany:

The then State Planning Commission (renamed WAPC) released "A Commercial Strategy for Albany" (CSA) in August 1994. The purpose of the CSA is to "set out the strategy for the commercial growth of Albany to the year 2021". It is noted that the CSA has similar provisions to the City of Albany Commercial Strategy Review.

Whilst it is acknowledged that the CSA is still applied by the WAPC, concern is raised over the validity and relevance of certain provisions given the document is approximately ten years old. These concerns are addressed in detail, within the next section of the Commercial Strategy Review.

It is noted however that the relevant statements/provisions of CSA in support of the proposal are as follows:

- Retail and commercial sector activities are a vital component of the structure of Albany and have a major influence on employment location, travel patterns, both local and regional, and the overall appearance and character of Albany as the regional centre of the Great Southern region.
- Albany has demonstrated a steady growth rate of growth over the last 35 years and projections suggest a doubling of its population over the next 30 years.
- As the regional centre, Albany has a cohesive mainstreet and qualities which need to be protected from the threat of disaggregation from new decentralised shopping developments

It is noted that the CSA recommends a hierarchy classification for District Centres between 10,000-20,000 m² and for Neighbourhood Centres between 2,000-5,000 m². In the context of this rezoning, the development proposal has not been defined given the variance in the shopping centre classifications.

Residential Expansion for Albany:

The then State Planning Commission (renamed WAPC) released the "Residential Expansion Strategy for Albany" (RESA) in August 1994. The purpose of the RESA is "for the provision of residential land to cater for the growth of Albany to the year 2021". As stated in the CSA, the RESA states that "Albany has demonstrated a steady growth rate of growth over the last 35 years and projections suggest a doubling of its population over the next 30 years".

Of relevance to the rezoning, the indicative residential expansion of Albany is partly identified to occur to the north and east of the subject site beyond the established residential areas. Furthermore, the projected population will provide a large catchment area for the shopping centre.

5.2 CITY OF ALBANY

City of Albany Town Planning Scheme No. 1A:

The subject site is zoned "Other Commercial" under the provisions of TPS No.1A. The proposed development for the site incorporates a supermarket, six subsidiary shops and a "mini major" shop. Under the provisions of "Appendix 1 - Zoning Table" a "Shop" is not permitted use within the "Other Commercial" zone.

In considering the above, it is proposed to rezone the subject site to "Central Area" as a "Shop" use, which is a permitted ("P") use. The "Central Area" zone is considered to be the most appropriate zone given the subject site's close proximity to York Street and hence, the Central Area zone, which commences approximately 250 metres away along the Albany Highway, towards the south-east.

Reference is made to the provisions of "Appendix III - Zone Development Table" for the "Central Area" Zone. The proposed development is compliant with all development standards as follows:

Table 2: Zone Development Table - Central Area

Development Standard	Required	Proposed
Minimum Effective Frontage	5 metres	92.2 metres
Maximum Plot Ratio	1.5	0.32
Setbacks:		
-Front	N/A	55 metres
-Rear		12 metres
-Side (NW)		14 metres
-Side (SE)		4 metres
Minimum Carparking Spaces	1 per 40m ² gross floor area -138 bays required	333 bays
Minimum Landscaping	10% of site	10% of site (1,600m ²)

Table 3: Use Development Table - Shop

Development Standard	Required	Proposed
Minimum Lot Area	100m ²	15,844m ²
Maximum Plot Ratio	0.35	0.32
Setbacks:		
-Front	N/A	55 metres
-Rear		12 metres
-Side (NW)		14 metres
-Side (SE)		4 metres
Minimum Carparking Spaces	1 per 20m ² gross floor area - 275 bays required	333 bays
Minimum Landscaping	N/A	1,600m ²

In support of the rezoning proposal, it is noted that Amendment No. 127 Gazetted on 8 August 2003 involved the rezoning of the old Albany Primary School site, which was rezoned from "Public Use" Reserve to "Central Area" Zone. This particular lot is located approximately 250 metres from the subject site.

Draft Albany Local Planning Strategy:

The draft City of Albany Local Planning Strategy (ALPS) was advertised for public comment in 2001 and has yet to be adopted. There are a number of issues/provisions within the Strategy which relate to the site, as follows:

- City residents have expressed concern regarding the future of the CBD, particularly in regard to the ability to accommodate traffic and parking demands. There is also some concern that the CBD is physically constrained and cannot accommodate growth.
- The CBD is a regional centre, providing a high level of retail, commercial and community services and attracting people from around the city and the Great Southern Region.
- Mixed use and retail developments have also occurred along arterial roads in the city. This type of development can have significant, negative visual impacts, and there is a need to control and confine such development to special policy areas.
- There is a need to:
 - identify adequate retail, commercial and office areas to cater for future demand;
 - maintain the role of the CBD as the retail and commercial focus in the region;
 - preserve and enhance the character of Albany's CBD;
 - address transport and parking issues in the CBD;
 - equitably provide neighbourhood and local centres in residential areas; and
 - confine and control mixed use and retail development along arterial roads.
- It is recognised through the Albany Commercial Strategy (2000) that the CBD should be maintained and strengthened as the core retail, commercial and administration centre in the Great Southern Region. The ALPS supports and strengthens this approach.
- A critical component of future development in the CBD is the provision of adequate access and car parking facilities. To this end, the ALPS promotes strategies and policies for: defined car parking nodes, traffic circulation routes, efficient car parking layout, integration of public transport, and shared/communal based parking provision in the CBD. Fragmentation of land ownership, land assembly and a clearly definable integrated structure have been noted as being the main constraints to providing adequate parking in the CBD.
- The Strategic Action Plan recommends the following:
 - To provide opportunity for local employment and economic growth.
 - Promote and protect the CBD as the retail, commercial and community hub of Albany and the region.
 - Encourage the western and eastern expansion of the CBD area, where it does not conflict with or result in the inappropriate conversion of buildings of heritage or streetscape value. (TPS)

In summary of the above provisions of the ALPS, it is clear that the proposed rezoning and development can be supported. These reasons are identified in the proceeding section.

Albany Commercial Strategy Review:

The City of Albany Commercial Strategy Review (CSR) was adopted in 2000. There are substantial similarities with the WAPC's CSA and CSR provisions and therefore, they have not been reviewed in detail, given they have been reviewed in the previous section. There are, however, a number of issues/provisions within the Strategy relating to the site, which require comment as follows.

- The CSR analysis has been based around a gravity model and it would appear that no assessment has been made of the overall level of retail floorspace required. Much of the CSR report devotes its time to the issue of the location of a DDS and whether a second one could be justified. None of this now has relevance given the opening of Kmart in Albany Plaza.
- The issue of neighbourhood centres, addressed on page 40, Section 8.6, recommends that new centres be located in Bayonet Head, Warnsley and that a district centre eventually be established at Warnsley. The justification for these assessments is essentially based on a simplistic gravity model.
- The conclusion is that apart from a few local centres there is no scope for additional retail in the region. Apart from extensive discussion of a DDS there is no analysis of the preferred composition of retail floorspace. This is a serious deficiency in this commercial strategy. It is also generally a deficiency in the gravity model used in that no distinction is made between various types of retail floorspace. It is also interesting to note at page 53 their rejection of floorspace guidelines.
- There is no specific analysis of supermarket or food floorspace in the Commercial Strategy or its Review. Generally the assertion is that there should be more local centres provided in outlying locations.
- No assessment is made of how to deal with issues of congestion in the Town Centre which are identified by residents as a major problem.

In summary of the above, there is a clear indication that the simplicity of the CSA and CSR analysis of floorspace provision and requirements are inadequate. The documents provide a simple hierarchy for the allocation of floorspace and centres.

The development proposal will compliment, but not substantially impact on, the Albany central area. The shopping centre will be located on a major road and will provide sufficient parking. The shopping centre is expected to have a leading role in the region and central area in providing an alternate and competitive shopping centre to those of Woolworths and Coles.

6.0 REZONING JUSTIFICATION

6.1 SUITABILITY OF THE DEVELOPMENT

Rezoning of the subject site to "Central Area" will facilitate the development of a new high quality shopping centre that will have a positive impact on the future of Albany. There a number of supporting principles identified as follows:

- The development will provide a landmark entry statement to the Albany central area when accessed from Albany Highway. The current standard of commercial properties within the immediate vicinity are generally of an older style and have received limited maintenance over time.
- The subject site is surrounded by similar and compatible commercial land uses. The extension of the Central Area zone to the subject site will allow for the natural expansion of the downtown area along Albany Highway. Currently retail/commercial expansion has predominantly occurred to the north of York Street along Lockyer Street.
- The subject site will contribute to effective traffic management within the Central Area by diverting consumer traffic away from the downtown area, which serves as a recreational and tourist shopping area, rather than for household grocery shopping.
- FAL Holdings has been searching for a shopping centre site in the Albany central area for several years without success. This is due in part to a lack of suitably sized lots with sufficient access and frontage to a major road. In this respect, the subject site is ideally located and of sufficient size to become commercial viable.

6.2 ARCHITECTURAL MERITS

The building forms are very contemporary and light in appearance and communicate a feeling of openness. The main supermarket volume is set 1.5 metres below street level, with a translucent glazed west façade above 3.0 metres height. The presence of the development on Albany Highway is signalled by a pylon sign, attached to a bus shelter structure. This element is connected to the building entry via the covered access way. The parasol roof over the main mall is set higher than the adjacent roofs, allowing clerestory glazing to north and south.

The north elevation is almost totally glazed, with a parasol roof protecting the small retail tenancies, and horizontal sunshading protecting the travelator/café volume. Because of the site arrangement and the fall of the land, the east façade to Stead Road will be a solid wall 6 metres high, by 43 metres long, set on columns above the undercroft carpark. This façade is relieved by surface modelling, and is screened by a heavily landscaped bank to the east of the service ramp.

It is expected that the development will become a landmark site for entry to the Albany central area due to the contemporary form and design, whilst providing modern shopping conveniences to the community.

6.3 RETAIL AND ECONOMIC IMPACT ANALYSIS

To provide a detailed analysis of the retail and economic impact of the proposed shopping centre, IBECON - Retail and Economic Consultants were commissioned to assess the market potential for retail facilities in the Albany Region against all relevant criteria.

In review of the report, several conclusions can be drawn from the *IBECON* analysis:

- The proposed Albany Shopping Centre would result in a modern facility which would trade viably.
- There is a deficiency of supermarket floorspace in Albany, which will be addressed by this proposal.
- The initial impact of this proposal on other shops in Albany is moderate (losses of 7% in first year) and would be recovered within two to three years depending on the location and type. Most of this impact would be born by existing major supermarkets.
- This proposed development would increase competition and level of service to residents of Albany particularly as it would help to break the market dominance of Coles and Woolworths.
- The proposed expansion would offer an attractive alternative to supermarket and convenience shoppers in Albany which is not presently available to them.
- There are some serious deficiencies in the data, analysis and conclusions in the *Albany Commercial Strategy* which need to be addressed.
- The proposed expansion should therefore be allowed to proceed.

In addition to the above findings, the shopping centre will be a significant employment generator, particular for persons aged between 15 and 21 years. This will contribute to the retention of younger people in the Albany area with the provision of stable employment prospects. It is noted that in June 2002 there were 1,011 unemployed people with an unemployment rate of 6.2% (Source: Department of Employment, Workplace Relations and Small Business).

The IBECON Retail and Economic Impact Report is included as Appendix 2.

6.4 TRAFFIC ANALYSIS

To provide a detailed analysis of the traffic impact of the proposed shopping centre, Transcore Consultants were commissioned. The traffic analysis report established the net traffic increase as a result of the proposed development and the resultant likely traffic increases on the surrounding road network.

In order to assess the traffic impact of the proposed development, a traffic generation and distribution exercise was undertaken. The outcome of this exercise established that the proposed shopping centre would result in an approximate 5,400 net additional vehicles trips on a typical Saturday and 790 net additional trips during the Saturday midday peak period. The distribution of this net traffic increase onto the surrounding road network revealed that the estimated increases would not have any significant impact on the traffic operations and could be accommodated without adversely affecting operations or safety considering the standard and nature of the roads.

As such, it is concluded that traffic related issues should not form an impediment to the proposed Rezoning of Lots 40 & 60 from "Other Commercial" to "City Centre".

The Transcore Traffic Impact Statement is included as Appendix 3.

7.0 CONCLUSION

The preceding documentation has detailed the appropriateness of rezoning Lot 60 (No. 166) Albany Highway and Lot 40 (No. 97) Stead Road, Centennial Park, from "Other Commercial" to "Central Area".

The proposed Scheme Amendment is to facilitate the development of a landmark shopping centre that is suitably located within close proximity to the Albany downtown.

In this context, Council is requested to consider this proposal and resolve to initiate an amendment to City of Albany Town Planning Scheme No. 1A by rezoning Lot 60 (No. 166) Albany Highway and Lot 40 (No. 97) Stead Road, Centennial Park, from "Other Commercial" to "Central Area".

4109Oct05

SCHEME REPORT

1.0 INTRODUCTION

This report has been prepared to rezone Lot 60 (No. 166) Albany Highway and Lot 40 (No.97) Stead Road, Centennial Park, from "Other Commercial" to "Central Area".

The proposed Scheme Amendment will facilitate a shopping centre on the subject site. The proposed development incorporates an "Action" supermarket of 3,700m², a "mini major" retail tenancy of 1,200m² and six (6) retail tenancies.

This report is associated with the supporting rezoning report, which provides background information relating to the site, contains a description of the proposal, addresses the statutory and strategic planning considerations and examines other relevant planning and environmental issues applicable to the rezoning proposal.

2.0 SUBJECT SITE/LOCATION

Lot 60 (No. 166) Albany Highway and Lot 40 (No. 97) Stead Road, Centennial Park (herein referred to as 'the subject site') are held in Certificate of Titles Volume 1710 Folio 98 and Volume 1192 Folio 575 respectively. The subject site has a total land area of 15,844m².

The subject site is located approximately 600 metre north-west of the Albany Central Area and is located on the main road, being Albany Highway, into this area.

3.0 EXISTING USE/ZONING

Lots 60 and 40 are zoned "Other Commercial" under the provisions of the City of Albany Town Planning Scheme No.1A. Lot 60 was previously occupied by a car dealership called "Barnesby Motors" and contains several commercial buildings. The building fronting Albany Highway was previously used as a showroom and offices and the building towards the rear for motor vehicle servicing. Lot 40 is currently occupied by a single storey residential dwelling.

4.0 PROPOSAL

In order to achieve the proposed development objectives it will be necessary to rezone Lot 60 (No. 166) Albany Highway and Lot 40 (No. 97) Stead Road, Centennial Park, from "Other Commercial" to "Central Area" zone. Rezoning of the subject site to "Central Area" Zone is required to allow for a "Shop" use to be permitted. The proposed "Shop" development incorporates an "Action" supermarket of 3,700m², a "mini major" retail tenancy of 1,200m² and six (6) retail tenancies. The subject site is located between Albany Highway to the south-west and Stead Road to the north-east. The land is at the high point of the ridge on Albany Highway and slopes some 6.5 metres from south-west to north-east, offering district views. The proposed development is conceived as a very simple, light and elegant structure within a landscaped setting, rather than the traditional shopping centre aesthetic.

The proposed development is oriented to Albany Highway, with the major block of parking located here, and two entrances to the northern and southern edges. The northern driveway continues as a through-site link for passenger vehicles, whilst large service vehicles are limited to the southern and eastern edges of the site. The slope of the land allows a floor of basement parking to be inserted below the retail level and accessed from the northern driveway. Parking bays are proposed to be wider than normal to accommodate 4WD and Utility vehicle. A number of tandem bays are proposed to accommodate long vehicles and trailers/caravans.

The building is set back from Albany Highway some 55 metres, behind a landscaped carpark and is connected to the street by a covered access way. The plan is arranged with the two major retail tenancies to the south and east, to allow ease of servicing and to provide the opportunity of opening the building to the sunny north aspect. A mall runs from east to west the length of the building, providing access to the supermarket, as well as double sided small retail tenancies to the north. At the main junction, the mall expands to become a central space housing a second entrance, as well as a café. The travelators to the basement carpark are also placed here, within a glazed box facing north, which cantilevers out to form a café seating area, taking advantage of the views to the east. This cantilever also shelters a lower level pedestrian entry, from Stead Road.

5.0 RELEVANT PLANNING CONSIDERATIONS

5.1 Zoning

The subject site is zoned "Other Commercial" under the provisions of the Scheme. The proposed development for the site incorporates a supermarket, six subsidiary shops and a "mini major" shop. Under the provisions of "Appendix 1 - Zoning Table" a "Shop" is not permitted use within the "Other Commercial" zone.

In considering the above, it is proposed to rezone the subject site to "Central Area" as a "Shop" use, which is a permitted ("P") use. The "Central Area" zone is considered to be the most appropriate zone given the subject site's close proximity to York Street and hence, the Central Area zone, which commences approximately 250 metres away along the Albany Highway, towards the south-east.

5.2 Surrounding Land Uses

The subject site is located on the north-eastern side of Albany Highway within the locality of Centennial Park. Within the street block defined by Albany Highway, Barker Road, Stead Road and Sanford Road there are three separate zonings, as follows:

- "Other Commercial";
- "Industry"; and
- "Residential".

With the exception of residential properties fronting Barker Street and several others along Monck Way, the majority of the street block contains commercial and industrial uses.

The subject site, on the Albany Highway side, is located opposite commercial land uses. Whilst these properties are zoned "Residential", they are classified as having "Special Additional Uses", which permits (non-residential) additional uses. In addition, Albany Highway has dual lanes separated by a central median, providing a substantial buffer between the two sides.

The other streets surrounding the subject site, Barker Road, Stead Road, Sanford Road and Monck Way are predominantly zoned "Industry" or "Other Commercial" reflecting the varying commercial and industrial land uses.

6.0 CONCLUSION

The preceding documentation and supporting rezoning report have detailed the appropriateness of rezoning Lot 60 (No. 166) Albany Highway and Lot 40 (No. 97) Stead Road, Centennial Park, from "Other Commercial" to "Central Area".

The proposed Scheme Amendment is to facilitate the development of a landmark shopping centre that is suitably located within close proximity to the Albany downtown.

In this context, Council is requested to consider this proposal and resolve to initiate an amendment to City of Albany Town Planning Scheme No.1A by rezoning Lot 60 (No. 166) Albany Highway and Lot 40 (No. 97) Stead Road, Centennial Park, from "Other Commercial" to "Central Area".

TOWN PLANNING AND DEVELOPMENT ACT, 1928 (AS AMENDED)

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 142

The City of Albany under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act 1928 (as amended), hereby amends the above Town Planning Scheme by:

Rezoning Lot 60 Albany Highway and Lot 49 Stead Road, Centennial Park, from "Other Commercial" to "Central Area" as depicted on the Scheme Amendment Map.

Agenda Item Attachments

**CORPORATE & COMMUNITY
SERVICES SECTION**

LINE	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
73	06/11/2003	APPLEYARDS OF ALBANY	\$50 gift vouchers - Bill Parker GM Serv & Melissa McCracken Dev Serv	150.00
74	06/11/2003	BARAN J & E	Rates refund for assessment A82820	107.54
75	06/11/2003	BRANDENBURG IR & SJ	Rates refund for assessment A183175	159.07
76	06/11/2003	DATA TRAX PTY LTD	FULL MOTION VIDEO ADVERTISEMENT	495.00
77	06/11/2003	DEPT OF LOCAL GOVERNMENT & REGIONAL	CONTRIBUTION TO THE WA COMMUNITY LEADERSHIP PROGRAM	2,200.00
78	06/11/2003	DEPARTMENT OF HOUSING AND WORKS	Rates refund for assessment A116708	96.92
79	06/11/2003	FLOCON ENGINEERING PTY LTD	ONLY PURPOSE BUILT EMULSION UNIT AS PER CONTRACT C02039	17,430.50
80	06/11/2003	FREEDOM RURAL & GARDEN SERVICES	Spraying of Paterson's Curse	494.00
81	06/11/2003	GIARDINIS DELI	TOWN HALL SUPPLIES	85.30
82	06/11/2003	HARBOUR NEWS	NEWSPAPERS	50.40
83	06/11/2003	MISS MILICA ILIC	PERFORMANCE FEE	300.00
84	06/11/2003	JOHN BANKS	Provide Arboriculture Training for 8 x City of Albany Employees	2,506.50
85	06/11/2003	JOLLY JOHNS	TRANSPORT RUBBER FROM CSR# TO TENNESSEE SOUTH RD	110.00
86	06/11/2003	KANGAROO TRADING (HOLDINGS) PTY LTD	MUSICAL MOTION OCEAN GYM	63.19
87	06/11/2003	KIM SOUNNESS & CO	REIMBURSE FUEL FOR GNOWELLEN FIRE TRUCK	85.40
88	06/11/2003	KMART ALBANY	POOL ACCESSORIES	79.75
89	06/11/2003	LIQUORLAND AUSTRALIA PTY LTD	6 bottles of champagne	59.94
90	06/11/2003	EJ MCLEAN	Rates refund for assessment A163856	963.06
91	06/11/2003	MORAN IM	Rates refund for assessment A170415	295.14
92	06/11/2003	PLANNING INSTITUTE AUSTRALIA	SUBSCRIPTION TO THE WESTERN PLANNER NEWSLETTER	35.00
93	06/11/2003	RUDEFORTH BE & FG	Rates refund for assessment A140806	76.97
94	06/11/2003	STANDARDS AUSTRALIA	ACOUSTICS DESIGN SOUND LEVEL	104.61
95	06/11/2003	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	1,349.95
96	06/11/2003	ROD VERVEST	PROJECT DEVELOPMENT SPRUNG 2003	800.00
97	06/11/2003	VRBANZ & Z	Rates refund for assessment A141060	102.62
98	06/11/2003	WATSON RC	Rates refund for assessment A140941	102.74
99	06/11/2003	WATER CORPORATION	provide min. maintenance, Ellen Cove Wastewater Pumping Station	1,072.50
100	14/11/2003	ALBANY CITY BOOM LIFT HIRE	hire Albany City Boom: Lift Hire to demolish buildings at north rd depot	5,500.00
101	14/11/2003	BAKER, KARIN	Project administration - Mt Clarence and Mt Adelaide Envirofunds	2,500.00
102	14/11/2003	ANNETTE BLENCOWE	TRAVEL EXPENSES - WORKSHOP, BOOK EXCHANGE & MEETINGS	46.55
103	14/11/2003	THE CALEDONIAN SOCIETY OF ALBANY	COMMUNITY EVENT FINANCIAL ASSISTANCE PROGRAM	6,750.00
104	14/11/2003	CALTEX YORK STREET	FUEL & OUTBOARD OIL FOR HMAS PERTH DIVE WRECK	457.93
105	14/11/2003	DENMARK NURSERY & GARDEN CENTRE	BUNCH OF FLOWERS	36.00
106	14/11/2003	FREEDOM RURAL & GARDEN SERVICES	SPRAYING FOR CAPE TULIP CONTROL ROADSIDE VERGES	324.00
107	14/11/2003	GIARDINIS DELI	LAUNCH OF THE CUSTOMER SERVICE CHARTER CATERING	397.00
108	14/11/2003	MATTHEW GOULDTHORP	TRAVEL EXPENSES-POOL OPERATORS COURSE	963.66
109	14/11/2003	GREAT SOUTHERN TRACTORS	5 sets of blades and 1 set of belts	591.10
110	14/11/2003	KEYFAST TRAINING	GRAHAM FORWARD - KEYFAST TRAINING 20th November 2003	170.00
111	14/11/2003	LOCAL GOVERNMENT MANAGERS AUSTRALIA	A HAMMOND ATTEND LOCAL GOVERNMENT MANAGERS STATE CONFERENCE 2003	489.50
112	14/11/2003	EMMA LUXTON	PERFORMANCE AT THE SPRUNG WRITERS FESTIVAL	200.00
113	14/11/2003	MANLEY JC & GJ	Rates refund for assessment A183256	104.00

Agenda Item 12.1.1 refer:
Bulletin Item 12.1 refer:

2	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
16	14/11/2003	NUNAGIN HOLDINGS P/L & REBO (WA) P/L	RETURN OF REVEGETATION BOND FOR WAPC #117608	6,000.00
17	14/11/2003	SCHROEDERS SANDBLASTING	For priming & sandblasting gun barrel	176.00
18	14/11/2003	STANDARDS AUSTRALIA	1 X HARD COPY OF AS1742.3 PT 3, TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS	115.50
19	14/11/2003	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	3,327.90
20	14/11/2003	TEN CATE NICOLON AUSTRALIA PTY LTD	1 role Geolon PP 80 for dempster rd	2,974.40
21	14/11/2003	TOMBLESON DM & CJ	Rates refund for assessment A183319	130.04
22	14/11/2003	UNIVERSAL PASTORAL CO PTY LTD	Rates refund for assessment A183274	1,480.31
24	14/11/2003	VICTORIAN ASSOC. FOR LIBRARY AUTOMATION	REGISTRATION FEES - VALA CONFERENCE 2004 DOROTHY ROWE	924.00
25	14/11/2003	WATER CORPORATION	WATER CONSUMPTION	7.25
26	14/11/2003	WINTON NOMINEES	Rates refund for assessment A50221	187.95
27	14/11/2003	ZIVERTS T	Rates refund for assessment A183387	119.78
28	14/11/2003	ZURICH AUST INSURANCE CO LTD	PAYMENT OF EXCESS FOR CLAIM MPS778	300.00
29	14/11/2003	WORKSAFE WESTERN AUSTRALIA	DOGGING & RIGGING COURSE KEVIN BLYTH	63.00
30	18/11/2003	DEPT OF ENVIRONMENTAL, WATER & RIVERS PROTECTION	TIP LICENCES	2,320.00
31	21/11/2003	ALBANY ABORIGINAL CORPORATION	BUS HIRE	60.00
32	21/11/2003	ALINTA GAS	GAS USAGE CHARGES	3,382.10
33	21/11/2003	CITY OF JOONDALUP	OVERDUE ITEMS	6.60
34	21/11/2003	COYNE, CAROL	CATERING	550.00
35	21/11/2003	DEPT OF LOCAL GOV & REGIONAL DEVELOP	ATTENDANCE FEE H. COYNE	300.00
36	21/11/2003	DORALANE PASTRIES	CATERING	32.34
37	21/11/2003	EMPLOYMENT SERVICES & SOLUTIONS AUST	ALBANY WORKSHOP	88.00
38	21/11/2003	THE ENZ CAFE	CATERING	311.80
39	21/11/2003	EVERYTHING LINUX	Mandrake Linux 9.2 PowerPack Edition (Boxed Set, English)	120.00
40	21/11/2003	FFF PRODUCTION SERVICES	SUPPLY PA & LIGHTING	600.00
41	21/11/2003	KEYFAST TRAINING	JENNIFER TWADDLE	1,700.00
42	21/11/2003	LIQUORLAND AUSTRALIA PTY LTD	CATERING SUPPLIES	152.56
43	21/11/2003	THE ESPLANADE HOTEL ALBANY	ROOM HIRE	250.00
44	21/11/2003	OYSTER HARBOUR LANDSCAPE SUPPLIES	7m3 crushed limestone	403.15
45	21/11/2003	PAUL ARMSTRONG PANELBEATERS	EXCESS DUE ON INSURANCE	300.00
46	21/11/2003	AUSTRALASIAN PERFORMING RIGHT	LICENCE RENEWAL	104.92
47	21/11/2003	PETTY CASH - ALAC	UMPIRE FEES	488.00
48	21/11/2003	ALBANY SPORTS CENTRE	UMPIRES/PETTY CASH MONIES	1,776.00
49	21/11/2003	STANDARDS AUSTRALIA	SETS OF AS HB81.1 - 2003	1,384.35
50	21/11/2003	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	15,260.65
51	21/11/2003	WATER CORPORATION	WATER CONSUMPTION	350.55
52	21/11/2003	PETTY CASH - CITY OF ALBANY	DOG LICENCE REFUND	411.15
53	21/11/2003	MRS J GALIN	CROSSOVER	241.00
54	21/11/2003	N SAMBELL	CROSSOVER	173.27
55	21/11/2003	P RANGER	CROSSOVER	214.50
56	21/11/2003	M DONOHUE	CROSSOVER	193.89
57	21/11/2003	CARLO ANTONIA MANERA	REFUND	45.00

				INVOICE DETAILS	AMOUNT
59	28/11/2003	ALBANY PUBLIC LIBRARY		STAFF TEA MONEY	56.00
50	28/11/2003	ANNETTE DAVIS		EXHIBITION WORK, MARTUKU PURI	125.00
51	28/11/2003	ARTSOUTHWA INC		ADVERTISING LISTING	120.00
52	28/11/2003	BARKING GECKO		THE RODEO KID	1,874.28
53	28/11/2003	BLACKLINE GRAPHICS		DESIGN/LAYOUT - SPRUNG BROCHURE AND POSTER	455.00
54	28/11/2003	BOB'S BOBCAT SERVICE		DIGGER HIRE, ROAD SURFACE INSIDE ISLAND BEDS	704.00
55	28/11/2003	COMMISSIONER OF POLICE		ROAD CLOSURE APPLICATION FEE	102.00
56	28/11/2003	THE CONSTITUTIONAL CENTRE		REGISTRATION FEES 2003 PREMIERS AWARDS	150.00
57	28/11/2003	DANCEMOVES		BOX OFFICE INCOME LESS EXPENSES 2 SHOWS	4,175.67
58	28/11/2003	DEPT OF LOCAL GOV & REGIONAL DEVELOP		ATTENDANCE FEE - DOKO FHY BAIL	300.00
59	28/11/2003	MIKE DOUGLAS		hire excavator to clean drains and cut batters on dempster rd	9,150.00
70	28/11/2003	FLOCON ENGINEERING PTY LTD		NOZZLE EMULSION V JET	43.12
71	28/11/2003	GREEN BJ		Rates refund for assessment A142684	208.07
72	28/11/2003	JC & DA BOCIAN		1274m3 of gravel for sub base on dempster rd at \$4.2 per m3	9,119.88
73	28/11/2003	KMART ALBANY		CD RADIO CASSETTE	99.00
74	28/11/2003	SERGIO MASSIMINI		REIMBURSE REMOVAL EXPENSES	880.00
75	28/11/2003	THE ESPLANADE HOTEL ALBANY		Tomika Businessmans afternoon tea - Juniors Lounge	240.00
76	28/11/2003	MOIR AC & DI		Rates refund for assessment A136572	164.69
77	28/11/2003	NATIONAL HEART FOUNDATION		CONFERENCE SOCIAL EVENTS EVENING FUNCTION	45.00
78	28/11/2003	OPTEL AUDIO VISUAL		SONY CD PLAYER	913.00
79	28/11/2003	BILL PARKER		TRAVEL EXPENSES, MEET WITH INTERIOR DESIGNER	102.71
30	28/11/2003	ELIZABETH PARRY		TOUCHING UP YORK ST BANNERS	483.75
31	28/11/2003	PLUG VC		Rates refund for assessment A118275	387.90
32	28/11/2003	ROAD CARE		hire tractor and broom to sweep sandpatch rd for primesealing	550.00
33	28/11/2003	ROBERTS AF		Rates refund for assessment A69802	235.30
34	28/11/2003	RR UNGER PTY LTD		STAGE LOADING REPORT	165.00
35	28/11/2003	JULIA SAINT		UNHIDING WORKSHOP	382.50
36	28/11/2003	STEPHEN SCANLON		MUSICAL SERVICES	200.00
37	28/11/2003	THE STATE LIBRARY SHOP		BOOKS	196.00
38	28/11/2003	TELSTRA CORPORATION LIMITED		TELEPHONE CHARGES	189.50
39	28/11/2003	VANGUARD PRESS		Pay slips	1,155.00
30	28/11/2003	WA STATE COASTAL CONFERENCE ON THE EDGE		2ND WA STATE COASTAL CONFERENCE REGISTRATION	325.00
41	28/11/2003	WA STATE LIBRARY CUSTODIANS		MR BRETT JOYNES, EXECUTIVE DIRECTOR WORKS & SERVICES	
42	28/11/2003	WATER CORPORATION		SALES OF FREYCINET MERCHANDISE	269.24
43	28/11/2003	MITFORD WOOFER & ASSOCIATES		WATER CONSUMPTION	6,482.65
44	01/12/2003	EMU POINT SPORTING CLUB		LAMO & WOODLEY - BRUISER 2 SHOWS	10,008.86
45	01/12/2003	MUNICIPAL INSURANCE BROKING SERVICES		CORPORATE BOWLS	137.50
46	01/12/2003	JUDITH SWAIN		MARINE HULL PLEASURECRAFT	66.90
47	01/12/2003	SARAH KELLY		REIMBURSE FOR VOLUNTEER TRAINING COURSE	25.00
48	01/12/2003	DEPT OF ENVIRONMENTAL, WATER & RIVERS		REFUND PART DEPOSIT FOR ROOM HIRE	50.00
				TIP LICENCES	20.10
				TOTAL	147,405.40

IT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
IT13216	04/11/2003	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	11,843.00
IT13217	06/11/2003	ACTIVE PLUMBING	PLUMBING REPAIRS & MAINTENANCE	5.50
IT13218	06/11/2003	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	58,309.90
IT13219	06/11/2003	EDENBORN PTY LTD	Mowing services as per specified in contract C03008	3,273.85
IT13220	06/11/2003	ALBANY CITY CABS & TRANSPORT	TAXI FARES	13.00
IT13221	06/11/2003	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	167.93
IT13222	06/11/2003	ALBANY INDUSTRIAL SERVICES	hire 2 semi to cart gravel from negri pit to sandpatch rd	9,150.12
IT13223	06/11/2003	ALBANY TV SERVICES	TWO WAY RADIO MAINTENANCE	77.00
IT13224	06/11/2003	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	1,065.03
IT13225	06/11/2003	ALBANY SWEEP CLEAN	Sweeping for October	352.00
IT13226	06/11/2003	ALBANY STATIONERS	STATIONERY SUPPLIES	45.00
IT13227	06/11/2003	ALBANY RURAL & GENERAL	GLYPHOSATE - lighting 450 (herbicide)	804.70
IT13228	06/11/2003	ALBANY GAS CENTRE PTY LTD	FORKLIFT GAS CYLINDER REFILL	694.20
IT13229	06/11/2003	ALBANY STOCKFEEDS	SUPPLY TWO BAGS OF DOG FOOD	92.90
IT13230	06/11/2003	ALBANY PORT AUTHORITY	LEASE: KING GEORGE SOUND HMAS PERTH	11.00
IT13231	06/11/2003	ALBANY PLUMBING AND BATHROOM SUPPLIES	PLUMBING SUPPLIES	135.59
IT13232	06/11/2003	ALL EVENTS PROSOUND) HIRE	TECHNICIAN FEE	158.23
IT13233	06/11/2003	ALLGROW LANDSCAPING	MAINT LAWNS/GDNS LOTT HOUSE	478.50
IT13234	06/11/2003	AMITY CRAFTS	WORK ASSOCIATED WITH ART PRIZE SEPT/OCT 03	653.13
IT13235	06/11/2003	ATC RECRUITING	CASUAL STAFF	7,120.02
IT13236	06/11/2003	AV TRUCK SERVICES PTY LTD	VEHICLE PARTS	143.00
IT13237	06/11/2003	BENARA NURSERIES	HEBE WIRE RLUISH	81.22
IT13238	06/11/2003	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	205.00
IT13239	06/11/2003	BLACKWOODS ATKINS	JACKET REFLECT MICRO BREATHFLUORO YELLOW	1,960.22
IT13240	06/11/2003	ALBANY BOBCAT SERVICES	boxout & spread soil at north rd islands sunday 12/10/2003	726.00
IT13241	06/11/2003	BUILDERS REGISTRATION BOARD	BRB LEVY RECONCILIATION FOR MONTH OF OCT	2,474.50
IT13242	06/11/2003	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	5,302.06
IT13243	06/11/2003	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	253.77
IT13244	06/11/2003	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	492.60
IT13245	06/11/2003	CATIONS, NICOLA	DESIGN OF ALBANY AIRPORT PROMOTION BROCHURE	550.00
IT13246	06/11/2003	CBFC LIMITED	LEASE OF VEHICLE - SALEYARDS	245.50
IT13247	06/11/2003	CHADSON ENGINEERING PTY LTD	TABLETS	150.15
IT13248	06/11/2003	CJD EQUIPMENT	VEHICLE PARTS	59.86
IT13249	06/11/2003	GAYNOR CLARKE	REIMBURSE MOBILE PHONE EXPENSES	26.70
IT13250	06/11/2003	COATES HIRE	Acrop: Props	91.39
IT13251	06/11/2003	COUNTRY CARRIERS	FREIGHT CHARGES	398.10
IT13252	06/11/2003	COVENTRYS	VEHICLE PARTS	112.50
IT13253	06/11/2003	EMOLEUM	SUPPLY COLDMIX	91.97
IT13254	06/11/2003	READYMIX HOLDINGS PTY LTD	CONSTRUCTION MATERIALS	2,650.69
IT13255	06/11/2003	DELRON CLEANING ALBANY	CLEANING	3,928.10
IT13256	06/11/2003	DEPT FOR PLANNING & INFRASTRUCTURE	MIDDLETON BEACH JETTY LICENCE	58.00

BT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
T13258	06/11/2003	EAGLE SPORTS	SPORTS EQUIPMENT	86.57
T13259	06/11/2003	ELLEKER GENERAL STORE	FUEL PURCHASES	107.85
T13260	06/11/2003	ERUJIN PTY LTD	Rates refund for assessment A141024	744.73
T13261	06/11/2003	FORTE SECURITY	PATROL SERVICES	3,915.63
T13262	06/11/2003	FRANEY & THOMPSON	TIMBER SUPPLIES	240.37
T13263	06/11/2003	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	4,543.25
T13264	06/11/2003	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	55.00
T13265	06/11/2003	HOTKERS BUILDING SUPPLIES	BUILDING SUPPLIERS	54.04
T13266	06/11/2003	HUGHES, TERESA	BIG TRILL WORKSHOP & PUBLICITY PREP	800.00
T13267	06/11/2003	IMAGE QUEST	COMPRESSION OF DESTINATIONS WA VIDEO	100.00
T13268	06/11/2003	JAMMA'S CAFE	STAFF SUPPLIES	82.00
T13269	06/11/2003	WA COUNTRY BUILDERS PTY LTD	REFUND BL 230780	156.65
T13270	06/11/2003	KANDOO WINDSCREENS	WINDOWS ROLLER	319.00
T13271	06/11/2003	LA FREEGARD	REMOVAL OF STUMPS	2,706.00
T13272	06/11/2003	ALBANY LIGHT OPEKA THEATRE CO	BOX OFFICE BEAUTY & THE BEST	8,062.02
T13273	06/11/2003	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	136.45
T13274	06/11/2003	LYONS AIRCONDITIONING SERVICES WA	REPAIR A/C NISSAN PRIME MOVER	762.80
T13275	06/11/2003	ALBANY PARTY HIRE & TEMPTATIONS CATERING	STAGE PER PIECE AND PICKUP	135.65
T13276	06/11/2003	ALBANY CITY HOLDEN	VEHICLE PARTS/MAINTENANCE	58.39
T13277	06/11/2003	MARSHALL BATTERIES	BATTERY PURCHASES	260.93
T13278	06/11/2003	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	67.21
T13279	06/11/2003	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	257.40
T13280	06/11/2003	PN & ER NEWMAN QUALITY CONCRETE	WEBFORGE MANHOLE COVER 1200 X 1200	1,184.80
T13281	06/11/2003	NORTH ALBANY SENIOR HIGH SCHOOL	Translation/frosting services for Tomioka International Assoc.	253.00
T13282	06/11/2003	PETER GRAHAM CO	2 x 50kg bags NPK blue	149.80
T13283	06/11/2003	PIONEER CONSTRUCTION MATERIALS PTY LTD	Supply 9m3 concrete with retarder for kerbing on Lockyer Avenue	1,350.69
T13284	06/11/2003	PLASTICS PLUS	slur oak 60	71.94
T13285	06/11/2003	PARSONS BRINCKERHOFF (PREVIOUSLY PPK)	Variation to Contract - Budget estimate for soil disposal options for contaminated material.	783.20
T13286	06/11/2003	PROTECTOR ALSAFE	1 x pair Flunstone Fireman's Boot (BLF 864) Size 6	551.50
T13287	06/11/2003	PRODESIGN LIGHTING PTY LTD	UPGRADE FROM FOCUS 60 TO 120	335.50
T13288	06/11/2003	ROWE, DOROTHY	STAFF TRAVEL EXPENSES	155.80
T13289	06/11/2003	ALBANY TRAFFIC CONTROL	4 days traffic control on north rd	980.00
T13290	06/11/2003	THE ROYAL LIFE SAVING SOCIETY AUSTRALIA	SWIMMING & LIFESAVING MANUAL	682.00
T13291	06/11/2003	RULES HAULAGE	FREIGHT FOR PIPES AND HEADWALLS	602.36
T13292	06/11/2003	SERENITY PARK	DISPOSAL OF DOGS	250.00
T13293	06/11/2003	SHANHUN, R.W.	REIMBURSE EXPENSES YOUTH CONCERT	92.50
T13294	06/11/2003	G & L SHEETMETAL	please supply one length colourbond flashing	44.00
T13295	06/11/2003	SKILLHIRE	CASUAL STAFF	2,212.52
T13296	06/11/2003	SKYWEST AIRLINES PTY LTD	FLIGHT FOR MR ANDREW HAMMOND	697.44
T13297	06/11/2003	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	529.76

IT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
T13299	06/11/2003	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	852.29
T13300	06/11/2003	SOUTHERN FENCING	supply & install chainwire fence& double gate at Redmond Transfer Station	13,981.00
T13301	06/11/2003	SPEEDO AUSTRALIA PTY LTD	SPORTS EQUIPMENT	147.95
T13302	06/11/2003	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	52.74
T13303	06/11/2003	SHERYL STEPHENS	REIMBURSE EXPENSES	39.80
T13304	06/11/2003	STIRLING ELECTRONICS	SUPPLY OF BATTERIES FOR OVERHEAD POINTER (6)	35.82
T13305	06/11/2003	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES	41.36
T13306	06/11/2003	SUNNY SIGN COMPANY	SIGN PURCHASES	1,358.50
T13307	06/11/2003	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	1,332.05
T13308	06/11/2003	TELSTRA LICENSED SHOP ALBANY	SIEMENS S55 MOBILE PHONE	679.00
T13309	06/11/2003	THOMAS, BRUCE	CONSULTANCY FEES	330.00
T13310	06/11/2003	TISCO INSTRUMENTS	SUPPLY 1 ONLY AVIS WEATHER MONITOR WITH EXTRA TEMPERATURE/HUMIDITY MODULE	943.80
T13311	06/11/2003	TOTAL TORO	VEHICLE PARTS	37.95
T13312	06/11/2003	TROPICAL SHADE N SAILS	ERECTING OF SHADE SAILS	165.00
T13313	06/11/2003	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	811.00
T13314	06/11/2003	UNIVERSAL ENGINEERS' SUPPLIES	CATCH CAST STEEL	82.76
T13315	06/11/2003	URBAN FOCUS	Consultancy work for July to September 2003	2,159.25
T13316	06/11/2003	VISUAL ECHO	HOME DIAL UP LINE	60.00
T13317	06/11/2003	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	16.60
T13318	06/11/2003	WESTERBERG PANEL BEATERS	EXCESS ON INSURANCE	300.00
T13319	06/11/2003	WESTERN POWER	ELECTRICITY SUPPLIES	575.50
T13320	06/11/2003	WIGNALLS WINES	6 x Shiraz 6 x Cab Sav	180.93
T13321	06/11/2003	YOUNGS-SHING-GENERAL-STORE	FUEL SUPPLIES-FIRE-BRIGADE	344.41
T13322	07/11/2003	SPORTON, PE	REFUND T741	5,000.00
T13323	10/11/2003	SHIRE OF PLANTAGENET	EARNING - GS REGIONAL SALEYARDS JULY-OCT 03	9,551.00
T13324	14/11/2003	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	1,828.20
T13325	14/11/2003	AGPARTS WAREHOUSE PTY LTD	CIRCLIP PLIERS	35.44
T13326	14/11/2003	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	4,284.40
T13327	14/11/2003	ALBANY FARM TREE NURSERY	soil conditioner	1,155.00
T13328	14/11/2003	ALBANY SIGNS	SIGN PURCHASES	314.52
T13329	14/11/2003	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	85.51
T13330	14/11/2003	ALBANY RURAL & GENERAL	PURCHASE OF 250LTR SPRAY UNIT(5911481)	1,264.06
T13331	14/11/2003	ALBANY PEST & WEED CONTROL	Eradicate bee hive from tree stump Clyseedale Rd	75.00
T13332	14/11/2003	ALBANY PANEL BEATERS	INSURANCE EXCESS	300.00
T13333	14/11/2003	ALBANY HOME TIMBER HARDWARE	DRILL BIT	36.25
T13334	14/11/2003	ALBANY PLUMBING AND BATHROOM SUPPLIES	PLUMBING SUPPLIES	132.68
T13335	14/11/2003	ALEX BURNS & CO	GOVERNOR VALVE	32.34
T13336	14/11/2003	ARAGON & ASSOCIATES	LIQUOR HARM MINIMISATION DOCUMENT PACKAGE	220.00
T13337	14/11/2003	ARGYLES BISTRO	Catering for Tree Pruning Course - York Street Training	205.00
T13338	14/11/2003	ATC RECRUITING	CASUAL STAFF	8,019.55

FT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
FT13340	14/11/2003	AUSRECORD PTY LTD	2D BUFF MANILLA FOLDERS	1,120.24
FT13341	14/11/2003	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	18.00
FT13342	14/11/2003	AV TRUCK SERVICES PTY LTD	VEHICLE PARTS	69.08
FT13343	14/11/2003	ALBANY BETTA ELECTRICAL	DELON OIL HEAT 2000W	345.00
FT13344	14/11/2003	BLACKWOODS ATKINS	ELECTRICAL EQUIPMENT	186.31
FT13346	14/11/2003	ALBANY BOBCAT SERVICES	spread mulch on north rd	693.00
FT13347	14/11/2003	G & AM BOCCAMAZZO CONTRACTORS	hire dzer to rip drains and rock on dempster rd	4,136.00
FT13348	14/11/2003	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	42.71
FT13349	14/11/2003	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	105.55
FT13350	14/11/2003	BRIDE, GRAEME	TRAVEL EXPENSES - RAPI CONFERENCE	124.90
FT13351	14/11/2003	BROCKS	provide files 0.3m , 5kg dribond off white glue and 2kg graul	22.00
FT13352	14/11/2003	BUILDING AND CONSTRUCTION IND TRAINING FUND	TRAINING LEVY -	7,265.74
FT13353	14/11/2003	CAPE AGENCIES	FUEL SUPPLIES WELLSFLEAD B/BRIG	48.00
FT13354	14/11/2003	CJD EQUIPMENT	VEHICLE PARTS	111.10
FT13355	14/11/2003	CLARKLIFT WA PTY LTD	PINS, BUSHING	244.41
FT13356	14/11/2003	COURIER AUSTRALIA	FREIGHT CHARGES	585.33
FT13357	14/11/2003	COVENTRYS	VEHICLE PARTS	10.47
FT13358	14/11/2003	READYMIX HOLDINGS PTY LTD	CONSTRUCTION MATERIALS	1,280.00
FT13359	14/11/2003	DAY-TIMERS PTY LTD	Portable Loose-Leaf System refill	42.00
FT13360	14/11/2003	DELRON CLEANING ALBANY	CLEANING	857.98
FT13361	14/11/2003	DE NEEFF SIGNS PTY LTD	DELINEATORS	368.50
FT13362	14/11/2003	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	87.80
FT13363	14/11/2003	SAKRA DRUMMOND	PAINTING BANNERS	210.00
FT13364	14/11/2003	DUN & BRADSTREET (AUSTRALIA) PTY LTD.	LEGAL FEES - DEBT RECOVERY	25.03
FT13365	14/11/2003	EAGLE SPORTS	SPORTS EQUIPMENTS	203.40
FT13366	14/11/2003	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	3,624.89
FT13367	14/11/2003	ALBANY ENGINEERING CO	MAINTENANCE VEHICLES	64.90
FT13368	14/11/2003	FARM FRESH WHOLESALERS	CATERING SUPPLIES - DCC	391.05
FT13369	14/11/2003	FATCATS CARWASH	WASH & VACUUM CAR AS REQUIRED	38.00
FT13370	14/11/2003	FEDERAL TINWARE MANUFACTURING PTY LTD	BINS WITH LID & HANDLE	2,112.00
FT13371	14/11/2003	FLOTTMANN, JENNI	STATE LIBRARY EXCHANGE & MEETINGS	101.75
FT13372	14/11/2003	GREEN SKILLS	MATERIALS FOR LAKE SEPPINGS BOARDWALK	82.48
FT13373	14/11/2003	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	METERS LOAD & CART LIMESTNE FROM ATTWELL PIT TO HANRAHAN RD TIP SITE	1,760.00
FT13374	14/11/2003	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	199.00
FT13375	14/11/2003	ANDREW HAMMOND	TRAVEL EXPENSES, PREMIERS AWARDS & WALGA AWARDS	114.70
FT13376	14/11/2003	HARDING FIRE SERVICES	FIRE EQUIPMENT MAINTENANCE	2,468.95
FT13377	14/11/2003	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	3,250.00
FT13378	14/11/2003	HOTKERS BUILDING SUPPLIES	300 MM PIPE	836.92
FT13379	14/11/2003	JOHNSTONE, ROSIE	TEACHING AT BIG TRILL WEEKEND	900.00
FT13380	14/11/2003	KLB SYSTEMS	IBM S60 SFF P4 2.6/256/40/CD/XPP	43,142.00

FT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
FT13382	14/11/2003	LET'S PARTY HIRE	CATERING HIRE EQUIPMENT	15.84
FT13383	14/11/2003	LIFTRITE TOYOTA	VEHICLE PARTS	287.99
FT13384	14/11/2003	MAIN ROADS	METERS OF LIMESTONE	220.00
FT13385	14/11/2003	ALBANY CITY HOLDEN	VEHICLE PARTS/MAINTENANCE	890.55
FT13386	14/11/2003	MEAT & LIVESTOCK AUSTRALIA LIMITED	SALEYARD FEE - OCT	1,100.00
FT13387	14/11/2003	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	92.40
FT13388	14/11/2003	MOUNT BARKER CO-OPERATIVE LIMITED	GOODS - SALEYARDS	36.10
FT13389	14/11/2003	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	1,235.95
FT13390	14/11/2003	N.K.F. CLEANING SERVICES	MONTHLY CLEANING CONTRACT	2,336.75
FT13391	14/11/2003	MICHAEL O'DOHERTY	DISABILITY WORKSHOPS OCT/NOV 03	900.00
FT13392	14/11/2003	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	699.98
FT13393	14/11/2003	OPUS INTERNATIONAL CONSULTANTS	BLACK SPOT PROGRAM	5,698.00
FT13394	14/11/2003	OVER FIFTIES RECREATION ASSOCIATION	RUNNING OF SENIORS WEEK WEEKLY	1,000.00
FT13395	14/11/2003	PHOENIX COMMUNICATIONS	ADVERTISING/EDITORIAL IN DESTINATIONS	770.00
FT13396	14/11/2003	PROTECTOR ALSAFE	1 x Size 7 Blundstone Fire Boots (BFL B64)	396.08
FT13397	14/11/2003	PROGRESSIVE CREATIVE SOLUTIONS PTY LTD	5.8Ghz WaveRider Wireless Network as per quote 20020023	39,322.91
FT13398	14/11/2003	PUMPLINE	Repairs to Linemark machine.	1,154.53
FT13399	14/11/2003	R & JK PETROLEUM	FUEL SUPPLIES -	41,993.09
FT13400	14/11/2003	WP REID	BRICK PAVING	8,574.00
FT13401	14/11/2003	RENTAL MANAGEMENT PTY LTD	CONT. - AFICIO 551 MERCER RD	475.00
FT13402	14/11/2003	E & MJ ROSHER PTY LTD	9olts	777.70
FT13403	14/11/2003	ROWF, DOROTHY	REIMBURSE AIRFARE	298.00
FT13404	14/11/2003	CAFE SAILS	Small pieces of slices and biscuits for Freycinet Morning tea	177.90
FT13405	14/11/2003	SANFORD POWER TOOLS	HARDWARE/TOOL SUPPLIES	901.03
FT13406	14/11/2003	SHANHUN, R.W.	REIMBURSE EXPENSES - PREMIERS AWARDS	85.10
FT13407	14/11/2003	SHALE, S & B	TEACHING CLAYWORKS FOR KIDS POTTERY CLASSES	210.00
FT13408	14/11/2003	SKILLHIRE	CASUAL STAFF	3,533.07
FT13409	14/11/2003	SOUTHERN STATIONERY	STATIONERY SUPPLIES	1,231.40
FT13410	14/11/2003	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	182.23
FT13411	14/11/2003	SOUTHERN BUILDING SURVEYS	CONTRACT BUILDING SURVEY WORK	2,100.00
FT13412	14/11/2003	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	94.33
FT13413	14/11/2003	ALBANY VOLUNTEER STATE EMERGENCY	FESA Q2 PAYMENT	14,272.23
FT13414	14/11/2003	STATEWIDE BEARINGS	VEHICLE PARTS	50.21
FT13415	14/11/2003	STIRLING FREIGHT EXPRESS	FREIGHT SAND BAGS FROM HERSEY	28.97
FT13416	14/11/2003	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES	92.95
FT13417	14/11/2003	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	100.00
FT13418	14/11/2003	SUPREME PRINTERS	Print 2000 Full Colour 6 Page Trifold-Welcome to Albany Info Sheets	1,724.00
FT13419	14/11/2003	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	43.50
FT13420	14/11/2003	DEWSONS	GOODS - DAY CARE CENTRE	47.75
FT13421	14/11/2003	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	531.74
FT13422	14/11/2003	THRIFTY CAR RENTAL	Car Hire - Shelley Pepper	102.72
FT13423	14/11/2003	TOTAL EDEN	FULL BRASS BALL VALVE	30.17
FT13424	14/11/2003	TOTAL TOTAL		

DT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
T13425	14/11/2003	TRUCKLINE	VEHICLE PARTS	98.83
T13426	14/11/2003	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	353.00
T13427	14/11/2003	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	8,344.40
T13428	14/11/2003	WEST AUST LOCAL GOVERNMENT ASSOC	ADVERTISING - WEST AUSTRALIAN	185.00
T13429	14/11/2003	WILSON MACHINERY	VEHICLE PARTS	1,386.00
T13430	14/11/2003	YOUNGS SIDING CONTRACTORS	EARTHMOVING EQUIPMENT HIRE	3,290.37
T13431	14/11/2003	WESTERN POWER	ELECTRICITY SUPPLIES	22,566.37
T13432	19/11/2003	AGRICULTURE WESTERN AUSTRALIA	WEED SPRAYING	31,614.00
T13433	21/11/2003	A-Z COMMERCIAL STEEL CONST	PROVIDE COLOURED CONCRETE TILT UP PANELS FOOTINGS & CONCRETE FLOOR AT FRENCHMANS BAY TOILET BLOCK	3,879.70
T13434	21/11/2003	ABA SECURITY	SECURITY SERVICES	55.00
T13435	21/11/2003	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	787.50
T13436	21/11/2003	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	893.20
T13437	21/11/2003	EDENBORN PTY LTD	Mowing services as per specified in contract C03008	3,278.85
T13438	21/11/2003	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	64.39
T13439	21/11/2003	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	43.93
T13440	21/11/2003	ALBANY STATIONERS	STATIONERY SUPPLIES	24.15
T13441	21/11/2003	ALBANY RURAL & GENERAL	spray unit hose reel	316.20
T13442	21/11/2003	ALBANY INJURY PREVENTION CENTRE	SENIORS ROAD SAFETY SEMINAR	440.00
T13443	21/11/2003	ALBANY HOME TIMBER HARDWARE	HARDWARE SUPPLIES	16.50
T13444	21/11/2003	ALKOOMI WINES PTY LTD	6 SOUTHLANDS WHITE, & SOUTHLANDS RED	113.52
T13445	21/11/2003	ATRIUM HOTEL MANDURAH	1 Studio Room for Mr Mat Selby, Manager Development	270.00
T13446	21/11/2003	ATC RECRUITING	CASUAL STAFF	7,623.65
T13447	21/11/2003	AUSRECORD PTY LTD	Yellow Colour Flap and Spine 2D Files	420.48
T13448	21/11/2003	BI EQUIPMENT PTY LTD	VEHICLE PARTS	19,945.08
T13449	21/11/2003	BERTOLA HIRE SERVICE	EQUIPMENT HIRE	380.49
T13450	21/11/2003	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	201.30
T13451	21/11/2003	BLACKWOODS ATKINS	SAFETY GLASSES TF12 LENS #3 TINTED MIRROR	309.18
T13452	21/11/2003	BLISS BALLOONS	CLOWN	75.00
T13453	21/11/2003	BP ELECTRONICS	ELECTRONIC SUPPLIES	110.42
T13454	21/11/2003	BSC MOTION TECHNOLOGY	VEHICLE PARTS	127.09
T13455	21/11/2003	CAMLIN SPRINGS	WATER CONTAINER REFILLS	300.00
T13456	21/11/2003	CARROLL & RICHARDSON FLAGS	United Nations Flag (1800 X 900)	165.00
T13457	21/11/2003	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	243.05
T13458	21/11/2003	CATIONS, NICOLA	ALBANY FORTS TICKET	99.00
T13459	21/11/2003	CITY OF ALBANY - SOCIAL CLUB	CONTRIBUTION TO THE CITY OF ALBANY SOCIAL CLUB	1,000.00
T13460	21/11/2003	COLES SUPERMARKETS AUST P/LTD	CATERING SUPPLIES	209.76
T13461	21/11/2003	CONTACT METAL INDUSTRIES	FABRICATE FRAME	83.50
T13462	21/11/2003	COVENTRYS	VEHICLE PARTS	695.35
T13463	21/11/2003	READYMIX HOLDINGS PTY LTD	CONSTRUCTION MATERIALS	2,467.74
T13464	21/11/2003	DEPARTMENT OF TREASURY AND FINANCE	CONTRACT 115399 MERCHANT SERVICES	1,009.27
T13465	21/11/2003	DOWD CORPORATION PTY LTD	STAFF UNIFORMS	3,767.50
T13466	21/11/2003	NUM & BRAND STREET AUSTRALIAN PTY LTD		

FT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
FT13467	21/11/2003	CARMEL DUNN	ITEMS & CATERING FOR SUSTAINABILITIES & MANAGERS BRIEFING	171.15
FT13468	21/11/2003	ECO HEALTH HOLDINGS PTY LTD	ENVIRONMENTAL HEALTH SERVICES	2,032.80
FT13469	21/11/2003	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	1,298.50
FT13470	21/11/2003	BOB EMERY	COUNCILLOR ALLOWANCE	65.52
FT13471	21/11/2003	ALBANY ENGINEERING CO	MAINTENANCE VEHICLES	650.66
FT13472	21/11/2003	ESCA CONSTRUCTIONS	WELDING SUPPLIES	24.50
FT13473	21/11/2003	EVERTRANS	VEHICLE REPAIRS	2,630.30
FT13474	21/11/2003	FARM FRESH PHARMACY	CATERING SUPPLIES	422.31
FT13475	21/11/2003	FIRE & EMERGENCY SERVICES AUTH (FESA)	ESL COLLECTIONS OCTOBER 2003	54,985.22
FT13476	21/11/2003	FORTS VOLUNTEERS	TOUR GUIDE FEES FOR TRADE TRAVEL 15.10.03	70.00
FT13477	21/11/2003	FRANEY & THOMPSON	TIMBER SUPPLIES	225.05
FT13478	21/11/2003	GNU SOLUTIONS	IT SUPPORT	748.00
FT13479	21/11/2003	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	4,252.06
FT13480	21/11/2003	GREAT SOUTHERN PERSONNEL	LIBRARY ASSISTANT SERVICES	93.17
FT13481	21/11/2003	HARVEY WORLD TRAVEL (ALBANY)	AIR TRAVEL FOR EASTERN STATES FUNDING TRIP	2,279.00
FT13482	21/11/2003	AF HM HAWLEY	CLEAN ENTRANCE TO FIREBREAKS - RESERVE 35381	99.00
FT13483	21/11/2003	J & P GROUP OF COMPANIES	HOURS HIRE OF ONE RUBBISH TRUCK	10,560.00
FT13484	21/11/2003	JAMMA'S CAFE	CATERING	30.00
FT13485	21/11/2003	LA FREEGARD	SLASH FIREBREAK - MCKAIL, MILPARA & ORANA	1,211.00
FT13486	21/11/2003	LIVESY, EDWARD	TRUCK HIRE	990.00
FT13487	21/11/2003	LOADTEK AUST	HYDRAULIC PARTS	85.30
FT13488	21/11/2003	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	2,665.40
FT13489	21/11/2003	LOWER KING LIQUOR & GENERAL STORE	FUEL SUPPLIES BRIGADE	25.00
FT13490	21/11/2003	ALBANY CITY HOLDEN	VEHICLE PARTS/MAINTENANCE	1,456.25
FT13491	21/11/2003	MARSHALL BATTERIES	BATTERY PURCHASES	284.79
FT13492	21/11/2003	METROOF ALBANY	5.3M LENGTH CORIDEX/PALE EUCALYPT	47.78
FT13493	21/11/2003	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	322.49
FT13494	21/11/2003	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	424.10
FT13495	21/11/2003	OPUS INTERNATIONAL CONSULTANTS	CARRY OUT ENGINEERING DESIGN WORK, APPROX 10KM OF LOWER DENMARK ROAD FRM COSY CORNER RD TO PIGGOTT MARTIN ROAD	13,269.30
FT13496	21/11/2003	PETER GRAHAM CO	2 20 l drums of broadside herbicide	1,360.40
FT13497	21/11/2003	PLASTICS PLUS	PURCHASE OF ROPE FOR HMAS PERTH DIVE REEF	121.00
FT13498	21/11/2003	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	114.60
FT13499	21/11/2003	RICOH FINANCE PTY LTD	PHOTOCOPIER CHARGES	3,256.00
FT13500	21/11/2003	RON MOORE SERVICES	CLEAN & SERVICE PRINTERS	107.25
FT13501	21/11/2003	THE ROYAL LIFE SAVING SOCIETY AUSTRALIA	POOL OPERATIONS COURSE	585.00
FT13502	21/11/2003	LISA SCANLON	CATERING	415.80
FT13503	21/11/2003	SHERIDANS FOR BADGES	NAME BADGE FOR STAN GOODMAN(MANAGER, FINANCE	154.00
FT13504	21/11/2003	SKILLHIRE	CASUAL STAFF	2,522.76
FT13505	21/11/2003	D A SLEE & CO	Rear window to suit TS100 Tractor as required.	319.00
FT13506	21/11/2003	SMITHS ALUMINIUM & WOOD CENTER		

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FT13507	2/1/12/2003	SOUTHERN STATIONERY	STATIONERY SUPPLIES	2,043.45
FT13508	2/1/12/2003	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	162.00
FT13509	2/1/12/2003	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	120.01
FT13510	2/1/12/2003	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	600.60
FT13511	2/1/12/2003	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	7,184.40
FT13512	2/1/12/2003	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	581.40
FT13513	2/1/12/2003	STATEWIDE BEARINGS	VEHICLE PARTS	139.68
FT13514	2/1/12/2003	SUNNYVALE PLANTS	alysium snowflake eight pak	2,170.08
FT13515	2/1/12/2003	SUNNY BRUSHWARE SUPPLIES P/LTD	TRACTOR ROAD BROOM POLLY/WIRE	528.00
FT13516	2/1/12/2003	SUNNY SIGN COMPANY	SIGN PURCHASES	693.00
FT13517	2/1/12/2003	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	103.30
FT13518	2/1/12/2003	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	364.05
FT13519	2/1/12/2003	TAYLOR BURRELL BARNETT	Consultants Fees for Defining Central Albany Study	10,133.06
FT13520	2/1/12/2003	TELSTRA LICENSED SHOP ALBANY	SIEMENS S55 COMPATIBLE CAR KIT (ON ORDER)	279.00
FT13521	2/1/12/2003	TOTAL TORO	VEHICLE PARTS	134.40
FT13522	2/1/12/2003	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	912.00
FT13523	2/1/12/2003	UNICOM PTY LTD	BATTERY COVER WITH BELT CLIP PART NUMBER SW0539278	37.40
FT13524	2/1/12/2003	VALENTINO'S FLORISTS	FLOWERS FOR CARMEL DUNN (FAMILY ACCIDENT)	55.00
FT13525	2/1/12/2003	ALBANY & GREAT STHN W/FRKENDER	ADVERTISING	330.40
FT13526	2/1/12/2003	LANDMARK LIMITED	supply of 20 fl drums broadside	990.00
FT13527	2/1/12/2003	IAN WEST	COUNCILLOR ALLOWANCE	64.92
FT13528	2/1/12/2003	WOOD & GRIEVE PTY LTD	PROFESSIONAL SERVICES	2,260.50
FT13529	2/1/12/2003	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	19.27
FT13530	2/1/12/2003	SUSAN M MORRISON	MARINE IMAGES	526.30
FT13531	2/1/12/2003	SOUTHDOWN CONSTRUCTION CO PTY LTD	WELLSTEAD COMMUNITY RESOURCE CENTRE	118,444.04
FT13532	28/11/2003	ACTIV FOUNDATION INC	PROGRESS CLAIM NUMBER 4	
FT13533	28/11/2003	ACTIVE PLUMBING	CLEANING RAGS	86.24
FT13534	28/11/2003	AD CONTRACTORS	PLUMBING REPAIRS & MAINTENANCE	8,504.60
FT13535	28/11/2003	ALBANY ADVERTISER	EARTHMOVING WORKS & EQUIP HIRE	3,618.37
FT13536	28/11/2003	ALBANY HYDRAULICS	ADVERTISING	1,605.14
FT13537	28/11/2003	ALBANY PRINTERS	VEHICLE REPAIRS/PARTS	17.88
FT13538	28/11/2003	ALBANY SIGNS	200 BUSINESS CARDS FOR MURRAY SWARBRICK	693.00
FT13539	28/11/2003	ALBANY V BELT & RUBBER	SIGN PURCHASES	550.00
FT13540	28/11/2003	ALBANY RURAL & GENERAL	FILTERS/VEHICLE PARTS	95.18
FT13541	28/11/2003	ALBANY INDOOR PLANT HIRE	PA SPRAY GUN CODE 410-34	95.00
FT13542	28/11/2003	ALBANY COMBINED TYRE SERVICE	INDOOR PLANT HIRE	473.77
FT13543	28/11/2003	ALBANY STOCKFEEDS	SUPPLY 3 TYRES FOR TRITON 4x4	465.00
FT13544	28/11/2003	ALBANY WASTE DISPOSALS	SUPPLY TWO BAGS OF DOG FOOD	63.20
FT13545	28/11/2003	ALBANY AGRICULTURAL SOCIETY INC	RIN EMPTIES	220.00
FT13546	28/11/2003	ALBANY BUS CHARTER	EXTRA TRADE PASS	84.00
FT13547	28/11/2003	ALBANY SKIPS AND WASTF SERVICES	HIRE OF BUS AND DRIVER FOR ONE DAY	463.50
FT13548	28/11/2003	ALBANY PUBLIC SERVICES	WASTE SERVICES	120.00

FT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
FT13549	28/11/2003	ALL EVENTS PROSOUND HIRE	HIRE OF PA FOR MIXED BAG	352.00
FT13550	28/11/2003	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS	709.10
FT13551	28/11/2003	ATC RECRUITING	CASUAL STAFF	4,742.19
FT13552	28/11/2003	AUSTRALIA POST	POSTAGE -	1,893.35
FT13553	28/11/2003	AVON WASTE	TRUCK HIRE	10,065.00
FT13554	28/11/2003	AV TRUCK SERVICES PTY LTD	VEHICLE PARTS	12,052.61
FT13555	28/11/2003	BAREFOOT CLOTHING MANUFACTURERS	SHIRT LONG SLEEVE MW01 SIZE M - TERRY BROOKS	417.55
FT13556	28/11/2003	BERTOLA HIRE SERVICE	EQUIPMENT HIRE	10.00
FT13557	28/11/2003	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	997.82
FT13558	28/11/2003	BEVANS (WA) PTY LTD	ICE	26.40
FT13559	28/11/2003	BLACKWOODS ATKINS	DUST MASKS 2200 P2 MEDIUM/LARGE	486.45
FT13560	28/11/2003	BLUE MANNA AUDIO ENGINEERING	RECORDING ENGINEER	94.00
FT13561	28/11/2003	ALBANY BOBCAT SERVICES	remove tree loppings	561.00
FT13562	28/11/2003	BP ELECTRONICS	CABEL FIG	72.16
FT13563	28/11/2003	BROCKS	ATENAS BEIGE 285 X 200 WALL TILE	5,440.15
FT13564	28/11/2003	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	1,503.82
FT13565	28/11/2003	C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	6.93
FT13566	28/11/2003	CAMLYN SPRINGS	WATER CONTAINER REFILLS	187.00
FT13567	28/11/2003	CARRANYA GARDEN CENTRE	mirror plants	16.00
FT13568	28/11/2003	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	137.50
FT13569	28/11/2003	GAYNOR CLARKE	RFIMBUKSE PHONE ACCOUNT	24.75
FT13570	28/11/2003	CM AK GROCOTT	LABOUR	828.00
FT13571	28/11/2003	COLRAY EXHAUST	VEHICLE PARTS	18.00
FT13572	28/11/2003	COLES SUPERMARKETS AUST PILTD	CATERING SUPPLIES	335.58
FT13573	28/11/2003	COL'S BOBCAT & MINILEXCAVATOR SERVICE	PREPARE FOR TRENCHING	60.50
FT13574	28/11/2003	COMMANDFR AUSTRALIA LIMITED	COMMANDER RENTAL	150.02
FT13575	28/11/2003	WIA COUNTRY BAKERS	CATERING SUPPLIES	46.93
FT13576	28/11/2003	COURIER AUSTRALIA	FREIGHT CHARGES	741.26
FT13577	28/11/2003	COVENTRYS	VEHICLE PARTS	482.73
FT13578	28/11/2003	CROWNE PLAZA PERTH	ACCOMODATION FOR MR JON BERRY	477.35
FT13579	28/11/2003	READYMIX HOLDINGS PTY LTD	CONSTRUCTION MATERIALS	1,673.64
FT13580	28/11/2003	CULLITY TIMBERS	2/6.5m 300 x 45mm LVL	439.48
FT13581	28/11/2003	CUTTING EDGES PTY. LTD.	VEHICLE PARTS	1,287.77
FT13582	28/11/2003	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	506.00
FT13583	28/11/2003	DEPARTMENT OF CALM	CONTRIBUTION TO SUPPORT REGIONAL COASTAL & MARINE FACILITATOR	5,500.00
FT13584	28/11/2003	DEPARTMENT OF INDIGENOUS AFFAIRS	ALBANY ABORIGINAL ACCORD COST RECOVERY	160.61
FT13585	28/11/2003	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	1,113.33
FT13586	28/11/2003	EAGLE SPORTS	SPORTS EQUIPMENT	39.60
FT13587	28/11/2003	AEROTECH MANAGEMENT SERVICES	AIRPORT:CONT	5,091.42
FT13588	28/11/2003	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	1,261.20
FT13589	28/11/2003	FARM FRESH WHOLESALERS	CATERING SUPPLIES - DCC	740.76
FT13590	28/11/2003	BARRETT CEAM		

FT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
FT13591	28/11/2003	G.B WOODCRAFTS	remove dangerous branch hanging from pine tree on campbell rd	742.50
FT13592	28/11/2003	GNU SOLUTIONS	IT SUPPORT	3,718.00
FT13593	28/11/2003	GREAT SOUTHERN TAPE	Dogging & Rigging training for Stewart Gartland & Kevin Blyth	3,100.00
FT13594	28/11/2003	GRFAT SOUTHERN SAND & LANDSCAPING SUPPLIES	METERS OF 5 MM METAL (2 SEMIS PLEASE)	2,150.00
FT13595	28/11/2003	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	50.00
FT13596	28/11/2003	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	1,335.87
FT13597	28/11/2003	HARDING FIRE SERVICES	FIRE EQUIPMENT MAINTENANCE	22.00
FT13598	28/11/2003	HART'S CLEANING SERVICE	WINDOW CLEANING	167.20
FT13599	28/11/2003	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	3,601.00
FT13600	28/11/2003	HEAVY AUTOMATICS P/L	TEMPERATURE SENDER UNIT	41.15
FT13601	28/11/2003	HOTKERS BUILDING SUPPLIES	BUILDING SUPPLIES	66.57
FT13602	28/11/2003	HUGHES HYDRO CLEANING	VACUUM OUT SUMPS/PIPES	21,296.00
FT13603	28/11/2003	IMAGE QUEST	Convert Video to VHS - Tourism Promotional Video/surfing footage	22.00
FT13604	28/11/2003	JAMES CHRISTOU & PARTNERS ARCHITECTS	Architectural Services - Contract Documentation 50% Complete + Consultancy Services	267,089.47
FT13605	28/11/2003	JAN'S ELECTRONICS	Repairs to Panasonic Stereo	76.50
FT13606	28/11/2003	JUST A CALL DELIVERIES	INTERNAL MAIL YORK/MERCER/ALAC	387.20
FT13607	28/11/2003	KANDOO WINDSCREENS	FIT REAR W/S	77.00
FT13608	28/11/2003	KELYN TRAINING SERVICES	Worksite Traffic Management & Traffic Controller Training	670.00
FT13609	28/11/2003	KEY 2 DESIGN	Waterfront Design Concepts	1,650.00
FT13610	28/11/2003	KLB SYSTEMS	GFI Faxmaker 50 user maintenance from November 2003	990.00
FT13611	28/11/2003	WESFARMERS KLEENHEAT GAS PTY LTD	PROPANE BULK LITRES	23.72
FT13612	28/11/2003	KOSTERS STEEL CONST PTY LTD	make up 2 gills for ends of 900 mm diameter pipes	2,192.35
FT13613	28/11/2003	BEVERLEY BAE KUBAT	Website Resource Centre-Project management for work completed	1,295.00
FT13614	28/11/2003	LIM ELFCRICAL	PROVIDE 1 X CLEAR ROPE LIGHT SET	792.00
FT13615	28/11/2003	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	165.00
FT13616	28/11/2003	LYONS AIRCONDITIONING SERVICES WA	AIRCONDITIONING REPAIRS & MAINTENANCE	175.50
FT13617	28/11/2003	ALBANY CITY HOLDEN	VEHICLE PARTS/MAINTENANCE	1,860.59
FT13618	28/11/2003	MARSHALL BATTERIES	BATTERY PURCHASES	642.24
FT13619	28/11/2003	MARKET CREATIONS PTY LTD	Conversion of images for the Albany Advantage Website	220.00
FT13620	28/11/2003	MERLE-ANNE FLORISTS	BASKET OF FLOWERS TO Neil Betham	125.00
FT13621	28/11/2003	METROOF ALBANY	ROLL ANTICON BUILDING BLANKET	96.55
FT13622	28/11/2003	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	59.48
FT13623	28/11/2003	MILPARA METAL FABRICATION	PAINT, SANDBLAST, SUPPLY & FIT HYDRAULIC BRAKES, JOCKEY WHEEL, MUD GUARDS & TAIL LIGHTS	2,445.00
FT13624	28/11/2003	MINNA ENGINEERING	Fabricate Telstra pit lid frame.	869.00
FT13625	28/11/2003	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	92.40
FT13626	28/11/2003	BROADCAST AUSTRALIA PTY LTD	TRANSMISSION SERVICE SBS TV	71.07
FT13627	28/11/2003	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCLOVER ARTS CENTRE	198.00
FT13628	28/11/2003	NETPAL DISTRIBUTERS	LIBRARY - INTERNET KIOSK	667.38
FT13629	28/11/2003	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	1,834.00
FT13630	28/11/2003	DON & ED NEWBYS AUTOMOTIVE ELECTRICIANS		

FT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
FT13631	28/11/2003	NORTH ROAD PHARMACY	PURCHASE OF NEW BASIC FIRST AID KIT FOR VAC	66.93
FT13632	28/11/2003	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	121.09
FT13633	28/11/2003	OPUS INTERNATIONAL CONSULTANTS	Concept Design for intersection near York St and Lower Slinging Terrace, for proposed development on old Wesfarmers Site	1,512.50
FT13634	28/11/2003	SCOTT PARSONS ELECTRONICS	SUPPLY 1 OFF GARMIN 12 GPS SERIAL CABLE	39.00
FT13635	28/11/2003	PERTH AMBASSADOR HOTEL	1 x Queen Size Room for Mat Selby	84.00
FT13636	28/11/2003	PERTH INTERNATIONAL ARTS FESTIVAL	50% funding for City Sponsorship to 2004 PIAF Albany Program	4,713.50
FT13637	28/11/2003	PETER GRAHAM CO	supply 20 ll broadcast	549.80
FT13638	28/11/2003	PHOTORAMA	FILMS D & P/PURCHASES	99.75
FT13639	28/11/2003	PIONEER CONSTRUCTION MATERIALS PTY LTD	360l 10mm metal for sandpatch rd@ \$30.03 per tonne	11,926.43
FT13640	28/11/2003	GREAT SOUTHERN CONCRETE & SAND SUPPLIES	BAKERS JUNCTION	10,120.00
FT13641	28/11/2003	PRESTIGE PROPERTY SERVICES PTY LTD	CLEANING - VANCOUVER ARTS CNTR	468.15
FT13642	28/11/2003	R & JK PETROLEUM	FUEL SUPPLIES -	10,284.70
FT13643	28/11/2003	RAINBOW COAST LAWN MOWING	LAWN MOWING	49.50
FT13644	28/11/2003	RAYS SPORTS POWER	SPORTS EQUIPMENT	39.90
FT13645	28/11/2003	RENIAL MANAGEMENT PTY LTD	CONT. - AFICIO 551 - MERCER RD	649.20
FT13646	28/11/2003	RICHARD DAVIES AUTOMOTIVE REPAIRS	SUPPLY & FIT CANVAS COVER TO INSIDE CABIN ON TRUCK	675.00
FT13647	28/11/2003	RNR CONTRACTING PTY LTD	deliver and spray app. 33000L of 94/6 bitumen at 150 c for sandpatch rd	23,939.49
FT13648	28/11/2003	MP ROGERS & ASSOCIATES PTY LTD	STAGE 3 EMU BEACH MANAGEMENT STRATEGY	6,867.41
FT13649	28/11/2003	ALBANY TRAFFIC CONTROL	hire 2 traffic controllers for sandpatch rd while carling and water binding the gravel and primescailing the road	9,355.50
FT13650	28/11/2003	RULES HAULAGE	TRANSPORTATION OF CUTTING EDGES FOR TRAXCAVATOR TO WORKS-DEPOT	44.00
FT13651	28/11/2003	SAFETY SIGNS SERVICE	SAFETY CONES 450MM WITH REFLECTIVE SLEEVE	3,058.00
FT13652	28/11/2003	SHALE, S & B	TEACHING CLAYWORKS FOR KIDS	210.00
FT13653	28/11/2003	SHERIDANS FOR BADGES	NAME BADGE FOR THREE DAYCARE STAFF (SANDRA, LETITIA JULIE)	77.55
FT13654	28/11/2003	G & L SHEETMETAL	please supply two lengths zincalume flashing	55.00
FT13655	28/11/2003	SKYWEST AIRLINES PTY LTD	FLIGHT FOR MS ALISON GOODE (PREMIERS AWARDS/WALGA AWARDS)	3,282.60
FT13656	28/11/2003	SMITHS ALUMINIUM & 4WD CENTRE	WELD REPAIRS TO ROCKER COVER	15.00
FT13657	28/11/2003	SOS OFFICE EQUIPMENT	METERBILLING	227.51
FT13658	28/11/2003	SOUTHERN STATIONERY	STATIONERY SUPPLIES	493.65
FT13659	28/11/2003	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	410.30
FT13660	28/11/2003	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	95.83
FT13661	28/11/2003	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	198.00
FT13662	28/11/2003	SOUTHERN BUILDING SURVEYS	CONTRACT BUILDING SURVEY WORK	1,820.00
FT13663	28/11/2003	SOUTHERN FENCING	To supply and install chainwire fence and double gate at Wellstead Transfer Station in accordance with your Quote 646 dated 10/09/03.	8,701.00
FT13664	28/11/2003	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	148.45

FT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
FT13666	28/11/2003	SMORGON STEEL	STEEL SUPPLIES	277.20
FT13667	28/11/2003	STIRLING ELECTRONICS	TELEPHONE CABLE FOR RANGERS PHONE	19.93
FT13668	28/11/2003	SUNNYVALE PLANTS	dahlia cinderella	365.42
FT13669	28/11/2003	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	407.00
FT13670	28/11/2003	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	881.57
FT13671	28/11/2003	THRIFTY CAR RENTAL	HIRE OF CAR FOR MS LEANNE FREEGARD	59.86
FT13672	28/11/2003	TOTAL TORO	VEHICLE PARTS	305.30
FT13673	28/11/2003	TRAILBLAZERS	BOOTS AS SELECTED (G ATWELL)	1,269.95
FT13674	28/11/2003	THE WA TREASURY CORPORATION	LOAN REPAYMENT	88,214.52
FT13675	28/11/2003	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	446.00
FT13676	28/11/2003	VANCOUVER WASTE SERVICES	WEEKS HIRE OF WASTE COMPACTOR	5,500.00
FT13677	28/11/2003	VALUER GENERAL'S OFFICE	GRV INTERIM VALS COUNTRY	2,165.25
FT13678	28/11/2003	WA LIBRARY SUPPLIES	1 x Poster Rack with castors 780468 and 6 x card board dividers	348.37
FT13679	28/11/2003	WALGS	SUPERANNUATION CONTRIBUTIONS	74,493.07
FT13680	28/11/2003	WATERCRAFT MARINE	please supply 100 mtrs x0.4 mm s.steel wire & fittings	237.00
FT13681	28/11/2003	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	413.00
FT13682	28/11/2003	MARK WELIER	TRAVEL EXPENSES NATIONAL PHYSICAL ACTIVITY CONFERENCE	199.30
FT13683	28/11/2003	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	2,053.24
FT13684	28/11/2003	WESTERN POWER	ELECTRICITY SUPPLIES	250.00
FT13685	28/11/2003	WEST RAC EQUIPMENT PTY LTD	VEHICLE PARTS	537.53
FT13686	28/11/2003	WEST AUST LOCAL GOVERNMENT ASSOC	ADVERTISING - WEST AUSTRALIAN	3,943.36
FT13687	28/11/2003	LANDMARK LIMITED	STAR PICKETS AND CAPS TO FIT	236.28
FT13688	28/11/2003	WEST AUSTRALIAN NEWSPAPERS LTD	CMD FEATURE	433.80
FT13689	28/11/2003	WESTSHRED DOCUMENT DISPOSAL	SUPPLY, SERVICE & SHRED	99.00
FT13690	28/11/2003	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	52.71
FT13691	28/11/2003	ZOX OZONATORS PTY LTD	installation of filtration system at cape richo park	2,711.50
FT13692	01/12/2003	ALBANY HOSPICE INC	EMPLOYEE DEDUCTIONS	32.00
FT13693	01/12/2003	AUSTRALIAN MANUFACTURING WORKERS UNION	Payroll deductions	54.06
FT13694	01/12/2003	AUSTRALIAN SERVICES UNION	EMPLOYEE DEDUCTIONS	2,332.00
FT13695	01/12/2003	AUSTRALIAN SKANDIA LTD-SORS	Payroll deductions	769.24
FT13696	01/12/2003	CHILD SUPPORT AGENCY	EMPLOYEE DEDUCTIONS	407.38
FT13697	01/12/2003	CITY OF ALBANY - SOCIAL CLUB	Payroll deductions	280.00
FT13698	01/12/2003	HBF OF WA	EMPLOYEE DEDUCTIONS	1,545.80
FT13699	01/12/2003	HOWARD MACHINERY	VEHICLE PARTS	3,635.50
FT13700	01/12/2003	MAIN ROADS	VEHICLE PERMIT RENEWAL -	168,300.00
FT13701	01/12/2003	LGRCEU	EMPLOYEE DEDUCTIONS	57.20
			TOTAL	1,659,472.70



CITY OF ALBANY

CODE OF CONDUCT FOR ELECTED MEMBERS AND STAFF

Adopted – 17th July 2001

PREAMBLE

The Code of Conduct provides elected members and staff in the City of Albany with consistent guidelines for an acceptable standard of professional conduct. The Code addresses in a concise manner the broader issue of ethical responsibility and encourages greater transparency and accountability in individual Local Governments.

The Code is complementary to the principles adopted in the Local Government Act and regulations, which incorporates four fundamental aims to result in:

1. better decision-making by local governments;
2. greater community participation in the decisions and affairs of local governments;
3. greater accountability of local governments to their communities; and
4. more efficient and effective local government.

The Code provides a guide and a basis of expectations for elected members and staff. It encourages a commitment to ethical and professional behaviour and outlines principles in which individual and collective Local Government responsibilities may be based.

ROLE OF ELECTED MEMBERS

An Councillor's primary role is to represent the community and the effective translation of the community's needs and aspirations into a direction and future for the Local Government will be the focus of the elected member's public life.

A Councillor is part of the team in which the community has placed its trust to make decisions on its behalf and the community is, therefore, entitled to expect high standards of conduct from its elected representatives.

In fulfilling the various roles, elected members' activities will focus on:

- ◆ achieving a balance in the diversity of community views to develop an overall strategy for the future of the community;
- ◆ achieving sound financial management and accountability in relation to the City's finances;
- ◆ ensuring that appropriate mechanisms are in place to deal with the prompt handling of residents' concerns;
- ◆ working with other governments and organisations to achieve benefits for the community at both a local and regional level;
- ◆ having an awareness of the statutory obligations imposed on Councillors and on Local Governments.

1 CONFLICT AND DISCLOSURE OF INTEREST

1.1 Conflict of Interest

- a) Members and staff will ensure there is no actual (or perceived) conflict of interest between their personal interests and the impartial fulfillment of their professional duties.
- b) Staff will not engage in private work with or for any person or body with an interest in a proposed or current contract with the City of Albany, without first making disclosure to the Chief Executive Officer. In this respect, it does not matter whether advantage is in fact obtained, as any appearance that private dealings could conflict with performance of duties must be scrupulously avoided.
- c) Members and staff will lodge written notice with the Chief Executive Officer describing an intention to undertake a dealing in land within the municipality or which may otherwise be in conflict with the Council's functions (other than purchasing the principal place of residence).
- d) Members and staff who exercise a recruitment or other discretionary function will make disclosure before dealing with relatives or close friends and will disqualify themselves from dealing with those persons.
- e) Staff will refrain from partisan political activities which could cast doubt on their neutrality and impartiality in acting in their professional capacity.

An individual's rights to maintain their own political convictions are not impinged upon by this clause. It is recognised that such convictions cannot be a basis for discrimination and this is supported by anti discriminatory legislation.

1.2 Financial Interest

Members and staff will adopt the principles of disclosure of financial interest as contained within the Local Government Act.

1.3 Disclosure of Interest

- a) In addition to disclosure of financial interests, members and staff, including persons under a contract for services
 - Attending a council or committee meeting; or
 - Giving advice to a council or committee meeting;are required to disclose any interest they have in a matter to be discussed at the meeting that would give rise to a reasonable belief that the impartiality of the person having the interest would be adversely affected.
- b) where an interest must be disclosed under (a) above, the disclosure is to be made at the meeting immediately before the matter is discussed or at the time the advice is given, and is to be recorded in the minutes of the meeting.

2 PERSONAL BENEFIT

2.1 Use of Confidential Information

Members and staff will not use confidential information to gain improper advantage for themselves or for any other person or body, in ways which are inconsistent with their obligation to act impartially, or to improperly cause harm or detriment to any person or organisation

2.2 Intellectual Property

The title to Intellectual Property in all duties relating to contracts of employment will be assigned to the City of Albany upon its creation unless otherwise agreed by separate contract.

2.3 Improper or Undue Influence

Members and staff will not take advantage of their position to improperly influence other members or staff in the performance of their duties or functions, in order to gain undue or improper (direct or indirect) advantage or gain for themselves or for any other person or body.

2.4 Gifts

- a) Members and staff are not to accept a gift, other than a gift of or below \$200.00 from a person who is undertaking, or is likely to undertake business-
- that requires the person to obtain any authorisation from the local government;
 - by way of contract between the person and the local government; or
 - by way of providing any service to the local government.
- b) Members and staff who accept a gift of or below \$200.00 from a person referred to in (a) above are to record in a register of token gifts-
- the names of the persons who gave and received the gift;
 - the date of receipt of the gifts; and
 - a description, and the estimated value of the gift.
- c) Members and staff who accept a gift by way of hospitality of any nature, below \$100.00 do not need to record such hospitality in a register of token gifts.
NB: In respect to hospitality between \$100.00 and \$200.00 the provision of clause a) and b) above apply.
- d) This clause does not apply to gifts received from a relative (as defined in section 5.74(1) of the Local Government Act) or an electoral gift (to which other disclosure provisions apply).

3. CONDUCT OF MEMBERS AND STAFF

3.1 Personal Behaviour

a) Members and staff will:

- i) act, and be seen to act, properly and in accordance with the requirements of the law and the terms of this Code;
- ii) perform their duties impartially and in the best interests of the City uninfluenced by fear or favour;
- iii) act in good faith (ie., honestly, for the proper purpose, and without exceeding their powers) in the interests of the City and the community;
- iv) make no allegations which are improper or derogatory (unless true and in public interest) and refrain from any form of conduct, in the performance of their official or professional duties, which may cause any reasonable person unwarranted offence or embarrassment;
- v) always act in accordance with their obligation of fidelity to the City; and
- vi) abide and be directed by the vision mission and values of the City of Albany Strategic Plan.

b) Members will represent and promote the interests of the City while recognising their special duty to their own constituents.

3.2 Honesty and Integrity

Members and staff will:

- a) observe the highest standards of honesty and integrity and avoid conduct which might suggest any departure from these standards;
- b) bring to the notice of the Mayor any dishonesty or possible dishonesty on the part of any other members, and in the case of an employee to the Chief Executive Officer.
- c) be frank and honest in their official dealings with each other.

3.3 Performance of Duties

- i) While on duty, staff will give their whole time and attention to the City's business and ensure that their work is carried out efficiently, economically and effectively and that their standard of work reflects favourably both on them and on the City.
- ii) Members will, at all times, exercise reasonable care and diligence in the performance of their duties, being consistent in their decision making but treating all matters on individual merits. Members will be as informed as possible about the functions of the Council, and treat all members of the community honestly and fairly.

3.4 Compliance and Lawful Orders

- a) Members and staff will comply with any lawful order given by any person having authority to make or give such an order, with any doubts as to the propriety of any such order being taken up with the superior of the person who gave the order and, if resolution cannot be achieved, with the Chief Executive Officer.
- b) Members and staff will give effect to the lawful policies of the City, whether or not they agree with or approve of them.

3.5 Administrative and Management Practices

Members and staff will ensure compliance with proper and reasonable administrative practices and conduct, and professional and responsible management practices.

3.6 Corporate Obligations

- a) Standard of Dress
Staff are expected to comply with neat and responsible dress standards at all times. Management reserves the right to raise the issue of dress with individual staff.
- b) Communication and Public Relations
 - i) All aspects of communication by staff (including verbal, written or personal), involving the City's activities should reflect the status and objectives of the City. Communications should be accurate, polite and professional.
 - ii) As a representative of the community, members need to be not only responsive to community views, but to adequately communicate the attitudes and decisions of the Council. In doing so, members should acknowledge that:
 - as a member of the Council there is respect for the decision making processes of the Council which are based on a decision of the majority of the Council;
 - information of a confidential nature shall not be communicated until it is no longer treated as confidential;
 - information relating to decisions of the Council on approvals, permits and so on ought only be communicated in an official capacity by a designated officer of the Council;
 - information concerning adopted policies, procedures and decisions of the Council is conveyed accurately;
 - when communicating in public forums on Council Policy issues, all statements should be prefaced with a general 'this is my personal opinion' qualification.

3.7 Relationships between Members and Staff

An effective Councillor will work as part of the Council team with the Chief Executive Officer and other members of staff. That teamwork will only occur if members and staff have a mutual respect and co-operate with each other to achieve the Council's corporate goals and implement the Council's strategies. To achieve that position members need to:

- accept that their role is a leadership, not of management or administrative one
- acknowledge that they have no capacity to individually direct members of staff to carry out particular functions;
- refrain from publicly criticising staff in a way that casts aspersions on their professional competence and credibility.

3.8 Appointments to Committees

As part of their representative role, members are often asked to represent the Council on external organisations. It is important that members:

- ◆ clearly understand the basis of their appointment; and
- ◆ provide regular reports on the activities of the organisation.

4. DEALING WITH COUNCIL PROPERTY

4.1 Use of Local Government Resources

Members and staff will:

- a) be scrupulously honest in their use of the City's resources and shall not misuse them or permit their misuse (or the appearance of misuse) by any other person or body;
- b) use the City's resources entrusted to them effectively and economically in the course of their duties; and
- c) not use City's resources (including the services of Council staff) for private purposes (other than when supplied as part of a contract or employment) unless properly authorised to do so, and appropriate payments are made (as determined by the Chief Executive Officer).

4.2 Travelling and Sustenance Expenses

Members and staff will only claim or accept travelling and sustenance expenses arising out of travel related matters which have a direct bearing on the services, policies or business of the City in accordance with City policy and the provisions of the Local Government Act.

4.3 Access to Information

- i) Staff will ensure that members are given access to all information necessary for them to properly perform their functions and comply with their responsibilities as members
- ii) Members will ensure that information provided will be used properly and to assist in the process of making reasonable and informed decisions on matters before the Council.





MINUTES

ANNUAL GENERAL MEETING OF ELECTORS

on

Tuesday, 25TH NOVEMBER 2003

7.30pm

City of Albany - Mercer Road Office

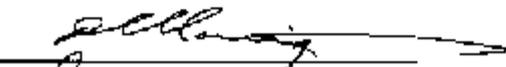
City of Albany

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Signed


Andrew Hammond
Chief Executive Officer

Date: 26TH November 2003

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1. **DECLARATION OF OPENING**

Deputy Mayor Evans declared the meeting open at 7.32pm and extended a welcome to all present.

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

Attendance:

Councillors

- MJ Evans, JP
- SM Bojcun
- AHM Demarteau
- DJ Wolfe
- DW Wellington
- G Sankey
- JD Williams
- EA Barton
- B Emery
- R Paver
- J Waterman
- I West
- A Hammond

Chief Executive Officer

Executive Director Corporate &

Community Services

Executive Director Development Services

Executive Director Works & Services

Manager of Finance

Minute Taker

- WP Madigan
- R Fenn
- B Joynes
- S Goodman
- S Day

Approximately 12 members of the public

Nil media representatives

Apologies / Leave of Absence:

Mayor

Councillor

- AE Goode, JP
- P Lionetti

3. **OPENING PRAYER**

Councillor Demarteau read the opening prayer.

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

4. **PUBLIC QUESTION TIME**

* A Brady – Albany Ratepayers Association

Asked if the Ratepayers Association could have a representative on each of the Council Committees.

Chief Executive Officer responded and advised that there are approximately 90 Committees of Council. Research into this request to determine if it would be beneficial would be done.

*** A Simpson – Frederickstown Progress Association**

Mrs Simpson queried the amount of Council absentees from Council meetings. She is concerned that the elected members are not representing the Community.

Chief Executive Officer responded by advising this may have been reported in the media due to the Retail Trading Hours issue and that Councillors have been unable to vote on this issue due to no quorum being present, as some Councillors have a disclosed an interest.

***A Brady**

Mrs Brady responded to the Chief Executive Officer's comments and asked that Councillors make more of an effort in attending meetings as representatives of the Community.

***A Simpson**

Mrs Simpson addressed Council in regard to the number of Committees taken on by Councillors and asked that representation on Committees be spread more evenly between Councillors.

Deputy Mayor responded and said that a review of external Committees and Council representation should be investigated.

***R Kerruish**

Mr Kerruish addressed the Council in regard to the funding of the proposed new Administration Centre and requested a full funding breakdown be made available for the public.

Chief Executive Officer advised that the Council will be able to supply a full funding breakdown once figures had been obtained and tenders sought.

Mr Kerruish also asked if Council would consider the old Gas Works site as a possible site for the new Administration Building.

Deputy Mayor thanked Mr Kerruish for his comments regarding this issue and advised that these would be included within the minutes.

***S Crisp – Frederickstown Progress Association & ratepayer**

Mr Crisp queried the proposed new Cultural and Arts Centre and queried the tenders and funding source.

Chief Executive Officer responded with that no tenders had yet been called for this project. Proposals have been prepared, however, these have numerous escape clauses included in case funding is not made available. Presentation to Parliament for \$12.2m had been made, as are other sources being investigated.

Mr Crisp addressed Council in regard to the absence of the Mayor and her recently denied leave. He asked if Council could address this issue urgently.

Chief Executive Officer advised that this issue is the Mayor's decision.

***A Brady**

Seeking information on the Finger Jetty at Lower Kalgan. Has funding been approved for the upgrade of this facility?

Chief Executive Officer advised that funding had been approved. Financial negotiations to try and reduce the costs are currently taking place.

***A Brady**

Rubbish Tip Passes
How did this come about?

Executive Director Works & Services advised that the tip passes had been developed after several years of consultation and will help encourage recycling and green waste removal.

5. CONFIRMATION OF MINUTES OF PREVIOUS MINUTES

**MOVED A BRADY
SECONDED R WATERMAN**

THAT the Annual General Meeting of Electors 2001/02 held on 12th November 2002 to passed as true and accurate records of proceedings.

CARRIED

6. ADOPTION OF ANNUAL REPORT FOR THE 2002/03 FINANCIAL YEAR

**MOVED F CROWLEY
SECONDED T EVERS**

THAT the Annual Report for the 2002/03 financial year be accepted.

CARRIED

7. GENERAL BUSINESS

On behalf of the Council, Chief Executive Officer, Andrew Hammond extended their sincere congratulations to Hope Sharp for her recognised efforts to the Albany Community.

8. CLOSURE OF MEETING

There being no further business, the Deputy Mayor declared the meeting closed at 8.01pm.

Confirmed as a true and accurate record of proceedings.

M Evans, JP
Deputy Mayor



**Minutes of a meeting of the Seniors Advisory Committee
held in the Council Chambers, Mercer Road, Albany
on Thursday 16th October 2003.**

1.0 Meeting commences at 10.05am.

Attendance: Mayor Alison Goode, Chairperson
City of Albany - Rob Shanham
Assn of Independent Retirees - Lola Broadhurst (Proxy for Roy Gwynn)
Seniors Community - Middy Dumper
Over 50's Recreation Assn - Ray Crocker
Albany Sub Branch RSL - Digger Cleak
General Community - Kim Huttfield
COTA National Seniors Assn - John Beamon
Seniors Interest Group - Dianne van der Merwe
Seniors Community - Hope Sharp
Meals on Wheels/Senior Citizens Assn - Nancy Millard
Breaksea Ladies Probus Club - June Spouse

Guests of Committee:

Serge Massimini - City of Albany Works & Services representative
John Braby - Safer Albany Coordinator
Michelle Winn - TAFE Student
Assn of Independent Retirees - Roy Gwynn

2.0 Apologies:

LGS Public Health Service - Karen Johnston
General Community - Jennie Grievic
Members unable to attend are to contact Rob Shanham on telephone 98419353.

3.0 DISCLOSURE OF INTEREST

4.0 CONFIRMATION OF MINUTES

Recommendation:

That the minutes of the meeting held on 18th September 2003 are to be confirmed as a true and accurate record of proceedings.

**Moved: John Beamon
Seconded: Ray Crocker
Carried**

5.0 BUSINESS ARISING

5.1 Seniors' Service Directory Project

Great Southern Regional College student Michelle Winn was present at the meeting and provided an update on progress of the Seniors Directory Project. Committee members provided feedback and made suggestions for inclusion in the directory. Committee members also offered to meet with Michelle and Sonia to assist with the project.

5.2 City of Albany New Greenwaste Service

The City of Albany's Manager of Assets and Client Services Sergio Massimini provided an outline of the proposed greenwaste service and explained how it fitted with the new refuse collection and treatment strategy.

Ms Lola Broadhurst outlined her concerns with the new green waste service giving particular emphasis to problems faced by seniors and those living in small unit complexes. Lola indicated that space for storage of bins was limited and often very little green waste was produced. Other members of the committee outlined their concerns, including the smaller bins being blown over by passing traffic.

Serge responded to the concerns raised and indicated that the service would be flexible enough to cater for the needs of seniors and those living in unit complexes. He raised the option of unit occupiers sharing bins and expressed his belief that the smaller, squatter 120ltr bins would not be blown over as easily as the existing 240ltr bins.

Middy Dumper indicated that seniors and others with mobility disability would have problems moving more than one bin up to the roadside. Serge advised that people with such disabilities were able to have their bins collected from within their properties, however a charge would apply.

The Mayor thanked Serge for his presentation and encouraged Committee members to contact Serge direct with their concerns.

6.0 CORRESPONDENCE

6.1 Centrelink – Information Seminars

Mr Greg Bohun of Centrelink provided a schedule of upcoming information sessions of relevance to seniors. Copies of the schedule were distributed with the agenda. Greg is available to attend meetings of seniors groups if requested.

7.0 GENERAL BUSINESS

7.1 Safer Albany Project

Newly appointed Safer Albany Coordinator John Braby attended the meeting and outlined the objectives of his role. John explained that he would be working with Neighbourhood Watch, community groups, organisations and individuals to help them to improve their own safety and security. He also indicated his willingness to talk to seniors and seniors' organisations about community safety and security issues.

7.2 Active & Positive Ageing

Details regarding a public presentation titled "Active & Positive Ageing" by Hon, Dr Cheryl Davenport were distributed for the information of committee members.

7.3 Visit by Mt Lawley Senior High School

Copy of an email received from Dr Dale Irving regarding a planned visit to Albany by Mt Lawley Senior High School students was circulated with the agenda. They are inviting seniors to a performance of "The Man From Mukinupin" at Albany Senior High School on Wednesday 10th December.

7.4 Albany Community Radio (ACR) - Positive Ageing Hour

Kim Buttfield discussed the Albany Community Radio's Positive Ageing Hour. ACR are endeavouring to gauge the success of the program and its listener base. Kim requested Committee members provide feedback and seek the involvement of the organisations.

Various other initiatives for gauging the listener base were suggested by the Committee.

7.4 Men's and Women's Health Seminars

Digger Cleak reported that due to the success of the Men's Health Seminars, the RSL was planning a series of Women's Health Seminars. Dates being 5th, 12th and 19th November, 2003

7.5 Roadwise Committee Report

John Beamon, the Committee's Roadwise Committee representative, reported that the Chester Pass Road roundabout had around 31,000 uses per day and that 264 accidents occurred over the previous 12 months.

7.6 City of Albany New Greenwaste Service

June Spouse expressed concern regarding aspects of the new waste service, but undertook to take these up with the relevant council officers.

Various other aspects of the service were discussed with Committee members indicating that insufficient information about the service had been made available to the public.

Recommendation:

That Council provide additional information relating to the proposed new waste service, to the public, through the next edition of the Albany Plus community newsletter.

Moved: June Spouse

Seconded: Digger Cleak

Carried

8.0 NEXT MEETING

Thursday 20th November, 2003.

9.0 CLOSURE

There being no further business to discuss, the meeting closed at 11.35am.

Minutes

Great Southern Regional Cattle Saleyards Joint Venture Committee

10.00am on Monday 3rd November 2003 at the City of Albany Council Chambers

1.0 PRESENT

Cr. M Skinner (Chairperson)
Cr David Williss
Cr. J Moir (proxy)
Cr. D Wolfe
Mr R Stewart (CEO)
Mr D Hislop

Shire of Plantagenet
Shire of Plantagenet
Shire of Plantagenet
City of Albany
Shire of Plantagenet
Saleyards Manager

APOLOGIES

Cr. KM Forbes
Cr. I West
Mr P Madigan
Cr. J Williams

Shire of Plantagenet
City of Albany
City of Albany
City of Albany

2.0 CONFIRMATION OF MINUTES – 11TH August 2003

RECOMMENDATION

THAT the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee meeting held on 11th August 2003 be accepted as a true and correct record of proceedings.

**MOVED COUNCILLOR WILLISS
SECONDED COUNCILLOR WOLFE**

THAT the minutes of the Great Southern Regional Cattle Saleyards Joint Venture Committee meeting held on 9th June 2003 be accepted as a true and correct record of proceedings subject to the following change.

CARRIED

3.0 BUSINESS ARISING FROM PREVIOUS MEETING MINUTES

Nil.

4.0 FINANCIAL STATEMENTS

RECOMMENDATION

THAT the attached Financial Statement for July, August & September 2003 be received.

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WILLISS**

THAT the attached Financial Statement for July, August and September 2003 be received.

CARRIED

5.0 MANAGERS REPORT

RECOMMENDATION

THAT the Managers Report for August and September be received.

MOVED COUNCILLOR WOLFE SECONDED COUNCILLOR MOIR	
THAT the Managers Report for August and September be received.	CARRIED
MOVED COUNCILLOR MOIR SECONDED COUNCILLOR WILLISS	
THAT the annual SWOT analysis be received and that the Saleyard Manager in conjunction with the JVC Chairperson, report to stakeholders on the actions to be taken as a result of this analysis.	CARRIED

6.0 GENERAL BUSINESS

6.1 Computers

MOVED COUNCILLOR MOIR SECONDED COUNCILLOR WOLFE	
THAT each owner be requested to provide \$10,000 for a computer software and hardware upgrade.	
THAT an increase in yard fees be considered to cover future improvements and operating costs.	
	CARRIED

6.2 Bull Sale

MOVED COUNCILLOR WOLFE SECONDED COUNCILLOR MOIR	
THAT the Albany Regional Cattle Association be permitted to construct a permanent steel fence along the existing south eastern corner of the perimeter fence.	
THAT the GSRCS have access to the above structure, when not being utilised by ARCA.	
	CARRIED

6.3 Truck Wash Costing

Peter Madigan to investigate obtaining more accurate water flow details, eg. how much water is being used per minute.

6.4 Saleyards Promotion

Promotion of the Saleyards was discussed. The following issues were raised.

- Study tour of Esperance;
- Further liaison with agents;
- Marketing plan;
- Extension of curfew at Saleyards;
- Investigate why and why not agents/sellers using the Saleyards.

Chief Executive Officer – Shire of Plantagenet to investigate these issues further.

6.5 Outside dirt pens

It was reported that the dirt pens on the eastern side of yards are in a bad condition. Executive Director Corporate & Community Services, City of Albany, to liaise with Manager Saleyards about the conditions on the use of yards.

7.0 NEXT MEETING

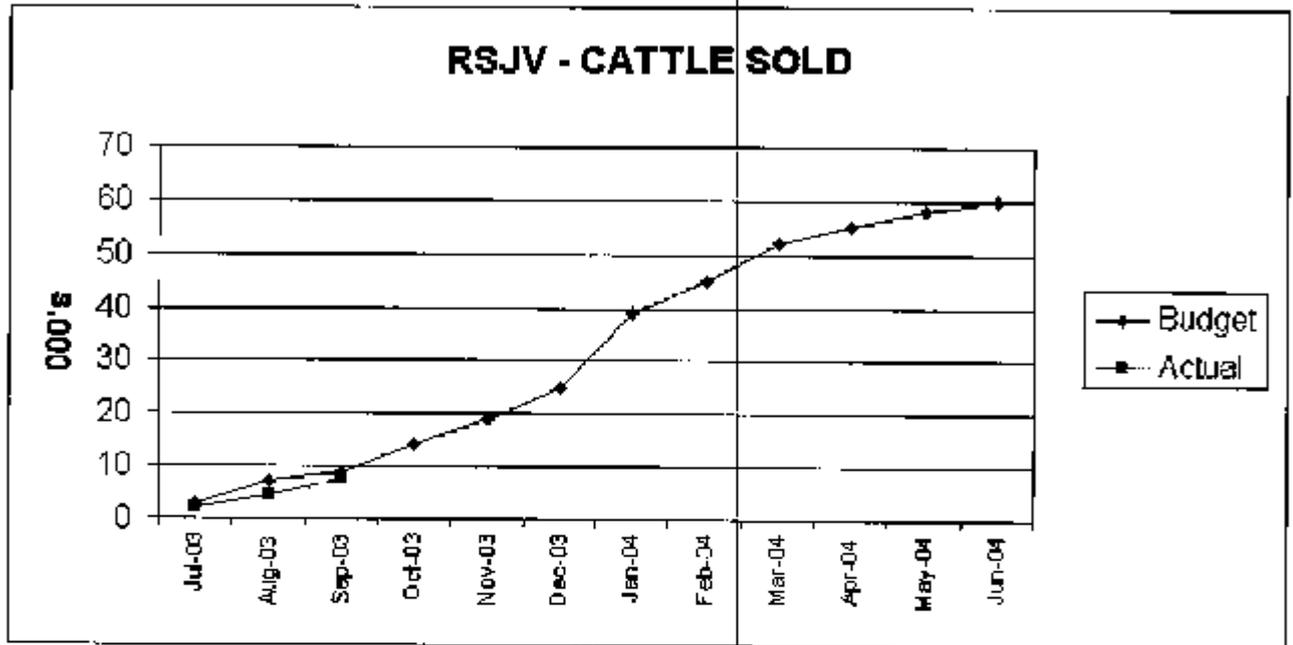
The next meeting of the Joint Venture Committee will be held on Monday 8th December 2003 at the Shire of Plantagenet Council Chambers commencing at 10.00am

8.0 CLOSE

There being no further business to discuss, the meeting closed at 12.45am.

GREAT SOUTHERN REGIONAL CATTLE SALEYARDS JOINT VENTURE

STOCK MOVEMENTS



Year to Date Stock Movements

	Elders	Primaries	Wesfarmers Dalgety	Renny Gardner	RTC	Total Head
Prime Sale	2,474	1,090	3,491	-	-	7,055
Prime Vealer Sale						-
MSA	204	-	66			270
Special Female						-
Store Sale						-
Stud Bull & Female Cattle						-
Total Sales	2,678	1,090	3,557	-	-	7,325

**GREAT SOUTHERN REGIONAL SALEYARDS JOINT VENTURE
OPERATIONS STATEMENT**

31-Aug-03

	Actual YTD 4,531	Budget YTD 7,000	BUDGET 03/04 60,000
<i>No of head sold</i>			
INCOME			
<i>Yard Fees-weigh & pen</i>	21,380	37,800	324,000
<i>Agents Contributions</i>	3,954	7,000	60,000
<i>Agent Entry Fees</i>	0	1,167	10,000
<i>Avdata Income</i>	1,070	1,400	12,000
<i>Other Income</i>	311	1,750	15,000
	26,714	49,117	421,000
EXPENDITURE			
<i>Salaries & Wages</i>	12,021	15,114	90,683
<i>Superannuation</i>	1,220	1,426	8,554
<i>Workers Comp.Insur.</i>	975	378	2,267
<i>LeaveEntitlement</i>	0	372	2,233
<i>Utilities Power</i>	898	917	5,500
<i>Telephone</i>	271	667	4,000
<i>Water</i>	5,408	1,667	10,000
<i>Yard Cleaning</i>	2,211	3,833	23,000
<i>Maintenance- Ground</i>	0	833	5,000
<i>Building</i>	91	250	1,500
<i>Pen Repairs</i>	32	250	1,500
<i>Water troughs & supply</i>	0	250	1,500
<i>Equipment</i>	241	250	1,500
<i>Admin Management</i>	0	1,000	6,000
<i>Marketing</i>	1,000	2,333	14,000
<i>Other Expenditure</i>			
<i>Other Uniform</i>	0	150	900
<i>Travelling</i>	0	333	2,000
<i>Vehicle expenses</i>	1,524	1,750	10,500
<i>Insurance</i>	4,500	750	4,500
<i>Audit</i>	0	167	1,000
<i>Tools/sundry</i>	89	333	2,000
<i>Specified Training</i>	854	488	2,930
<i>Unspecified Training</i>	(30)	83	500
<i>Office Expense</i>	0	67	400
<i>Water Monitoring</i>	0	250	1,500
<i>IT - Maintenance/Software</i>	0	333	2,000
	31,305	34,245	205,467
NET INCOME (LOSS)	(4,590)	14,872	215,533
<i>Transfer to Shire of Plantagenet</i>	0	(7,436)	(107,767)
<i>Transfer to City of Albany</i>	0	(7,436)	(107,767)
CAPITAL WORKS EXPENDITURE			
<i>Capital Works</i>	(2,107)		
<i>Capital Expenditure</i>	(2,107)	0	0

**GREAT SOUTHERN REGIONAL SALEYARDS JOINT VENTURE
OPERATIONS STATEMENT**

30-Sep-03

<i>No of head sold</i>	Actual YTD 7,490	Budget YTD 9,000	BUDGET 03/04 60,000
INCOME			
Yard Fees-weigh & pen	40,692	48,600	324,000
Agents Contributions	7,188	9,000	60,000
Agent Entry Fees	0	1,500	10,000
Avdata Income	1,070	1,800	12,000
Other Income	1,073	2,250	15,000
	50,323	63,150	421,000
EXPENDITURE			
Salaries & Wages	19,007	22,671	90,683
Superannuation	1,931	2,139	8,554
Workers Comp. Insur.	975	587	2,267
Leave Entitlement	0	558	2,233
Utilities Power	898	1,375	5,500
Telephone	650	1,000	4,000
Water	5,408	2,500	10,000
Yard Cleaning	8,424	5,750	23,000
Maintenance- Ground	0	1,250	5,000
Building	91	375	1,500
Pen Repairs	32	375	1,500
Water troughs & supply	0	375	1,500
Equipment	310	375	1,500
Admin Management	0	1,500	6,000
Marketing	2,115	3,500	14,000
<u>Other Expenditure</u>			
Other Uniform	0	225	900
Travelling	0	500	2,000
Vehicle expenses	2,335	2,625	10,500
Insurance	4,500	1,125	4,500
Audit	0	250	1,000
Tools/sundry	89	500	2,000
Specified Training	1,028	733	2,930
Unspecified Training	(30)	125	500
Office Expense	9	100	400
Water Monitoring	0	375	1,500
IT - Maintenance/Software	0	500	2,000
	42,772	51,367	205,467
NET INCOME (LOSS)	7,550	11,783	215,533
Transfer to Shire of Plantagenet	0	(5,892)	(107,767)
Transfer to City of Albany	0	(5,892)	(107,767)
CAPITAL WORKS EXPENDITURE			
Capital Works	(2,107)		
Capital Expenditure	(2,107)	0	0

**GREAT SOUTHERN REGIONAL SALEYARDS JOINT VENTURE
OPERATIONS STATEMENT**

31-Oct-03

<i>No of head sold</i>	Actual	YTD	Budget	YTD	BUDGET 03/04
	12,675		14,000		60,000
INCOME					
<i>Yard Fees-weigh & pen</i>		68,884		75,600	324,000
<i>Agents Contributions</i>		12,673		14,000	60,000
<i>Agent Entry Fees</i>		0		2,333	10,000
<i>Avdata Income</i>		2,066		2,800	12,000
<i>Other Income</i>		1,585		3,500	15,000
		85,209		98,233	421,000
EXPENDITURE					
<i>Salaries & Wages</i>		29,582		30,228	90,683
<i>Superannuation</i>		2,961		2,851	8,554
<i>Workers Comp.Insur.</i>		2,019		756	2,267
<i>LeaveEntitlement</i>		2,232		744	2,233
<i>Utilities Power</i>		1,965		1,833	5,500
<i>Telephone</i>		1,010		1,333	4,000
<i>Water</i>		3,301		3,333	10,000
<i>Yard Cleaning</i>		5,543		7,667	23,000
<i>Maintenance- Ground</i>		0		1,667	5,000
<i>Building</i>		182		500	1,500
<i>Pen Repairs</i>		195		500	1,500
<i>Water troughs & supply</i>		33		500	1,500
<i>Equipment</i>		419		500	1,500
<i>Admin Management</i>		2,000		2,000	6,000
<i>Marketing</i>		3,300		4,667	14,000
Other Expenditure					
<i>Other Uniform</i>		71		300	900
<i>Travelling</i>		318		667	2,000
<i>Vehicle expenses</i>		4,725		3,500	10,500
<i>Insurance</i>		4,500		1,500	4,500
<i>Audit</i>		330		333	1,000
<i>Tools/sundry</i>		152		667	2,000
<i>Specified Training</i>		1,028		977	2,930
<i>Unspecified Training</i>		(30)		167	500
<i>Office Expense</i>		9		133	400
<i>Water Monitoring</i>		242		500	1,500
<i>IT - Maintenance/Software</i>		0		667	2,000
		66,108		68,489	205,467
NET INCOME (LOSS)					
		19,101		29,744	215,533
<i>Transfer to Shire of Plantagenet</i>		0		(14,872)	(107,767)
<i>Transfer to City of Albany</i>		0		(14,872)	(107,767)
CAPITAL WORKS EXPENDITURE					
<i>Capital Works</i>		0			
<i>Capital Expenditure</i>		0		0	0

GREAT SOUTHERN REGIONAL CATTLE SALEYARDS

AUGUST 2003 MANAGERS REPORT

SALES DATA

Total number of cattle for August was 2422, this is 1338 down on August last year. Total number of cattle for the financial year to date 4531 head, this is 1127 below the budget. There were 14 shipper weighs this month giving a total for the financial year of 39.

GENERAL BUSINESS/QUOTES

SWOT Analysis

The annual SWOT review was held on the 27th August with the following people present:- Dave Hislop, Dean Wallinger (GSRCS), Murray Mclean (PGA), Joe Hetherington (Lot Feeders), Terry Zambonetti (Primaries), Ray Norman, Daniel Marshall (Elders), Harry Carroll (Wesfarmers). The results of this meeting are currently being written up and shall be included in next months Managers report.

Water Bill

I have received a reply regarding my enquiry about the estimated water consumption at the saleyards. In the letter it was stated that they conducted a meter reading for the period from 25 February 2003 to 18 March 2003 and used that figure to estimate the remainder of the bill. I have been in contact with the water corporation on a number of occasions and the next step is to write a letter Water Corporation to gain an explanation as to why we received an estimate when we actually had a functioning meter for the period in question.

Computers

The computer in Scale house B, consistently crashes once it reaches 64 lots, this could be due to the Equinox program itself or the memory capacity of the computer.

Truckwash

To clarify a number of matters raised at the last JVC meeting, the flow meter for the truckwash was first requested in 19 February 2001, then was mentioned in the Managers report in March and April 2001. The truckwash flowmeter was installed in the month of July 2001, with the reading of 5100 was the actual reading on kilolitres not litres.

The \$2500 for blockages is still considered to be a fair amount, as the static screen will need to be hosed out regularly to ensure efficient operation. The sump will also be required to be cleaned out throughout the year, as there will be a small amount of sand enter the sump. There will also be a need to thoroughly clean out the pipes to remove the solids that have built up over time.

OSH

GREAT SOUTHERN REGIONAL CATTLE SALEYARDS

SEPTEMBER 2003 MANAGERS REPORT

SALES DATA

Total number of cattle for September was 2959, including 263 MSA; this is 669 up on September last year. Total number of cattle for the financial year to date 7490 head, this is 1524 fewer than last year and 1168 below the budget. There were 7 shipper weighs this month giving a total for the financial year of 46.

GENERAL BUSINESS/QUOTES

SWOT Analysis

The SWOT analysis report has been attached for your information.

Water Bill

As yet have not received any reply from the letter that was sent earlier this month to the water corporation regarding the estimate of our water account for the period from 25 February 2003 to 18 March 2003.

Mitchell's

Received an application from Mitchell's transport, who are seeking to install a hay shed on a portion of their leased land on the western side of the yard. We have approved this shed on the proviso that the shed does not exceed past the northern boundary of their existing yard

Canteen

The lease of the canteen exchanged hands during the month of September. The new lessees are Peter Williams and Bernadette Grundy who took over the lease on the 23rd September.

Computers

The computer in Scale house B, consistently crashes once it reaches 64 lots, this could be due to the Equinox program itself or the memory capacity of the computer.

NLIS

On 30th September 2003, I attended a meeting at Midland saleyard. The speaker was Malcolm Ryan-Cowell of Blush Consulting. Malcolm was in WA as part of a MLA NLIS program. He provided information on the software that is available to run NLIS and also the scanning equipment that would be most effective for saleyards.

OSH

None

Regional Cattle Saleyards SWOT Analysis: August 2003

Context:

As part of the on-going review of the Cattle Saleyards, a SWOT workshop was organised in August 2003 which was attended by the following stakeholders:-

Dave Hislop	GSRCS
Dean Wallinger	GSRCS
Murray Mclean	PGA
Joe Hetherington	Lot Feeders
Terry Zambonetti	Primaries
Ray Norman	Elders
Daniel Marshall	Elders
Harry Carroll	Wesfarmers

Process:

Participants were requested to attend the workshop having considered the SWOT facing the Saleyards. At the workshop a round robin technique was used to ensure all participants had an opportunity to speak, before an open forum was permitted.

Initially the strengths, weaknesses, opportunities and threats were considered and after each section participants were requested to prioritise these. Additional issues and needs were also recorded during the process as they were often raised during discussion regarding SWOT was being considered.

INTERNAL STRENGTHS AND WEAKNESSES OF THE SALEYARDS

STRENGTHS	RANKING: A, B or C <i>A's were seen as critical to the future of the Saleyards</i>
Weekly Sales with set structure	A
Safety of workers and cattle	A
People and customers namely agents	A
Price setting for the Industry	A
Good Facilities for buyers and sellers including improved access	B
Location: Good collection point; catering for wide area	C
Curfew	Not ranked as some discussion whether this was indeed a strength
Independent Weighing Facility	Not ranked
Opportunity to present stock well	Not ranked

WEAKNESSES		RANKING A, B, C <i>A is perceived as a critical area to be addressed for the future of the Saleyards</i>
Lack of respect shown by the Joint Venture to the agents		A+
No access to Joint Venture committee members at the Saleyards.		A+
Lack of awareness of who were the Joint Venture Committee members <i>Absence of committee members visiting the yards was noted and perceived as them not understanding the workings and issues of the yard</i>		
Lack of communication between Joint Venture committee members and users of Saleyards <i>Felt the initiative always had to come from the users It was voiced that the agents could bypass the facility</i>		A+
No user representative on Joint Venture Committee		A
No follow up from last SWOT		A
After hours toilet & shower facilities for truckies		A
\$ money for capital expenditure		A
Order of selling should be numerical eg start in pen 1 each sale		A
Facilities: ground yard conditions after wet periods due to poor drainage		A
<i>This was also seen as a welfare issue</i>		
Wait times caused by mixed usage of wash down facilities especially for truckies		A
<i>This issue had been raised before and participants felt was now a long term issue which needed to be addressed</i>		
Waste Water costing; felt to impact on future operation		A
<i>This issue had been raised before and participants felt was now a long term issue which needed to be addressed</i>		
Lack of promotion of Saleyards		A
<i>Especially the usage and distinctive competences</i>		
Lack of use of overhead drafting		A
<i>Seen as a long term issue i.e. raised previously</i>		
Diseased livestock entering the yards		B/C
<i>Whilst this was seen as a small % of stock coming to the yards it was felt there was a need for facilities and procedures for separation and to isolate affected stock</i>		
Staffing needs and costs of agents		C
<i>due to need to staff during quiet periods</i>		
Safety of laneways		C
<i>Caused by design versus how the laneways are being used in practise</i>		

EXTERNAL OPPORTUNITIES AND THREATS.¹

OPPORTUNITIES	RANKING	
	LIKELIHOOD of occurring High to Low	IMPACT on future of yard if did occur High to Low
<i>(Examination of PESTIC)</i>		
NLIS gives saleyards opportunities eg hire out hand held data capture devices	HIGH	HIGH
Technological advances in readers	HIGH	HIGH
<i>(Suggested ways to improve business)</i>		
Increased promotion <ul style="list-style-type: none"> ➤ <i>Employ a professional to promote the yards</i> ➤ <i>Become members of the National Saleyards</i> ➤ <i>Increased use of people with industry knowledge to promote the yards</i> ➤ <i>Attract sponsorship to promote the yards</i> ➤ <i>Greater focus and communication with decision makers in the buying unit eg the agents and buyers</i> 	HIGH HIGH HIGH HIGH MEDIUM LOW <i>This was rated low as the participants stated they had a lack of 'faith' this would happen</i>	HIGH HIGH HIGH HIGH LOW HIGH
Relocation of Midland Saleyards <i>Opportunity to attract their customers</i>	MEDIUM	HIGH

EXTERNAL OPPORTUNITIES AND THREATS.² Cont'd

OPPORTUNITIES	RANKING	
	LIKELIHOOD of occurring High to Low	IMPACT on future of yard if did occur High to Low
<i>Suggestions for improving business. cont'd</i>		
Capture business going to other facilities Attract more livestock <i>More flexibility to negotiate cattle handling outside sale days eg feeder calves</i>	HIGH HIGH	MEDIUM LOW
Attract sales from other regions <i>Eg Esperance Store Sales</i>	MEDIUM	HIGH
MSA Sales	MEDIUM	MEDIUM

¹ Note the discussion re opportunities raised discussion in regard to the external impact of Political; Economic; Social; Technological; Industry and Competitive trends (PESTIC) and also elicited response and suggestions of opportunities which participants felt the Saleyards should pursue to improve business.

² Note the discussion re opportunities raised discussion in regard to the external impact of Political; Economic; Social; Technological; Industry and Competitive trends (PESTIC) and also elicited response and suggestions of opportunities which participants felt the Saleyards should pursue to improve business.

Bull Sales	LOW	MEDIUM
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THREATS	RANKING	
THREATS	LIKELIHOOD of occurring	IMPACT on future of yard if did occur
	High to Low	High to Low
Change in nature of market <ul style="list-style-type: none"> ➤ Direct selling to feedlotters ➤ Emergence of producer groups selling direct to processors ➤ Younger farmers buy differently ➤ Increased power of farmers as farmers become bigger and sell directly to butchers 	HIGH	HIGH
Not listening to users and agents	HIGH	HIGH
Diseased livestock	HIGH	HIGH
Increased competition from alternative land uses eg trees and vines	MEDIUM	HIGH
Competitor Charges	MEDIUM	MEDIUM
Market sensitivity to pricing compared to lack of emphasis on promotion NLIS fee increases	LOW	HIGH
Users and producers bypassing facility	LOW	HIGH
Entry of meat processor	LOW	HIGH
Changes in technology and alternative selling methods eg Auction +	LOW	LOW

ADDITIONAL ISSUES RAISED

- The weaknesses from last year have not been addressed. Why keep having these workshops?
- There is no follow up to 'users' in regard to Joint Venture Committee meetings e.g. why not use a newsletter
 - Are our issues being delivered appropriately to the Joint Venture meetings?
- The agents feel 'off-side' with the Saleyards
- There is a lack of flexibility in negotiations
- Promotion of the saleyards- who is responsible?
 - There is little 'write-up' or PR in relation to the Saleyards in farming papers
- Need to consider the balance of contributions from cattle and sheep users
- National Livestock Identification Scheme
- There appeared during discussions that the understanding of the manager and agents differed in relation to agents financial obligations to continue using the saleyards

NEEDS RAISED:

- A regular user representative to attend Joint Venture Meetings e.g. 2 to 3 times per year
- Organise Joint Venture Committee Members to meet users
- Copy of end of year financial report for the Saleyards should be sent to key stakeholders
- Follow up this meeting with feedback
- Provide information to stakeholders to enable them to promote the Saleyards

MINUTES

Public Arts Committee meeting held on Wednesday 17th September 2003 at the
Council Chambers, Mercer Road at 5.30pm

1.0 PRESENT

Mat Selby	Manager Development, City of Albany (Chairman)
Councillor Jan Waterman	Councillor Representative, City of Albany
Brett Joynes	Executive Director Works & Services
Sheryl Stephens	Community Arts Officer
Helen Oxenburgh-Lowe	

APOLOGIES

Elizabeth Gray	Albany Arts Advisory Committee Representative
Maria Penny	

Meeting opened at 5.38pm

2.0 WELCOME

The Chairman welcomed everyone to the first inaugural meeting of the Public Arts Committee.

A description of the purpose and function of the Committee was presented by Mr Joynes.

3.0 MATTERS FOR CONSIDERATION

3.1 Discuss and resolve meeting place, time and frequency

Meeting to be held at the Vancouver Arts Centre (VAC) the Thursday immediately after the Council meeting from 8.30am to 9.30am, generally 3rd Thursday of the month, but the following dates is provided for clarity.

- 23rd October 2003
- 20th November 2003
- 18th Dec 2003 (To be Discussed)
- 22nd January 2004
- 19th February 2004
- 18th March 2004
- 22nd April 2004
- 20th May 2004
- 17th June 2004
- 22nd July 2004
- 19th August 2003
- 23rd September 2004
- 21st October 2004
- 18th November 2004
- 23rd December 2004 (To be discussed)

3.2 Public art component of the new City of Albany administration building Sheryl to confirm and obtain copies of

- Brief
- Timeframe

3.3 Current projects – Public

- Lockyer Ave upgrade
- Albany Highway Bus Shelters
- Albany Highway Stage One

3.4 Current projects – Private

- Farm Fresh
- Old Primary School Site

3.5 Public education

Nil

4.0 GENERAL BUSINESS

Invite tidy towns to next meeting to discuss opportunity to create public art in form of gateway to Albany using initial budget allocation.

Ideas to be brought forward for Public Art for next meeting by Mr Joyns.

Committee may be able to co-fund some Council projects to help enhance built form such as bus shelters.

5.0 MEETING CLOSED

Meeting closed at 7.00pm

6.0 NEXT MEETING

The next meeting will be held at VAC 23rd October 2003 at 8.30am.

MINUTES

Of the Public Arts Committee meeting held on Thursday 23rd October 2003 at the
Vancouver Arts Centre at 8.30am

1.0 PRESENT

Mat Selby	Manager Development, City of Albany (Chairman)
Councillor Jan Waterman	Councillor Representative, City of Albany
Brett Joynes	Executive Director Works & Services
Sheryl Stephens	Community Arts Officer
Elizabeth Gray	Albany Arts Advisory Committee Representative
Maria Penny	Indigenous Representative

Apologies
Helen Oxenburg-Lowe

Meeting opened at 8.40am

2.0 WELCOME

The Chairman welcomed everyone to the 2nd meeting of the Public Arts Committee.

3.0 MATTERS FOR CONSIDERATION

- 3.1 A copy of the City of Albany Administration Building Project Brief was tabled and comment was provided to the brief co-ordinator that the brief should emphasise the grand nature of the project and should be as wide as possible.
- 3.2 Jan Waterman and Brett to attend meeting of Tidy Town Committee to seek direction of how money would be expended on Entry Statement to City and the PA Committee to co-ordinate project.
- 3.3 Theme to be discussed for Lockyer Avenue next meeting.

4.0 GENERAL BUSINESS

Nil

5.0 MEETING CLOSED

Meeting closed at 9.35pm.

6.0 NEXT MEETING

The next meeting will be held at VAC 20th November 2003 at 8.00am.

MINUTES

Public Arts Committee meeting held on Thursday 20th November 2003 at the
Vancouver Arts Centre at 8.00am

- 1.0 **PRESENT**
Mat Selby Chairman
Sheryl Stephens
Elizabeth Gray
Jan Waterman
Helen Oxenburgh-Lowe

APOLOGIES
Brett Joynes

- 2.0 **WELCOME**
The Chairman welcomed everyone and declared the meeting open at 8.12 am.

- 3.0 **MINUTES FROM PREVIOUS MEETING**

**MOVED JAN WATERMAN
SECONDED ELIZABETH GRAY**

THAT the minutes of the 23 Oct 2003 be accepted as true and correct

CARRIED 5-0

- 4.0 **MATTERS FOR CONSIDERATION**

- 4.1 Public Art Component of the new City of Albany Administration Building Project
Brief (attached) Artists submissions received by Anne Neil

Anne Neil presented 7 artists submissions in relation to the new Administration building.

**MOVED JAN WATERMAN
SECONDED ELIZABETH GRAY**

THAT the Committee resolved to shortlist 4, with the fourth being paid from the budget of the PAC, a cost of \$650 plus GST, being David Walker, Kevin Draper, Versluis & Potter, Bailey – Campbell-Pope and Thamo,

CARRIED 5-0

Reason:

It was felt that the fourth applicant was worth considering due to concepts presented.

- 5.0 **GENERAL BUSINESS**
Nil.

- 6.0 **MEETING CLOSED**
Meeting closed at 9.35am.

- 7.0 **NEXT MEETING**
The meeting will be held at the Vancouver Arts Centre on Tuesday 2nd December 2003 at 8.00am.

Agenda Item Attachments

**GENERAL MANAGEMENT
SERVICES SECTION**

[Agenda Item 14.3.1 refers
[Bulletin Item 1.4.1 refers]

City of Albany

**Convention and Entertainment
Centre**

Tender for Consultancy Services

Tender Assessment Report

Contract C03023

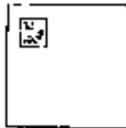
EXECUTIVE SUMMARY ONLY

November 2003



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Executive Summary

Background

The need for a Convention and Entertainment Centre arose from a feasibility study commissioned by the Great Southern Regional Cultural Centre Steering Committee in 1997. The key finding of the report favoured a multipurpose venue located in the town centre of the City of Albany.

Further studies carried out in 1998 and 2000 lead to the selection of the York Street site and the subsequent preparation in 2002 of a development proposal by Howard and Associates that forms the basis of the Consultants Tender Brief.

The consultancy services have been tendered in two stages:

- Stage 1 for brief development, preparation of a concept design and confirmation of the preliminary cost estimate. This documentation is to be used by the City of Albany to finalise its funding arrangements with the state government.
- Stage 2, for the balance of the design development, documentation procurement and construction administration services, will not proceed if such funds do not become available.
- Tenderers were advised of a potential delay of 6 to 9 months if funding is approved, before commencement of Stage 2.

The tender document requires the provision of full Project Management, Architectural, cost planning, building engineering services, interior design and landscaping and all other specialist consultancy services including theatre/stage expertise to deliver the project. The project budget was set at \$13.2M inclusive of fees, costs escalation and contingencies.

The Tender Process

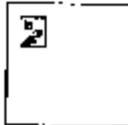
Tenders were advertised in the West Australian on 1 October 2003, and in the Albany Advertiser on 2 October 2003. Tenders closed at the City of Albany tender box on 29 October 2003.

Tender validity expires on 16 December 2003.

Tenders Received

Tenders, inc GST, were received as follows: (Stage breakdown shown for information)

Tenderer	Stage 1	Stage 2	Totals
Peter Hunt	\$143,965	\$670,979	\$814,944
James Christou	\$237,167	\$961,822	\$1,198,989
Silver Thomas Hanley	\$216,229	\$1,024,518	\$1,240,747
Hamos Sharley/Howard and Associates	\$323,235	\$988,335	\$1,311,570



Tender Assessment

The tenders were assessed by a Tender Evaluation Panel (the Panel) comprising the following members:

- ▶ Maynard Pye - Deputy CEO, Great Southern Development Commission
- ▶ Ian Osborne - Manager, Albany Visitor Centre
- ▶ Jon Berry - City of Albany, Manager Economic Development
- ▶ Mike Barnes - GHD Pty Ltd - Technical Advisor

Assessments were based on weighted selection criteria included in the tender document these being:-

- | | |
|---|-----|
| ▶ Relevant Experience in Public Buildings | 25% |
| ▶ Technical capacity | 5% |
| ▶ Project Personnel | 25% |
| ▶ Methodology | 15% |
| ▶ Appreciation of the Task | 15% |
| ▶ Price | 15% |

Tender Submissions

All tenders were of a very high quality and subject to some required clarifications were fully conforming.

All tenderers provided confirmation of Quality Assurance systems, Insurance currency and financial status.

Peter Hunt Architect (PHA)

The nominated relevant projects included;

- The \$90M Gold Coast Convention Entertainment and Exhibition Centre, Qld, currently under construction and due for completion in June 2004.
- The \$27M Townsville Breakwater Entertainment Centre, Qld. The \$12M Stage 2 was completed in 1999. RAIA Design Award
- The \$12M Derwent Entertainment Centre, Hobart completed in 1989.
- The \$60M Subiaco Oval Redevelopment 2002.
- Challenge Stadium, Mt Claremont. RAIA Design Award.

The Perth based team was fully involved with the design and documentation of the Queensland projects and Peter Hunt with the Derwent centre. They have a highly accredited Theatre specialist Graham Walne who has provided advice on the Perth Convention and Entertainment Centre.



They demonstrated their understanding and hands on experience of this type of project with their discussions on Task Appreciation and Methodology and examples of relevant innovative design for multifunctional facilities including retractable seating, operable acoustic walls and the like.

Provision for a local Architect and civil and structural engineering support is included in the team.

James Christou and Partners Architects (JCPA)

James Christou and Partners (JC&P) has teamed up with Hok Sports + Venue + Events (Hok) who are Brisbane based Architects. The nominated relevant projects included;

- The City of Melville Performing Arts Centre 2000 (JC&P)
- The \$12M WACA major redevelopment (JC&P)
- The \$363M Telstra Dome, Melbourne (Hok)
- The \$280M Suncorp Stadium at Lang Park, Brisbane (Hok)
- Perth Convention Centre – The Esplanade. Design competition (Hok)
- Gold Coast Convention and Exhibition Centre. Design competition (Hok)
- Darwin Convention and Exhibition Centre submission (Hok)
- \$500M Phoenix Civil Plaza (includes conference facilities) (Hok)
- US\$112M Anaheim, California Convention Centre (Hok)

The body of relevant experience is carried by Hok whose Principal will attend three design workshops in Albany during stage 1. Their nominated theatre specialist is Theatre Project Consultants (London) who will carry out a desktop review during the concept design stage. Apart from advice that they are world leaders no details were provided about them. The electrical subconsultant has recent experience with the Perth Convention and Entertainment Centre. The US projects did not involve the nominated Hok staff.

The Task Appreciation and methodology discussions demonstrated a good understanding of issues. Design ideas for this project were good but no examples of actual innovative design solutions were identified.

The inclusion of a local engineer and QS is referred to but no specific detail provided.

Silver Thomas Hanley (STH)

STH has linked with Sydney based Architects Archer Mortlock Woolley (AMW) who are Sydney based Architects. The nominated relevant projects included;

- Burswood International Resort Casino, \$3M conversion of existing showroom into a Lyric Theatre, 1998 (STH)
- Burswood International Resort Casino, \$180M redevelopment strategy superseded by PCEC submission in 1998 (STH)
- Perth Convention and Entertainment Centre (PCEC) submission (STH + AMW)
- Burswood International Resort Casino, \$63M redevelopment 2001. Update of 1998 strategy (STH + AMW)



- \$76M Royal Agricultural Society Main Exhibition Halls and Administration building, Homebush, completed in 1999 (AMW).
- \$57M Sydney Convention and Exhibition Centre completed in 1999 (AMW).

The team demonstrated a high level of experience but the involvement of the Sydney based Architect was not clear in that no visits to Albany were mentioned. Limited detail was provided about Stagecraft their nominated theatre subconsultant.

The discussion on Methodology was not strong particularly in defining project management processes, but the Task Appreciation reflected lessons learnt at Burswood and demonstrated their innovative 'in the field' knowledge of multiple use facilities.

Local Architect David Heaver provides heritage, liaison and site inspection support.

Hames Sharley and Howard and Associates

Hames Sharley (HS) and Howard and Associates (HA) advise that they acting jointly in association as lead consultants. The nominated relevant projects included;

- The \$13.2M Mandurah Performing Arts Centre 1997 (HS)
- The \$5.6M Bunbury Performing Arts Centre 1994 (HS)
- Western Australian State Lyric Theatre Feasibility Study \$65M 1993 (HS)
- The \$15M Hoyts Carousel (2000) and the \$12M Hoyts Garden City (1996) cinema complexes (HS)
- Various reviews and feasibility studies for other theatre related projects (HS)
- The \$30M Adelaide Convention Centre 1987 (HA)
- Albany Convention and Entertainment Centre feasibility study 2002 (HA)

A strong team has been nominated, strengthened by the inclusion of TRA Entertech their specialist theatre subconsultant. Ian Howard is nominated as the Project Leader for Stage 1. The nominated Project Architect who has no demonstrated experience with this type of project, manages stage 2.

Very good discussion on Methodology and Task Appreciation. 'Hands on' and innovative experience demonstrated in the design of retractable seating and prosceniums.

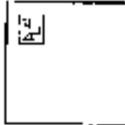
Relatively high local content due to the involvement of Ian Howard, but it is not clear if there is any other local representation.

Tender Assessment

The tender submissions were of a high standard and generally covered the key selection criteria appropriately.

Scoring the criteria was purely on the tender content and based on the relative merits of each tender. Price was separately assessed against a predetermined range.

Following a detailed assessment by each panel member and a panel discussion to obtain consensus, the Panel's consolidated final overall scores were agreed as follows:



Tenderer	Qualitative Excluding Price	Quantitative Including Price
1. Peter Hunt Architects	61.00	71.4
2. James Sharley/Howard and Associates	59.33	63.86
3. James Christou and Partners Architects	56.33	60.93
4. Silver Thomas Harley	51.00	55.13

Shortlisting

In view of Peter Hunt Architects (PHA) scoring highest on both Qualitative and Quantitative criteria and the substantial price differential, the Panel determined that PHA were the preferred tenderer and that there was no benefit in interviewing other tenderers until PHA's tender had been fully considered. The tenderers were then advised that interviews would not be held.

Preferred tenderer

The Panel determined that before making a final decision all the necessary clarifications of PHA's tender be obtained and the nominated referees interviewed to confirm the details of the submission.

This process was concluded with PHA providing acceptable responses in clarification of its tender and with referees providing strong collaborative support for PHA's expertise and the successful delivery of their projects.

Recommendation

The panel is satisfied that Peter Hunt Architect has met the selection criteria in all aspects and that its tender for the sum of \$814,944.00 offers value for money to the City of Albany, and is recommended for acceptance.



File Number MAN127

MINUTES

ALBANY BOAT HARBOUR REFERENCE GROUP

Date: *Wednesday 05 November 2003*

Time: *1.00pm - 3.00pm*

Venue: City of Albany - York Street Conference Room

Distribution

Members

Mr Peter Watson MLA- Chairman
Mr Brad Williamson- Albany Port Authority
Cr Roland Paver- City Council rep
Cr Milton Evans- City Council rep
Mr Maynard Rye- GSDC
Mr Geoff Findlay- DPI Regional Services
Mr Phil Shaw- Fisheries WA

Executive (Non-voting)

Mr Jon Bettink, Albany Boat Harbour Project Manager
Mr Jon Berry, Manager, Economic Development, City of Albany

In Attendance (membership not yet ratified by Council)

Mr John O'Neil (ACCI nominee)

1.0 OPEN

The Chairman opened the meeting at 1.05pm

2.0 APOLOGIES

Mr Phil Shaw- Fisheries WA

3.0 REVIEW OF COMMITTEE MEMBERSHIP

Jon Berry advised that the current membership consisted of:-

- Mr Peter Watson MLA- Chairman
- Mr Brad Williamson- Albany Port Authority
- Cr Roland Paver- City Council rep
- Cr Milton Evans- City Council rep
- Mr Maynard Rye- GSDC
- Mr Geoff Findlay- DPI Regional Services
- Mr Phil Shaw- Fisheries WA

Nominations yet to be placed before Council include:-

Mr Graham Kennedy (Albany Maritime Advisory Committee)

Mr John O'Neil - (ACCI)

Recreational Boating Rep (advertised for nominees – closes 7 November 2003)

Mr Jon Bettink will attend meetings as the Project Manager and Jon Berry, Manager, Economic Development will be Executive Secretary for the City of Albany.

4.0 APOLOGIES

- Mr Phil Shaw (Fisheries WA)

5.0 RECOMMENDED APPOINTMENT OF NEW MEMBERS

Nominations for membership to this Committee have formally been sought from the Albany Chamber of Commerce and Industry and the Albany Maritime Advisory Committee.

Moved: Milton Evans
Seconded: Geoff Findlay

THAT Council appoint Mr John O'Neil (nominee of the Albany Chamber of Commerce and Industry) and Mr Graham Kennedy (nominee of the Albany Maritime Advisory Committee) as members of the Albany Boat Harbour Reference Group.

Carried

Members were advised that a Recreational Boating Representative will be appointed by Council after receipt of expressions of interest from public advertising, which closes on 7 November 2003

6.0 ELECTION OF DEPUTY CHAIRPERSON

The Committee agreed that nominations for a Deputy Chairperson should be called following appointment by Council of new members.

7.0 CORPORATE GOVERNANCE

Jon Berry outlined corporate governance of the Committee.

- Members are appointed by the Albany City Council in consultation with the project partners;
- Formal sub-committee of Council created under the Local Government Act 1995;
- Executive support provided by City of Albany;
- Provides a formal feedback loop (two-way conduit) to and from Council for ongoing communication and consideration as the project develops; and
- Relevant reports are conveyed from the Management Steering Committee and reviewed by the Council Reference Group before being formally considered by Council. Council then communicates its support for various stages of the project back to the management team.

8.0 BACKGROUND TO THE PROJECT AND REFERENCE GROUP

Jon Berry provided background information on the project in a power point presentation and outlined the role of this Committee as agreed by Council. (see handouts attached)

9.0 FUNDING COMMITMENTS AND MEMORANDUM OF AGREEMENT

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).

The City of Albany has assembled \$270,000 in 2003/04 financial year budget in a funding partnership arrangement with the Department for Planning and Infrastructure (\$90,000), Commonwealth Department of Transport and Regional Services (\$70,000), Great Southern Development Commission (\$60,000) and City of Albany (\$50,000).

A Memorandum of Agreement has been signed by DPI, GSDC and City and witnessed by the Premier earlier this year. An overview of the MOA will be provided including management structure.

10.0 REBRANDING THE PROJECT - *'THE ALBANY WATERFRONT'*

Jon Berry reported that a new design theme and style guide had been developed for the project that had been approved by the Management Steering Committee and now requires Council adoption. Draft design templates had been prepared for a new logo, letterhead, newsletter, website and other stationery. (attached guide attached). A website www.albanywaterfront.com.au would be launched in mid-December subject to Council ratification of the rebranding.

Moved: Milton Evans
Seconded: Roland Paver

THAT Council adopt the branding image *'The Albany Waterfront'* and rename the Committee of Council *'The Albany Waterfront Reference Group'*

Carried

Maynard Rye suggested newsletters be distributed to all the shires in the region to keep the wider region informed of developments.

11.0 COMMITTEE TERMS OF REFERENCE

Jon Berry outlined that the Committee had previously been instrumental in steering the demand study and advocated the financial commitment of the State Government for funding. Now funding is secured, it is recommended that Council review the current terms of reference of the Committee.

The current Terms of Reference are:-

- (1) To facilitate an assessment of the feasibility of establishing a boat harbour in Princess Royal Harbour and (subject to sufficient evidence of demand), facilitate the establishment of a master plan that guides land and water based development proposals associated with the boat harbour; and
- (2) a review of the role of the Committee be undertaken on completion of the master planning process."

Moved: Milton Evans
Seconded: Brad Williamson

THAT the terms of reference for the Reference Group be:-

'to provide a conduit between the Management Steering Committee (DPI, GSDC and City of Albany) and the Albany City Council and to make recommendations to Council on relevant issues relating to The Albany Waterfront project planning, based on advice from the Management Steering Committee, the Project Manager and technical consultants.'

Carried

12.0 GREAT SOUTHERN GRAMMAR STUDENTS PRESENTATION (1.30pm)

Peter Watson welcomed Ms Kathy Fenwick (Teacher) and students Darren Mumford and Thomas Anderson from Great Southern Grammar. Kathy outlined a project of the students to prepare drawings and a written report on proposals for the foreshore redevelopment. A drawing (attached) was presented and the outcomes of the student research outlined for perusal by project stakeholders.

Mr Watson thanked the students for their excellent work and indicated the needs of youth would be an important consideration in the design of the project.

13.0 PROJECT MANAGEMENT UPDATE

Jon Bettink, Project Manager provided an update on his activities and an overview of planned consultancies. Three planning consultancies being environmental, civil and structural and urban design were advertised in the West Australian on 8 November 2003 and close on 25 November 2003 for Council appointment at the December meeting. The marine structures concept designs are being drafted by the Department for Planning and Infrastructure Coastal Assets branch.

Jon Bettink reported that he had prepared a comprehensive Scoping, Issues and Directions report that consolidated all previous reports and was a useful reference for people who might wish to understand the background and future directions. This will be made available on the web site when it is launched in mid-December 2003.

The issue of pedestrian access was raised and it was noted that a pedestrian footbridge would be considered as part of the design phase and that the GSDC would submit a capital works budget for this component for Government consideration.

Jon Bettink reported that he held a public workshop at the RSL on 31 October and 1 November and that over 100 people attended. It was an opportunity for any general comments and ideas to be put to the project to inform the Project Manager before consultancies were appointed. Jon reported there was generally very strong support for the development. He also reported he would be addressing the Port Users group over any concerns relating to port access to ensure they are kept informed.

Roley Pavey discussed the possibility of planning through a restrictive covenance approach and it was agreed these issues could be fleshed out in the urban design consultancies.

14.0 OTHER BUSINESS

Peter Watson requested the formal renaming of ANZAC Park be followed up with DOLA.

15.0 NEXT MEETING

It was agreed that meetings be held as needed and the next meeting would be in late January or early February after the consultancies had commenced.

16.0 CLOSE

There been no further business the meeting was closed at 3.05pm

The ALBANY WATERFRONT



ALBANY WATERFRONT

Work begins to transform Albany Waterfront from dream to reality

Construction work is under way on the Albany Waterfront project, which will transform the area into a vibrant waterfront community. The project includes the construction of a new harbor, a new pier, and a new promenade. The project is expected to be completed in 2010.

ALBANY WATERFRONT

A working harbor with lots of character

FACTS AND FIGURES

The Albany Waterfront project is a multi-phased development that will create a new harbor, a new pier, and a new promenade. The project is expected to be completed in 2010. The project will create 1,000 jobs and generate \$100 million in economic activity.

ALBANY WATERFRONT

See exciting marine, tourism and recreation opportunities at the base of the Albany Waterfront Project. Call for more information contact the Albany Waterfront Project Office at 603-535-1128.

COMMUNITY NEWS

ALBANY WATERFRONT PROJECT OFFICE

ALBANY WATERFRONT

COMMUNITY NEWS

Work

PROJECT INSTALLMENT

CONCRETE

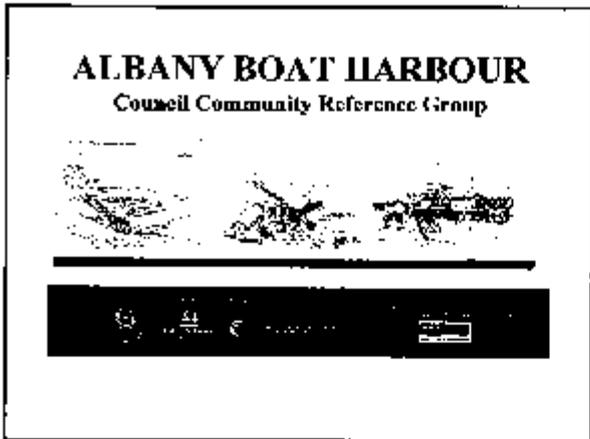
INSTALLATION OF PIER AND HARBOUR WALLS

PLANNING FOR THE FUTURE

FAQ

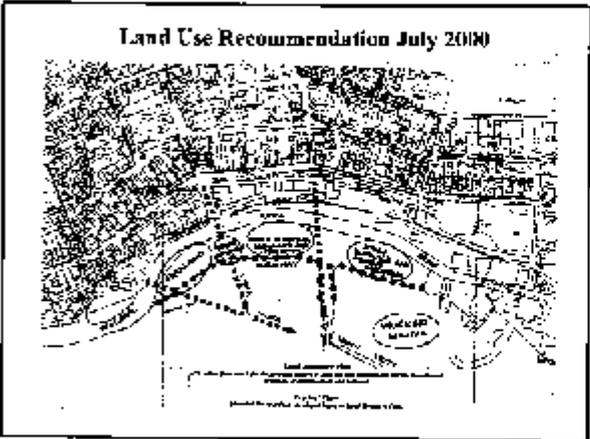
CONTACT US

An exciting marine and jobs project is under way at the base of the Albany Waterfront Project. The project includes the construction of a new harbor, a new pier, and a new promenade. The project is expected to be completed in 2010. The project will create 1,000 jobs and generate \$100 million in economic activity.



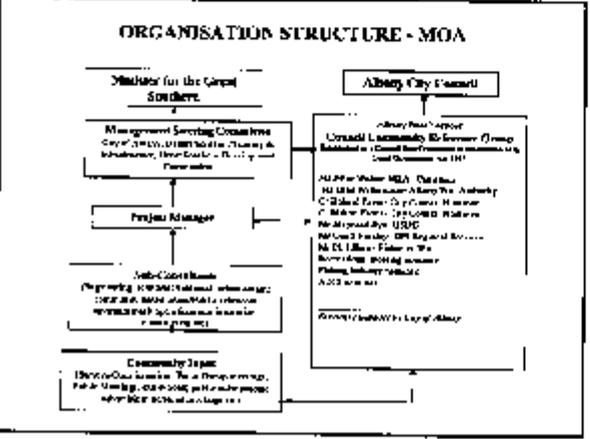
Background to Reference Group

- Foreshore Focus Group (2002-2003)
- Vancouver Waterways Project of GSDC
- Albany Boat Harbour Reference Group (2003-2004)
- Demand Assessment
- Community Consultation
- Planning Budget formed (\$270,000)
- Council Supported Capital Bid by GSDC (Minister Chance) as highest infrastructure priority for Albany



Boat Harbour Planning Progress

- Detailed Planning issues confirmed from Commonwealth, State and Local Government
- State Govt. capital funding of \$12.7m over four years (2005/04 - 2006/07)
- Strategic Partnership formed between (DPI, GSDC, City of Albany)
- Research into other boat harbour developments
- Memorandum of Agreement signed between City of Albany, DPI and GSDC
- Project Manager Recruitment and Appointment in July 2005
- Tenders for Consultancies advertised on 8 November



ITEM 8.0

RE-BRANDING THE PROJECT

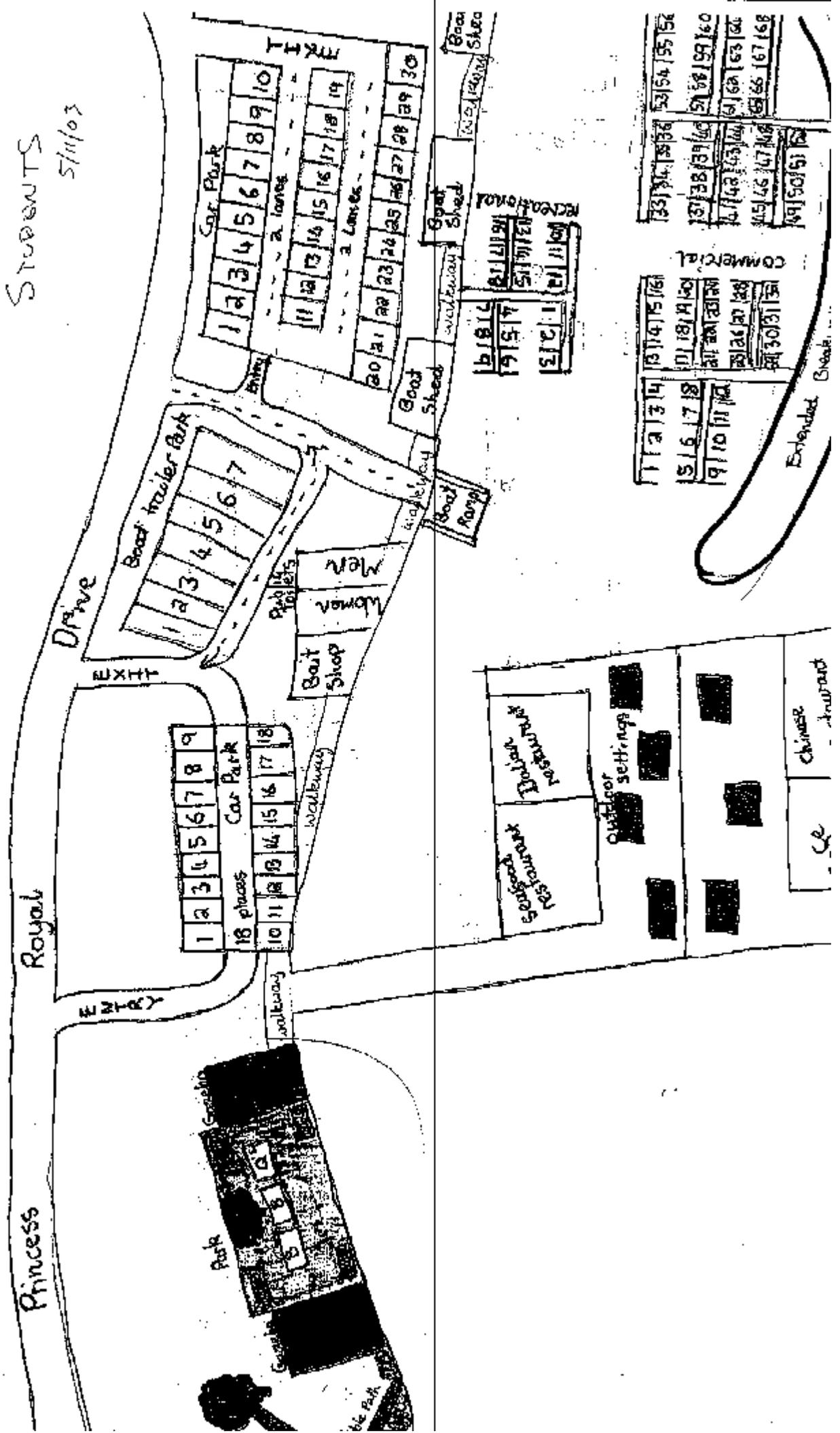
The New Albany Foreshore

Great Southern

GRAMMAR

STUDENTS

5/11/03



1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30						
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Chinese Restaurant

I.N. & J.M.
3 Moonlig
Lower Kalgan
Tel/Fax: 08 9846
Mobile: 0412 531

CITY OF ALBANY - RECORDS	
FILE:	MAN127
DOC:	#310596
30 OCT 2003	
OFFICER:	ISED
Attach:	

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

**Nomination to Albany Boat Harbour Council Community Reference Group-
Recreational Boating**

In response to your Councils advertisement for nominations from the Recreational Boating Community I submit herewith my nomination duly supported by the Princess Royal Sailing Club Inc., refer letter attached.

In support of my nomination I confirm the following personal aspects both local , state and interstate that may assist my nomination for your consideration.

2003-4 Board Member Princess Royal Sailing Club- Director Finance/Development
1993-98 Board Member Royal Perth Yacht Club- Club Marinas inc Challenger Harbour
Redevelopment
1995-97 Board Member Yachting Association of WA
1983-1991 Committee Member Royal Brighton Yacht Club Victoria- Club Captain, Club
Development/Marinas rebuild.
1981-83 Advisor to Patterson Lakes Marina Development, Patterson Lakes Vic.

In addition to the above community involvement includes:

1997- 2002 Board Member / Deputy Chairman Albany Port Authority

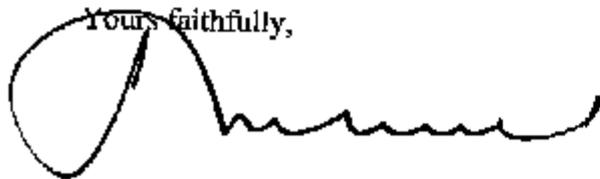
1998-2001 President Lower Kalgan Progress Assn

2000 Vice Chairman Timber 2002

Other memberships- Albany Sea Rescue., Local Volunteer Fire Brigade.

Being very interested in the future of Albany and the development of boating in Albany for the betterment of both Commercial and Recreational owners I look forward to being of every assistance in the planning and development of the Albany Harbour development.

Yours faithfully,



Ian M. Isted



Princess Royal Sailing Club Inc

ABN: 93 548 755 867

29/10/03

CITY OF ALBANY - RECORDS	
FILE:	DAN127
DOC:	
30 OCT 2003	
OFFICER:	NSC
MAIL:	

Mr Jon Berry
Albany City Council
York Street
ALBANY WA 6330

Dear Jon,

The Board of the Directors of the Princess Royal Sailing Club, support the Nomination of Ian Lunt, Finance Director to the Albany Council Community Reference Group.

Yours Sincerely,

David Watson
Commodore
PRSC

CITY OF ALBANY - RECORDS	
FILE:	MAN127
DOC:	I 310509
29 OCT 2003	
OFFICER:	MECD
Attach:	

SAILING YACHTMASTER
www.sailingyachtmaster.com

Post Office Box
 Albany.



Email jack@sailingyachtmaster.com
 Phone: 98444146 Fax 98 44
 Mobile 0419 95

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

Dear Andrew,

Reference : ALBANY BOAT HARBOUR COMMUNITY REFERENCE GROUP

I should like to nominate for membership of the Reference Group, advising Council on the proposed Boat harbour project.

I have wide West Australian, Australian and International experience in the practicalities of small boat harbours , gained over a lifetime of professional and recreational boating and sailing.

Qualifications *West Australian Education Department* – Teachers Higher Certificate (t Ed. Equiv)

– Yacht Masters Certificate
 Yacht Master Examiner

WA Transport Marine Marine Master Class 5

Current Activities *Proprietor* of Sailing Yachtmaster– a Yachting Australia registered training establishment that delivers training in navigation, sailing and power boat skills.

Proprietor of Jack Baxter Marine Services – a multi-faceted operation to service all aspects of recreational boating fleets .

Previous Employment High School Teacher and TAFE lecturer for 25 years

International / Australian Experience Three Americans Cup Challenges(U S) – 1974, 1978, 1980 Navigator
 Admirals Cup (England) – 1983 Navigator

Sardinia Cup (Ssardinia) – 1984 Navigator

Clipper Cup (Hawaii) – 1982,84 Navigator

World Half Ton Cup (Italy) – 1975 Navigator

Southern Cross Cup (Sydney) – 1975, 1979, 1981, 1983 Navigator

Coaching Role for *South Australia*, Americas Cup Defence syndicate,
 Fremantle 1986 Americas Cup Regatta

13 Sydney,Hobart races Skipper/ Navigator

Australian Team member World Flying 15 Championships (Hono Kona).

Recent Passages 2002 –2003

- Delivered 58 ft Crowther Cat "Duplicity" Fremantle- Auckland by way of the Kimberly coast, Darwin, Cape York, Barrier Reef and Brisbane.
- Skipped "Duplicity" for duration of America's Cup regatta off Auckland, plus extended cruise Bay of Islands and the Hauraki Gulf.
- Delivered "Duplicity" Auckland –Sydney, Sydney Fremantle by way of Brisbane, Barrier Reef, Cape York, Darwin, Kimberly Coast

During these passages I made detailed observations on the good and bad aspects of all marinas and boat harbours visited; the summary of which is available to the proposed project.

Cruising Experience

- Extensive West Australian coastal cruising.. Esperance and Recherche archipelago to Kimberly Coast
- Three Fremantle -Sydney yacht deliveries
- 8 week cruise on Italian and French Mediterranean Coasts and Islands
- Cruise Hobart- Albany by way of south and west coasts of Tasmania
- 2 week cruise in Hawaiian Islands

I have been resident in Albany since 1961 and in that time have been involved in ,and contribute many community groups in the recreational marine , tourism and development fields.

These include:

Community Experience – Albany And WA

- Commodore (1974-6 , 2001-3) Princess Royal Sailing Club, Albany
- President Albany Maritime Heritage Association
- Vice-President WA Offshore Yachting Committee
- Vice-President Southern Region Tourism Association
- Board Member Fremantle Maritime Museum
- *Member* of the Albany Recreational Boating advisory committee
- *Member* of the Reference Committee examining the structure of the Volunteer Marine Rescue Services Organisations for Western Australia
- *Member* of the Reference Panel investigating the training needs of the West Australian Charter Industry.

In addition to the above experience I have been involved in the move toward the development of a small craft harbour facility in Albany since 1977 when I was invited to join the original Frederick's Town Group.

I should like to think that this interest, experience and background can be of assistance to the City of Albany in the current planning process for Albany's Small Boat Harbour.

Yours faithfully

Jack Baxter.

Darren Russell
PO Box 5216
ALBANY 6332
0427 426272
Email coastl@albanyis.com.au

3 Nov 2003

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

CITY OF ALBANY - RECORDS	
FILE:	MAN127
DOC:	I310169
03 NOV 2003	
OFFICER:	MELO
Attach:	

NOMINATION TO ALBANY BOAT HARBOUR REFERENCE GROUP

Dear Andrew,

I would like to volunteer for the position on the Albany Boat Harbour reference group, to represent the recreational boating community. I am a recreational boater and being a shipwright and providing the services at The Emu Point Slipway I get to communicate regularly with the boating community. I get to hear of their concerns and needs.

I've been involved with boats all of working life and have also been fortunate to have travelled extensively to different parts of the world and have visited many marinas. Because of my trade I've also had the chance to work in a lot of marinas, so I carry a lot of personal experience, which I feel could help contribute to the development of the Albany boat harbour.

I am also on the committee of the Albany maritime heritage association with Mr Stan Austin as chairman and some other maritime heritage enthusiasts. We are a small but dedicated group helping with maritime heritage. I was recently a member of the Albany Maritime Foundation but resigned because of other commitments but I keep in touch as a friend of the AMF.

I have helped organize the Albany Wooden Boat Rally for the past 3 years.

I have recently spoken to Mr Jon Berry about this position and I have had meetings with Mr John Betink to discuss the proposed Albany boat harbour and I have also meet with Mr Geoff Finlay of the DPI to keep in touch with developments at the foreshore. So has you can see I have been keeping up to date and have a real interest in providing the best possible service for boat owners in Albany and also tying links with the Albany boat harbour and Emu Point so Albany can be recognized as a safe haven for boaties with a world class facilities.

If you would like to discuss this any further please don't hesitate in contacting me.

Your's truly



Darren Russell