

INFORMATION BULLETIN

ORDINARY COUNCIL MEETING

Tuesday 16th December 2008

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Nil

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Appointments	Resignations
Chief Executive Officer – Paul Richards	Manager City Services – Ian Neil
Infrastructure Inspections Officer – Melissa Organ	Environmental Health Technician – Charles Williams
Finance Officer – Sophie Beech	Records Officer – Zoe Sewell
Records Officer – Emma McRae	
Planning Cadet – Ryan Taylor	

Directors
● Rod Hedderwick
● Mike Sauzier
● Sebastian Bolhuis

ACN: 009 101 786

Please reply to Albany Office

Our Ref: 12388/RAW

17 November 2008

City of Albany
PO Box 484
ALBANY WA 6331

Attention: Mr Tom Wenbourne, Planning Officer

Dear Tom

**RE: DEVELOPMENT APPLICATION P285233 – ALBANY HOLIDAY PARK
REVISED DEVELOPMENT PROPOSAL AND ADDITIONAL INFORMATION**

The purpose of this letter is to provide additional information and outlined changes to the development proposal that we feel will allow the City of Albany to favourably determine our application for planning consent for Stage 3 of the Park Home Village at Albany Holiday Park, 550 Albany Highway, Milpara.

This letter is the consequence of verbal and email communications between the City (Messer's Humphrey and Wenbourne) any our client, Mr Ed Nelson.

Council Policy Relating to the Proportion of Permanent Accommodation

At the time of lodging the application on 12 August 2008, we were acting on advice from Mr Humphrey that there was no specific Albany Council Policy restricting the amount or percentage of permanent residential within caravan parks outside of important tourist nodes. This advice was contained in an email to Mr Nelson on 19 May 2008 (copy attached).

Given that the email inferred that there was no limitation on permanent occupancy numbers for Albany Holiday Park, we proposed increasing the number of park homes by 29 to 75.

In an email dated 8 October 2008, Mr Humphrey advised that our proposal for 29 park home sites would increase the total proportion of permanent sites to 53%. My Humphrey then advises that this exceeds the 30% proposed by the City's draft Tourist Accommodation Policy (TAPS). TAPS had been released for public comment on 25 September 2008, some six weeks after our application was lodged.

In subsequent communications, we have been made aware of that the City has an existing Local Planning Policy (LPP) relating to the percentage of residential units in tourist areas, namely the 2002 Tourism Philosophy. In this document, tourist sites are identified as 'prime' or 'less attractive'. Prime locations are defined as those freehold, zoned land parcels which front or are close to the coast. Albany Holiday Park is located inland on Albany Highway and is presumed to be a 'less attractive' site for the purposes of the LPP.

The Tourism Philosophy LPP provides for up to 50% of units to be residential in nature. It is based on this provision that we request the City consider a modified development proposal.

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Modified Development Proposal

In order to allow the City to favourably consider our application, we agree to modification of the proposal by conditions of approval in the following way:

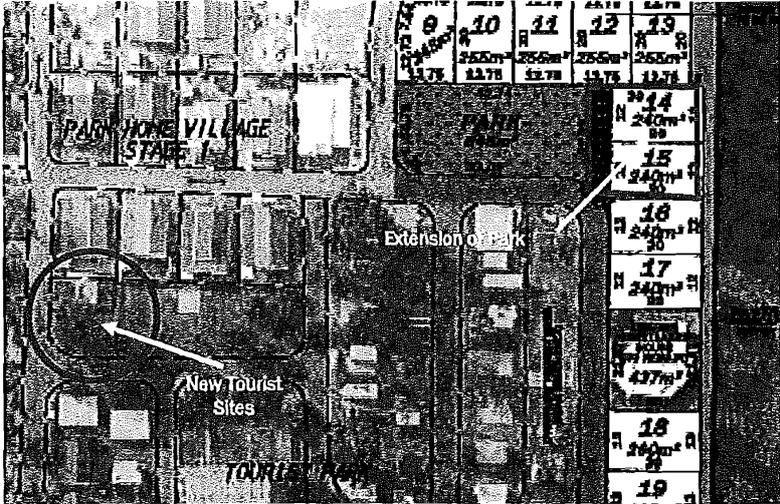
- 1. Delete park home sites 14, 15, 20 and 21 as depicted on the submitted site plan. This will reduce the total number of permanent park home sites on the property to 71; and
- 2. Add four additional tourist sites within the tourist park portion of the site to increase the number of tourist sites to 71.

The impact of these changes is shown below:

	Original Proposal		Modified Proposal	
	Number	%	Number	%
Permanent Park Homes	75	53%	71	50%
Tourist Sites	67	47%	71	50%

By reducing the number of park homes proposed by the current application from 29 to 25 and increasing the number of tourist sites by 4, we are able to meet the 50% requirement of the City's currently-standing Policy.

In order to produce four additional tourist sites, during stage III construction the existing 200m² Caretakers Cottage will be converted into a multi-use recreation centre to cater for activities for both genders. This allows for the removal of the existing shed that is currently used for residents' activities and turn that area into 4 more powered sites. These sites will complete the row of sites we created in Stage one as grassed powered sites, used for camper trailers and campers. A dividing fence will be installed on the western roadside to complete the segregation from the residential section. The new tourist sites would be located as shown below:



Proposed park home sites 14 and 15 would be incorporated into the adjoining parkland. Our initial submission provided for 11.5% of the site to be open space. Including sites 14 and 15, as well as the access driveway will increase the total site area used for open space by approximately



580m² to approximately 6,360m² or 12.7%. This well exceeds the 10% required by the Caravan Parks and Camping Grounds Regulations.

Sites 20 and 21 would be used for roadways / pathways or amalgamated into adjoining sites.

Additional Information

We wish to table the following information to be considered in addition to our original submission of 12 August 2008:

1. Visitor Testimony – John and Vi Oversby;
2. Copy of Email from Ian Humphrey to Ed Nelson 19 May 2008; and
3. Copy of Email from Ian Humphrey to Roy Winslow 8 October 2008.

Request for Additional Time Limit

Due to the current global financial situation and the need for this development to coincide with the extension of reticulated sewer to the property, we **request any Planning Consent granted by the City be for a period of three (3) years from the approval date under clause 5.3.3 of TPS 3.**

Conclusion

The main purpose of the changes to our proposal is to ensure that the proposal meets the 50% base used in the existing Local Planning Policy. It is hoped that our proactive approach will meet with the City's support.

We hope that the reduced number of park homes and the amended 50% proportion will allow for the City to issue a condition Planning Consent as soon as possible. Should the matter still need to be tabled at the Council meeting for determination, we request the Officer's Recommendation favourably considers the concessions made by Mr Nelson.

Please do not hesitate to contact myself on 9841 7333 or Mr Nelson directly on 0400 599 838 should you have any questions.

Yours faithfully

Roy Winslow
Harley Survey Group Pty Ltd

E-mail: royw@harleygroup.com.au

*Enc: Letter from J & V Oversby
Email from I Humphrey 19 May 2008
Email from I Humphrey 8 October 2008*

John and Vi Oversby
Address
Telephone number

October 28, 2008

To Whom It May Concern,

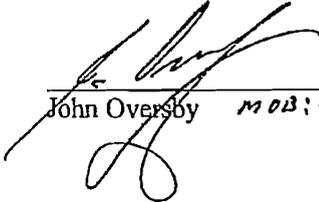
Vi and I have been travelling with a caravan around Australia for some time and have stayed in over 200 caravan parks. As ex-residents of Albany, we return regularly for visits and stay at the Albany Holiday Park. We've stayed there nearly every year for the last 7 years and have witnessed the changes within the park.

We can attest to the quality of the Albany Holiday Park and that its standard is much better now than when we first started coming here.

Since the Park Home Village has been added, the dodgy old caravans were removed and upgraded to new tourist cabins. The grounds have been upgraded and the layout changed to create a better atmosphere for visitors. There's a new campers kitchen and the old sewerage dams are gone. The standard of cleanliness is being maintained well and the office staff are helpful. The residents from the Village are friendly and we often chat with them.

We rate this park as a 4 star park and recommend it to friends and people we meet on the road and see that only good things have happened in the tourist section of the park as a result of the Park Home Village addition.

Please feel free to contact us if you would like to discuss this further.


John Oversby MOB: - 0428447104



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FAO Ed Nelson, Future expansion of Albany Holiday Park, Albany Hwy. A23343

Admin

From: Ian Humphrey (ianh@albany.wa.gov.au)

Advertising

Sent: Monday, 19 May 2008 12:10:35 PM

Bendigo

To: albanyholiday@hotmail.com

cablms

Debble

Ed

dianne sen...

ebay (14)

Further to our meeting this morning I am just writing to confirm that as of this time, there is no specific Albany Council Policy restricting the amount or percentage of permanent residential within Caravan Parks outside of important tourism nodes.

Fleetwood (7)

Internet (14)

Kent Corp

Council is however working towards a policy position on this, but it is in it's infancy and has yet to be advertised for comment. It will be formally advertised within the relevant media once it reaches draft form.

Matilda Pr...

Merrifield

Sent messa...

USA

I trust this is of use.

Manage folders

Ian Humphrey

Today

Senior Planning Officer

Mail

Contacts

City of Albany

Calendar

Tel 98419223

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Fax 98414099

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Roy Winslow

From: Ian Humphrey [ianh@albany.wa.gov.au]
Sent: Wednesday, 8 October 2008 5:16 PM
To: Roy Winslow
Cc: albanyholiday@hotmail.com; Robert Fenn
Subject: Additional Park Home Sites at Albany Holiday Village
Attachments: 20081008171329479.pdf

Good Afternoon Roy,

It would appear, that after discussing this application with Robert (Fenn), that I may have made an error.

Although I appreciate the Draft Tourism Accommodation Strategy was placed on advertising after the above application was received, it now needs to be considered as part of a decision. Unfortunately in it's current form the draft strategy states a maximum permanent occupancy of 30%, of which the proposal would be over at approximately 53%.

We would therefore suggest that the best way forward is for the owner of Albany Holiday Park to make a detailed submission on the Strategy, along with the occupancy numbers that confirms the low 20% - 30% tourist park occupancy rate. It is envisaged that as the site is only classed as 'suitable', the percentages contained within this part of the strategy are negotiable subject to a realistic case being presented.

The most relevant section that needs to be addressed is attached (Appendix 2, part 18), however a copy of the complete document is available if it has not already been sent to you, with the closing date for submissions being the 25 November 2008.

With regards to the current Development Application it would seem prudent to defer a decision, until the Tourism Accommodation Strategy has been back to Council, with the inclusion (hopefully) of revised permanent occupancy percentages for the site. Whilst I appreciate this will lengthen the time frame, it will if all goes to plan, produce better outcome.

I've no doubt I'll speak to you soon on this.

<<20081008171329479.pdf>>

Ian Humphrey

Senior Planning Officer

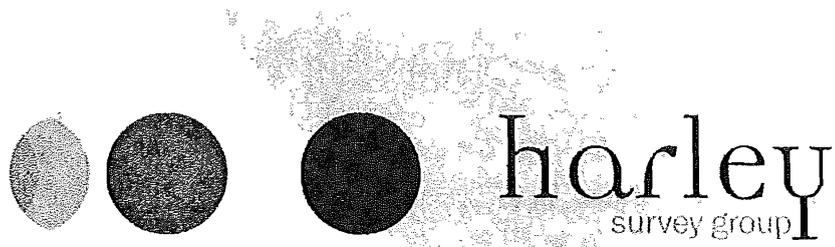
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1.0 INTRODUCTION

This report forms the Development Application for the Stage 3 extension of the Albany Park Home Village. This proposal includes the development of 29 additional park homes sites, an additional 2759m² of parks and drainage infrastructure and removal of old permanent caravan sites.

The proponent of this Development Application is E.W. Nelson and S.I. Nelson. The proponent is the current registered proprietor of the lot.

The proposed Stage 3 of the Albany Park Home Village will be developed on the east and northeast portions of the property once the on-site effluent disposal system is removed as a result of the property being connected to reticulated deep sewer.

2.0 BACKGROUND

2.1 Site Context

The subject land is located approximately 5 kilometres northwest of the Albany CBD via Albany Highway. It is located on the edge of the defined 'urban' area of Albany.

Surrounding land uses include:

- 'Rural' and 'Special Residential' zoned land to the north;
- To the east are proposed 'Residential R20' land uses. This land is currently zoned 'Residential Development' and subject to a subdivision proposal to create 83 residential lots;
- Adjacent on Albany Highway is 'McKails' General Store; and
- To the west are 'Special Residential' and 'Residential' land uses, R5 to R20 in density.

None of the above areas impact on the proposed extension of the Albany Park Home Park.

2.2 Previous Development

In 2002 the previous owner of the holiday park approached the City with a proposal to develop a park home park. Approval was subsequently granted for the construction of Stage 1, comprising 20 park home sites. Stage 1 was subsequently completed by the current owners of the park and fully leased.

The main tourist portion of the Park has been substantially upgraded since purchase of the property by the proponents. Improvements include:

- New camper's kitchen and recreation shed;
- Renovated laundry and toilet block;
- Cabin upgrades;
- Changing park layout to improve flow and shelter and to create a more compact tourist area within close access to facilities and the main green space; and
- Improving security, access and parking.



Proposed Park Home Park Extension - Stage 3 - Albany Park Home Village - Lot 4 (550) Albany Highway, Milpara.

Following the completion of Stage 1, the proponent continued development of the Albany Park Home Village through the application for Stage 2. This stage included 26 park home sites, of which 25 have been developed and leased.

The tourist portion of the park currently comprises 21 cabins / chalets and approximately 35 powered sites. Approximately 15 further powered sites were used for 'permanent' accommodation and on-site vans. These sites have been gradually removed as a result of natural attrition of former residents and the replacement of on-site vans with cabins and chalets to improve guest amenity.

The proponents have been actively reducing the number of permanent caravan sites since taking over the property due to the desire to provide a higher quality product within the Park Home Village. Many of the remaining caravans previously used for 'on-site' accommodation were removed earlier this year as part of the overall upgrading of the park.

The proponent now wishes to develop Stage 3 of the Albany Park Home Village to accommodate a further 29 sites. This will create a final park home village size of 75 permanent residential homes to complement the tourist park of some 67 sites / rooms.

3.0 SITE DETAILS

3.1 Property and Ownership Details

Lot 4 (Street Number 550) Albany Highway, Milpara is approximately 5.02ha in area. The current proposal relates to approximately one third of the land area in the north eastern corner and along the eastern side of the property.

The legal identification of the property is Lot 4 on Diagram 34387 and is shown on Certificate of Title Volume 2117 Folio 735.

The current registered proprietors of Lot 4 are E.W. and S.I. Nelson.

3.2 Zoning

The property is zoned 'Special Sites' with a 'Caravan Park' use by City of Albany Town Planning Scheme No.3.

The surrounding zones and reservations are shown in Figure 1 below.

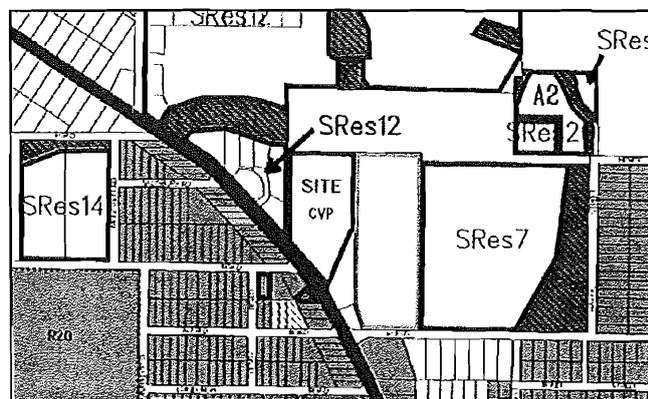


Figure 1: Zoning Plan (WAPC)

3.3 Current Use

The subject land is currently used for the Albany Holiday Park and Albany Park Home Village. This park contains a combination of permanent and temporary residents, with the latter being located closer to the front of the complex. An April 2008 view of the site is shown in Figure 2 below. The proposed development will be located in the eastern and north eastern portion of the property (left-bottom of photo).



Figure 2 – Aerial photograph of the Albany Holiday Park and Park Home Village looking south (April 2008)

4.0 THE PROPOSAL

4.1 Development Plans

It is proposed to create 29 additional park home sites and the associated road and recreational facilities on the subject land. Specific features of the site include:

- 29 additional easily buildable park home sites of 220m² to 303m²;
- An additional 2759m² of recreation facilities/open space;
- Sealed road widths between 4 and 6 metres in width;
- Incorporation of landscape buffer to the eastern boundary of the property;
- Connection to reticulated deep sewerage and removal of on-site treatment plant;
- Better separation of the tourist and residential elements of the Park;
- Removal of dilapidated on-site vans; and
- Provision of additional parking bays.

The extension of the park home will result in a sustainable community form aimed at accommodating the increasing ageing population. A Development Plan of the proposed extension to the Albany Park Home Village is **attached at Appendix A**.

4.2 Defined Use and Permissibility

The use of 'Park Home Park' is not listed in the City of Albany Town Planning Scheme No.3. In this case, the definitions contained in the Town Planning Regulations and the Caravan Parks and Camping Grounds Regulations are used. In these documents, the definition of a 'park home' is essentially a 'caravan' that due to its size cannot be licensed for travelling on public roads. Therefore park homes and caravans are considered to be the same for the purposes of planning approvals.

The 'Caravan Park' land use is a 'P' use (Permitted) in the 'Special Sites – Caravan Park' zone as outlined in clause 3.7 of the Scheme.

Given the previously approved stages of the Albany Park Home Village, it should be considered that the proposed 'Park Home Park' use is not contrary to the objectives of the Scheme and there is no legislative impediment for approval of Stage 3.

4.3 Compatibility with Surrounding Uses

This land use has been established for some years on the subject land through Stages 1 and 2. The development of the eastern side of the Park for park homes will provide a transitional area between the tourist elements and the proposed residential subdivision on Lot 7 Rufus Street that abuts the property.

4.4 Connection to Services

The subject land is currently connected to reticulated water, power and telecommunications and these services will be extended into Stage 3.

As Stage 3 is to be constructed on land currently used for the on-site effluent treatment and disposal system, development cannot occur until the property is connected into the Water



Corporation sewer system. This is anticipated within the next 1 - 2 years as part of the works required for the development of Lot 7 Rufus Street for residential subdivision. The Water Corporation has included in its planning the future connection of the Albany Holiday Park and Park Home Village into the sewerage system to service Milpara and Warrenup.

The existing private pump station on the northern boundary of Lot 4 will either be removed or converted into a feeder pump into the sewerage system if required due to the slope of the site.

Given the need for the existing effluent treatment facility to be removed to allow for Stage 3 to be constructed, this development cannot occur until Lot 4 can be connected to deep sewer.

4.5 Landscape Buffer

Due to the reduced setbacks required for park homes, the proponent proposes to have a 6m wide landscape buffer to park home sites 'side-on' to the property boundary. This will be reduced to 3m for park home sites backing onto the property boundary as the rear yard areas within the sites will effectively increase the setback area to greater than 6 metres.

It is also proposed to relocate the eastern exit road to a position adjoining the boundary with Lot 3 (Grace Bros.). This will incorporate a landscaping strip and uniform fencing and provide an effective setback of 9m between the park homes and the boundary.

This landscape buffer will ensure that surrounding land uses are not impacted by the increased density of development of the Albany Park Home Village. It is intended to plant this buffer with indigenous tree and plant species to provide an effective visual and acoustic buffer.

4.6 Park Home Sites

Each park home site will be between 220m² and 303m² in area. A site depth of 20m has been employed to allow for a 3m front setback to the roadway. Although this can be reduced to 1m under the Caravan Parks and Camping Grounds Regulations, the proponent wishes to promote a more open streetscape by the use of larger sites and greater front setbacks.

The site width will vary between 11m and 15m, with the bulk of the sites having a width of 12m - 13m. This provides the ability for the park homes (normally 6.5m - 7.2m wide) to have a single carport and patio and generous side setbacks for landscaping to increase individual privacy.

The streetscape within the site will be similar to that developed for Stage 2 (Figures 3 and 4).

The opportunity has been taken where possible to offset the sites so that as many homes as possible will have views into the valley (Figure 5). The sites will also be terraced in the same manner as Stage 2. This will increase solar access to park homes on sites 1-17, as well as increasing the ability to obtain views.



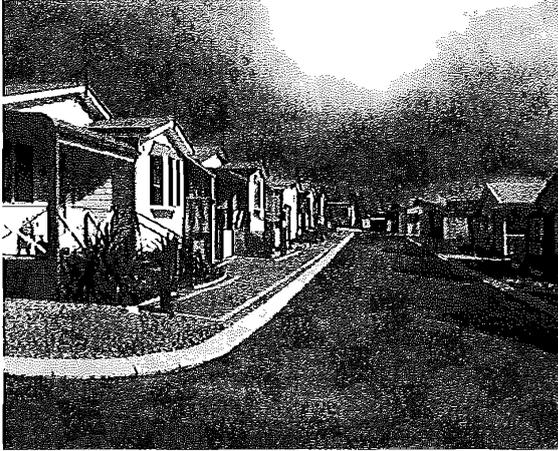


Figure 3: Streetscape in Stage 2



Figure 4: Streetscape showing setback to road. Stage 3 is located in the background.



Figure 5: Looking north over the location of sites 1-13



Figure 6: Looking from the location of Sites 14 and 15 towards Stage 2.

4.7 Proposed Park Homes

The park homes to be developed on the individual sites will be similar to those installed in Stage 2. These are 'Fleetwood' park homes comprising 2-3 bedrooms, open living / kitchen and separate bathroom and laundry. In all respects they provide a high quality residence similar to many modern houses and units (Figures 7 and 8).

The homes are finished with all fixtures, including reverse-cycle air-conditioning, floor coverings, window treatments, carports, paving and landscaping.



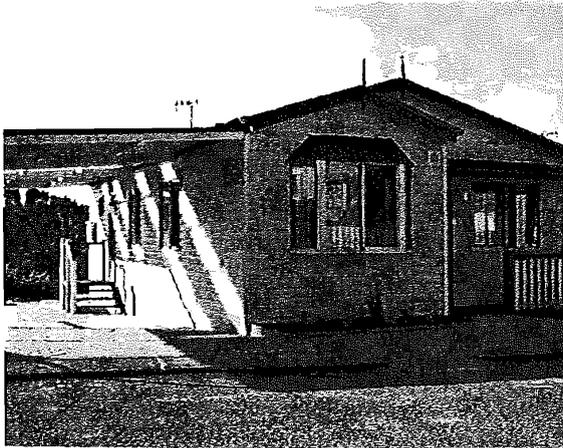


Figure 7: Exterior of Typical park home in Stage 2.



Figure 8: Interior of a 2 bedroom park home in Stage 2.

4.8 Overflow Tourist Site

In order to ensure that the tourist and residential areas of the Park are kept as separate as possible, a total of 7 tourist sites opposite park home sites 16-19 will be reserved for peak times only. This will allow both elements of the Park to operate in isolation for most times of the year, but still be available to the travelling public at busy times, such as Christmas and Easter.

4.9 Impact on Tourist Site Numbers

Although Stage 3 of the Park Home Village will require the removal of 10 caravan sites in the south eastern corner of the Park, there is no impact on available tourist site numbers. This is due to the reduction in permanent caravan sites within the tourist portion of the park. As permanent sites are vacated, they are made available to the travelling public rather than replaced with another permanent tenant. This is due to the proponent's desire to concentrate on the higher-quality park home option for permanent residents.

Although a few long-term caravan residents remain, these are being vacated by natural attrition, rather than forced out.

The park home village has been developed mostly on previously unused land or former permanent sites rather than replacing existing sites available to the travelling public. This means that the number of sites available for short-stay accommodation will remain at existing levels.

In 2001, there were approximately 78 sites, of which 32 were 'permanent' and 46 available to the travelling public. The number of sites available to the travelling public has increased since this date to approximately 60 sites. It is anticipated that this will increase to around 67 sites once all permanent van sites are vacated.

4.10 Resident Demographics and Advantages

The park homes are marketed at elderly singles and couples. The existing demographic of the Village is retirees who have downsized from conventional housing. Although many residents are



long-term residents of the region, many have moved from outside of the area having been attracted by Albany's lifestyle.

The Village provides an affordable option that is proving popular with all but one available sites having been constructed and leased in Stages 1 and 2. Residents purchase the park home outright and can choose from a number of designs and finishes. They are then installed on the site with a long-term lease provided to the site. Advantages of this form of housing are that it offers low maintenance, with all common areas maintained by the park operator. It also provides a high level of security with card access. This is especially popular with the elderly given recent increases in attacks on the older members of the community. The security element is also important for many residents who travel for long periods of the year. The Park Home Village allows residents to simply leave and not have to worry about their home.

4.11 Additional Tourist Park Facilities

In addition to Stage 3 of the Park Home Village that is the subject of this application, the proponents will also be undertaking further improvements to the tourist portion of the park. Although not subject to this application, details of the improvements are outlined below to show that the proponents are not focussing solely on the park home portion of the business.

Renovated Main Toilet Block

The solid but dated main toilet block will be fully renovated to include all the elements of a 4 star rating including new tiling, new plumbing fixtures, hand/hair dryers and entertainment in the laundry.

Dump Station

A Health Department approved dump station will be installed behind the toilet block once the park converts to deep sewer required to allow Stage 3 to be constructed.

Alfresco Coffee House.

This building is planned for sites 68/69 adjoining Stage 3 and will be a building of approx 50m² that has a basic kitchen for coffee/tea making and preparation of snacks. The focus of the building will be the north facing outlook over the rural setting through floor to ceiling glass. It is envisaged people will retreat to this building for a coffee and to chat or read a book while enjoying the sun's warmth and the views. It will be a good social meeting place as it is adjacent to the powered sites and a much valued escape from the confines of a small caravan.

Tennis court

There is room for a tennis court on either the south end of the central park in the tourist section or on the park to be installed adjacent to proposed sites 14 and 15 in Stage 3. There will be a single court with paved surface.

Fire pit

The proponents have sourced a design for a safe fire pit surround that can occupy a space between the BBQ area and the Campers Kitchen. The design and location of the Campers kitchen provides protection from southwest winds and the fire pit will be in this sheltered area. This amenity has demonstrated potential in other parks and will work to provide a warm and ambient alternative to sitting around a picnic table.



5.0 COMPLIANCE WITH CARAVAN PARK AND CAMPING GROUNDS REGULATIONS 1997

The Caravan Parks and Camping Grounds Regulations 1997 (the Regulations) guide the development of these facilities across Western Australia. It sets specific minimum standards for development regarding:

- Recreational facilities;
- Road width and parking distribution;
- Setbacks; and
- Fire fighting equipment.

The following outlines how the proposed Development Application meets the guidelines of the above document.

5.1 Size of Park Home Sites

The Regulations do not regulate the minimum size of sites, only that sites are of a size suitable to be used for their intended park home purpose.

The average size of proposed park home sites is 266m² with a minimum size of 220m².

Minimum width of sites is 11m, with a minimum depth of 20m.

Given that the size of a park home generally has a minimum depth of 12m and width of 6.5m, it is contended that all of the proposed park home sites can be used for their intended purpose.

5.2 Setbacks

The following minimum setbacks and separation distances apply to the development and will be complied with:

- 1m from any internal roadway (3m minimum proposed as per Stage 2);
- 6m to any government road (not applicable to this Stage);
- 1m to any property boundary (minimum of 3m proposed through use of a landscaping buffer);
- 3m between park homes (will be established at the time homes are placed on the property through the required park home certification process); and
- 1m between a park home and an open structure (carport or patio) of an adjoining park home (will be established at the time homes are placed on the property through the required park home certification process).

5.3 Facility Roads

The Regulations stipulate that the minimum two-way road width is 6m, which may be reduced to 4m for a one-way road.

The proposed Albany Park Home Village has proposed road widths of 6 metres for two-way road and 5 metres for one-way roads. The location of these roads is shown on the Development Plan. In addition to the roadway width, front setback areas of 3-4 metres will be used for carports so that



there is ample manoeuvring space. Opposing driveways will also be offset to reduce the potential for vehicles colliding when reversing at the same time.

The exception to the above is the proposed 4 metre wide driveway to access proposed sites 14 and 15. Given that this road only serves two lots and acts as a driveway link only, it is seen as appropriate to narrow it. Also, to ensure adequate turning/reversing dimensions, car parking for the sites will be setback 2 metres from the road (giving a total 6m reversing area).

It is also proposed to close an existing facility road that links Stage 3 with the existing tourist part of the site and replace it with a 2m wide access path.

5.4 Parking

Each park home will have a single carport in accordance with the parking requirements of the Regulations. In addition, it is proposed to provide 10 new visitor car parking bays at the exit to the site to complement the existing spaces adjacent to the main complex.

The Regulations require that 1 visitor's space is provided per 20 sites. A total of approximately 20 spaces will be available at the front of the property. This is sufficient to serve up to 400 sites. The entire site will only have approximately 142 sites in total (75 permanent residential and 67 tourist).

5.5 Recreational Areas

The Regulations require that 10% of the total site be comprised of recreational areas for the combined use of park residents. This represents 5020m² of the total site. There is currently approximately 3000m² of recreation facilities on the subject land. The additional recreational areas from this proposal will mean that this requirement will be easily met.

It is proposed to develop two further areas for recreation on the site. These consist of a park for recreation and a park for recreation and drainage. The total combined area of these parks is 2759m².

This proposal seeks a variation to the Regulations. Clause 18 (3) of the Regulations requires that two thirds of recreational areas are contained in a single location. This clause can be varied subject to local government approval.

This exception is requested due to the park composition. The tourist portion of the park (Albany Holiday Park) contains all recreational areas/facilities. This can sometimes cause conflict with permanent residents of the Albany Park Home Village.

The development of two additional recreation areas will enable some separation of permanent and temporary park residents. It is respectfully requested that Council varies the Regulations with respect to having a single large open space area.

5.6 Rubbish Collection

The Albany Park Home Village is currently serviced by kerbside rubbish collection to each park home unit provided under contract to the proponents. This weekly pick up service will continue for the expanded park home village. The road layout has been designed to allow easy access by rubbish trucks. However, it is likely that a centralised pick – up area will be needed for sites 1-15 to avoid trucks needing to reverse.



6.0 NEED FOR PARK HOME VILLAGE

The caravan park market has changed significantly within the last two decades. The market continues to change with the latest challenge being fuel price increases that has affected the level of bookings and is expected to continue to do so.

6.1 Tourist Park Occupancy

Currently the tourist park element runs at an occupancy level of about 20% - 30% for the period of May to October inclusive. Full occupancy is only experienced for the two weeks surrounding Christmas and Easter each year. This means that for long periods of time, the park is substantially under-utilised. This places considerable financial pressure on the business remaining viable long-term. Relatively poor occupancy rates have been compounded by recent fuel increases and rising costs to operate.

6.2 Fuel Cost Increases

Diesel fuel has increased by over 100% since July 2003. Diesel fuel has increased on average by 50% and unleaded petrol by nearly 40% since January 2007 in the South West Region. For example, the cost of fuel for a large diesel four wheel drive towing a caravan from Melbourne to Albany and return has increased from around \$1,500 in July 2003 to about \$3,300. This is having a significant impact on the number of visitors to a traditional caravan park.

This gradual reduction in caravan visitors has been partially offset by the advent of the cabin and chalet market. However, these too are vacant for extended periods of time, which reduces the financial viability of providing for continued short stay accommodation.

6.3 Operating Cost Increases and Rising Customer Expectations

In the climate of decreasing occupancy rates have been the gradual increase in costs associated with operating a caravan park such as Albany Holiday Park. A recent assessment of cost increases shows that inflation of costs is running at 11% per annum, compared to a CPI of around 4%. These costs include wages, utilities, rates and licenses.

Customer expectations are at the same time increasing, bringing with it the need to inject significant capital into the business in order to keep it attractive. Whereas powered sites and an ablution block were considered sufficient two decades before, this is no longer the case.

6.4 Need for Permanent Residents

The presence of permanent residents in a caravan park such as this allows for the tourist sites to be subsidised as permanent sites provide an income all year round. The Park Home Village is a natural and more attractive progression from the old permanent caravan site.

The increase of the Park Home Village to 75 sites will guarantee the long-term viability of the tourist element of the park. This is due to the stable income derived from the park home leases offsetting the more volatile tourist sites. It will also provide the critical mass required to provide large-scale capital improvements, such as connection to deep sewer and additional recreation facilities that will improve the amenity for tourists.

Without the stable income provided by the park home village, the long-term viability of maintaining and improving a 67 site tourist park cannot be assured. The seasonal nature of tourist visitation to the region will always ensure that occupancy rates remain low for approximately 60% of the year.



This will be an ongoing disincentive to continued upgrading of the tourist park unless a stable source of income from the Park Home Village can be assured.

7.0 CONCLUSION

The proposed development of Stage 3 of the Albany Park Home Village meets all of the requirements of the City of Albany Town Planning Scheme No.3, associated policies and the Caravan Park and Camping Grounds Regulations 1997.

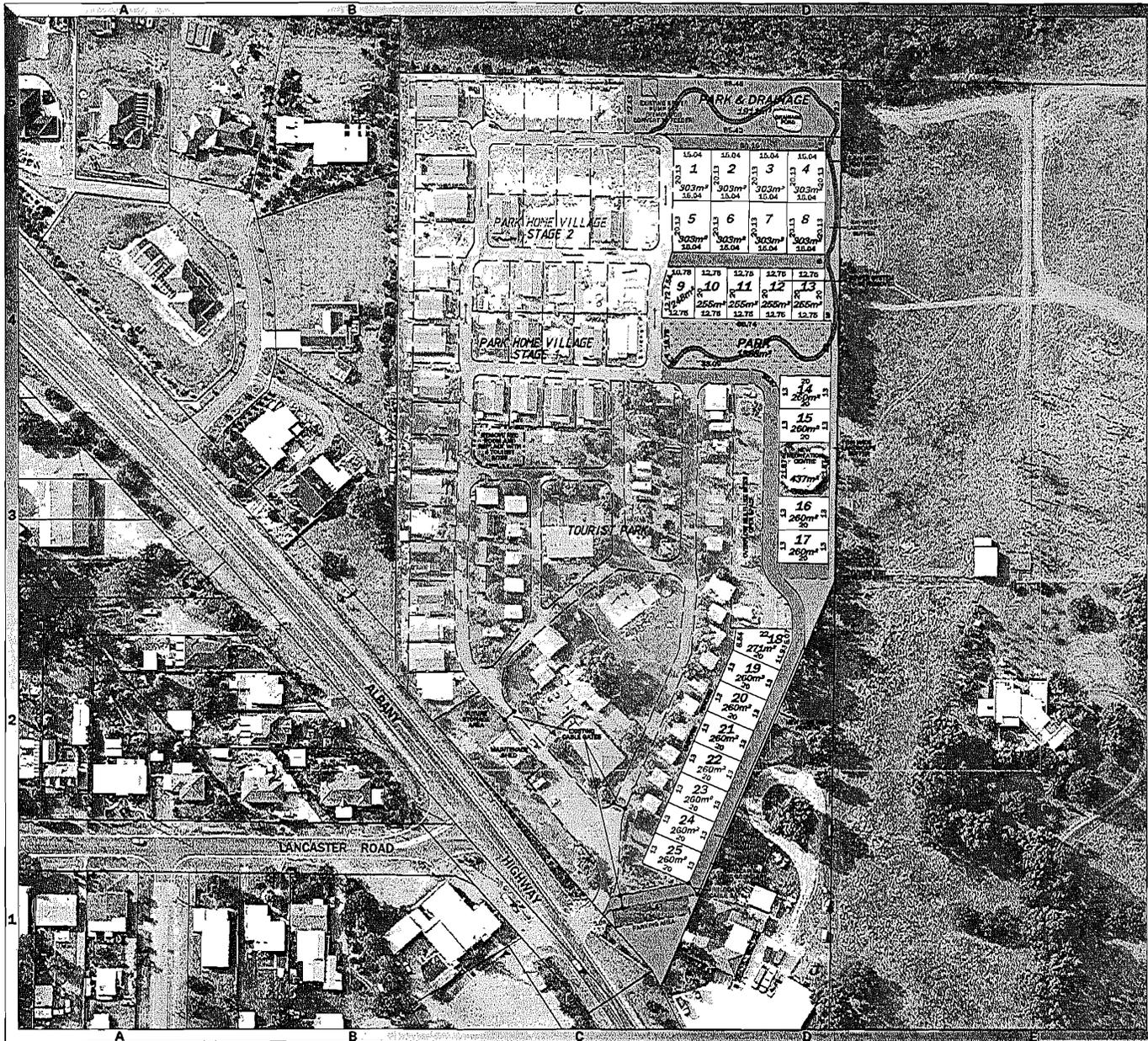
Further, we contend that approval of Stage 3 of the Park Home Village will not adversely affect the ability to service the travelling public. Since 2001, the number of tourist sites (i.e. caravan / camping sites and cabin accommodation) has increased from 46 to around 60. This will increase further to approximately 67 sites with the removal of additional permanent sites. During this time the level of amenity has vastly improved with considerable investment in both accommodation and also the amenities on offer.

Whilst we understand the need to ensure appropriate numbers of beds are available in Albany to meet current and expected demands from the tourist sector, we contend that the proposed number of tourist sites is sufficient given the Park's location on the outskirts of town and it being likely to be surrounded by residential development in the future. The Park does not have the natural attractions of a coastal location, but provides an important role in accommodating travellers entering Albany who want a base from which to explore the region. The proposed number of sites is expected to be sufficient given that currently the Park experiences long periods of high vacancies during shoulder and low seasons.

The granting of planning approval for this development will effectively complete the redevelopment of the site into a dual use park meeting demand for both tourist and residential accommodation.

Planning Approval for the development of Stage 3 of Albany Park Home Village is respectfully requested.






harley
 survey group

116 Serpentine Road, ALBANY WA 6330
T: 08 9841 7333 F: 08 9841 3643
E: hsgalb@harleygroup.com.au

ALBANY PARK HOME VILLAGE
STAGE 3
PROPOSED DEVELOPMENT PLAN
FOR EW & SI NELSON

SCALE 1:2500
 DRAWING NO. 15/21/100/0001/0001
 DRAWING DATE 12/28/2010

DATE 12/28/2010
 TIME 10:00 AM

1
 2
 3
 4



Ayton Taylor Burrell

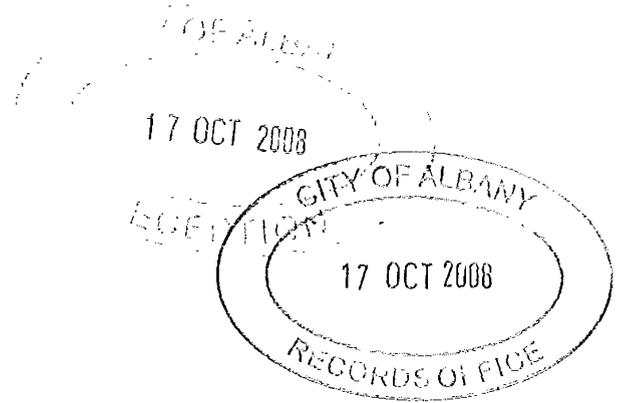
Consultants in Urban & Regional Planning

Our Ref: 08 - 42

17 October 2008

City of Albany
PO Box 484
ALBANY WA 6331

Attn: Robert Fenn



Dear Robert

RE: APPLICATION FOR RETROSPECTIVE APPROVAL FOR BLOCK MANUFACTURING FACILITY AT LOT 1896 (14) ATTWELL ROAD, CUTHBERT

Please find enclosed an application for retrospective planning approval for block manufacturing on the above property. Also attached is an application form signed by the owner, a cheque for \$3,151.00 a planning report and a letter from McLeods Barristers and Solicitors supporting the application.

As you will be aware the matter is currently before the State Administrative Tribunal which has ordered that the applicant lodge a development application for retrospective approval to regularise the development.

A further directions hearing has been set for the 19th December 2008 in order to enable the City of Albany to consider and determine the development application.

Council's support for the application is requested in order to enable the business, which employs six people, to continue operating from the site. The products are utilised extensively in the Albany development industry and would otherwise be transported by road from Perth. Apart from the loss of local employment, this would add unnecessarily to the heavy goods vehicles using Albany Highway and associated green house emissions.

Correspondence received from the City of Albany indicates, that the main reason for requiring the business to close down is that the use is classified as 'general industry' which is not permitted in the rural zone. McLeods provide comprehensive legal advice that the use can be considered to be a 'rural industry' which overcomes this technicality and opens the way for Council to approve the activity. The location of the business is ideal as it is central to accessing the materials used in the processing of the blocks. This reduces the amount of heavy vehicles on the local road system as well as reducing green house emissions.

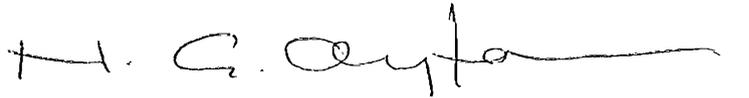
Relocation of the business is not a practical proposition given the investment in the site. One of the major costs of establishment is the construction of the concrete hardstand area which is not capable of being relocated.

Other potential concerns such as water usage, groundwater contamination, dust and noise pollution have been addressed in the accompanying planning report and advice received from Coffey Environments Pty Ltd. There is no evidence that the activity in anyway impacts detrimentally on the environment.

In view of information provided, we believe Council has the scope to approve the activity which makes an important contribution to the local economy.

Please do not hesitate to contact me should you require further information or clarification.

Yours sincerely

A handwritten signature in black ink, appearing to read 'N. Ayton', with a long horizontal flourish extending to the right.

**NICK AYTON
AYTON TAYLOR BURRELL**

Encl Application for Grant of Planning Consent
 Cheque for \$3151.00
 Copy of McLeods Letter
 Planning Report

A6227
Plan 16

PLANNING REPORT

LOT 1896 ATTWELL ROAD CUTHBERT

Prepared
by



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

OCTOBER 2008

Contents Page

1. INTRODUCTION	1
2. LOCATION, AREA & ZONING	1
3. DESCRIPTION OF THE USE	1
4. USE CLARIFICATION & PLANNING CONTEXT	2
5. SITE DESCRIPTION & SURROUNDING LANDUSE	2
6. ENVIRONMENTAL CONSIDERATIONS	3
7. CONCLUSION	4

Attachments

PLANS

Locality Plan

Site Plan

Water & Rivers Commission – Priority 2 Area

Development Plan

Photographs

McLeod Barristers & Solicitors - Letter

Coffey Environments – Report

1. INTRODUCTION

The owner of Lot 1896 (14) Attwell Road Cuthbert has been using his property for the manufacture of retaining wall blocks for approximately 18 years. The product is widely used by the subdivision and development industry in Albany, including the City of Albany. Over this period the activity has gradually expanded and it appears no formal application to conduct the business has previously been made.

In a letter dated 27th June 2008 the City advised that it would not be able to support the use on the property and issued a Notice under section 214 of the Planning and Development Act 2005 requiring the unauthorised use to cease and restore the land to its original condition within 120 days from the date of the letter. The City's reason was that the use was a 'general industry' use which is not permitted in the Rural Zone.

It is our contention that the use falls within the definition of a 'Rural Industry' which is a discretionary ("A") use in the Rural Zone. Consequently there is an opportunity for Council to consider the proposal and issue retrospective approval in order to regularise this business which makes an important contribution to Albany's development industry. It currently employs six people.

The following report provides background information in support of the proposal.

2. LOCATION, AREA & ZONING

Lot 1896 (14) Attwell Road is located approximately 9 kilometres west of the Albany city centre on the southern side of Lower Denmark Road and the Cuthbert townsite. Refer attached Locality Plan.

The property is approximately 1.2ha in area and is currently zoned 'Rural' under the provisions of Council's Town Planning Scheme No. 3.

3. DESCRIPTION OF THE USE

The business manufactures blocks which are made from reconstituted laterite or limestone and are used for retaining walls. The materials are obtained locally, with the laterite being sourced from Lot 640 on the corner of Howell Road and South Coast Highway, which is located approximately 4.0km to the north west. The limestone is obtained from Lots 27, 28 & 29 Bindaree Road, which is located approximately 1.6km to the south west and Lot 302 Princess Avenue which is approximately 5 km to the south east. Refer attached Locality Plan.

The raw material is transported to the subject land and stockpiled to the rear of the site. The material is mixed with cement at a ratio of 90% aggregate to 10% cement. Water is then added with the moisture content controlled by a computerised moisture meter. The mix is then transferred to the machine which processes it into the blocks.

The cement is transported to the site in a tanker and then transferred to the hopper which mixes the materials. All these processes are contained within metal piping and machinery so that there is no opportunity for the cement to be dispersed around the site. Refer photograph No1.

The whole process is carried out over a bunded concrete hardstand area which ensures there is no transport or seepage of material into the site. The concrete hardstand also collects stormwater which is channelled via a grated drain into a silt trap. Refer photograph No. 2. From there, the stormwater is transferred to a dam to the west of the processing area. This dam is used as a water source for the production of the blocks and power is provided by an on site generator, consequently, the business places no burden on infrastructure in the area.

Movement to and from the site is via Attwell Road which has been constructed with compacted limestone. There are approximately 50 truck movements to and from the site each week, or an average of 10 movements per working day. Hours of operation are from 7am to 5pm, however, at peak production, processing of the blocks is confined to 2 days with 3 days required for curing of the blocks. Currently the site is only producing blocks once a month or every 6 weeks.

4. USE CLARIFICATION & PLANNING CONTEXT

As noted in the introduction, it is considered that the use as described above falls within the definition of a Rural Industry. Attached is detailed advice provided by McLeods Barristers & Solicitors supporting this contention. If this is accepted, then Council has the discretion to approve the use as 'Rural Industry' which is an "A" use under the provisions of the City of Albany's Town Planning Scheme No. 3.

Apart from the Scheme Text provisions, Section 5.3.1.8 "Rural Industries" of the Albany Local Planning Strategy, encourages the retention and expansion of sustainable rural industries which process local produce.

5. SITE DESCRIPTION & SURROUNDING LANDUSE

Lot 1896 is located immediately to the south of the Cuthbert townsite on the southern side of Lower Denmark Road. The Cuthbert townsite consists of nine residential lots which front directly onto the Lower Denmark Road. A dense area of remnant vegetation some 150 metres wide separates the housing from the subject land. The nearest house is approximately 250 metres from the processing plant.

The site is well screened from the Lower Denmark Road by remnant vegetation within the road reserve and vacant crown land. Refer photograph No. 8. To the east and west land has been parkland cleared and is predominantly used for raising cattle. To the south the land is lower lying and has been extensively cleared and used for potato farming. Refer attached site plan.

Within the site itself, the processing area and adjacent gravel storage area is located in the north east corner of the property, immediately adjacent to the dwelling which is inhabited by the owner of the business.

An agricultural drain enters the property from the crown land to the north and runs through the property along a shallow vegetated swale which also passes through two dams before exiting the site and connecting into the Cuthbert drain.

In addition to the hardstand area and gravel storage area, the development consists of a large shed and gantry which houses the hopper and processing plant. The buildings are constructed of galvanised iron and are compatible and generally indistinguishable from surrounding rural buildings. Refer photograph No. 9.

The property is located in the extreme north west corner of the Priority 2 Area of the South Coast Water Reserve. Refer attached plan. The nearest bore is located 2.5km from the site.

Priority 2 (P2) source protection areas are defined to ensure that there is no increased risk of pollution to the water source. P2 areas are declared over land where low intensity development (such as rural) already exists. Protection of public water supply sources is high priority in these areas. P2 areas are managed in accordance with the principle of risk minimisation and so some conditional development is allowed.

The proposed use can be compared favourably with other uses, such as potato farming and horticulture, which are predominant in the area and are considered to have far greater impacts in terms of water usage and potential to pollute surface water.

6. ENVIRONMENTAL CONSIDERATIONS

Potential impacts associated with the activity include;

- noise
- dust
- contamination of surface water
- water usage
- visual impact

The production process involving the mixing of the materials is not a noisy operation and no complaints have been received from surrounding residents. The block making machine consists of a 6 cylinder diesel engine and creates no more noise than an earth moving vehicle. The noise generated is considered to be in keeping with activities conducted within a rural area. Separation distances from surrounding houses, apart from the proponents own home, are in excess of 200 metres, with heavy vegetation separating the site from the Cuthbert townsite.

With regard to dust, the mixing of the aggregates with the cement is fully enclosed and does not create a dust problem. The cement is transported to the site by a tanker and transferred by metal piping into the mixing machine which in turn transfers the mix directly to the block making machine. The main source of dust is the gravel storage area in summer. Subject to Council support to continue the operation, the proponent wishes to seal this area, together with the access road into the site. As with the issue of noise, no complaints have been received regarding dust as a problem.

As the hardstand area is drained into the dam to the west via a silt trap, there may be potential for contamination of the surface water. Coffey Environments were commissioned to carry out an assessment, including water sampling at a number of locations. Their report is attached and concludes that the use does not create any detrimental impact on the environment.

It is understood that the original complaint related to water usage. Approximately 8000 litres of water are used per week in the production process. Even if peak production continued all year, the total usage of 416,000 litres is considerably less than the amount of water collected off the hardstand area which has an area of 3000m².

In terms of visual impact, the site is well screened from Lower Denmark Road and nearby housing. The site is most visible from the cleared agricultural land to the south, however no housing is found in close proximity in this direction. It is considered that the sheds and gantry are in keeping with rural structures and the character of the area.

7. CONCLUSION

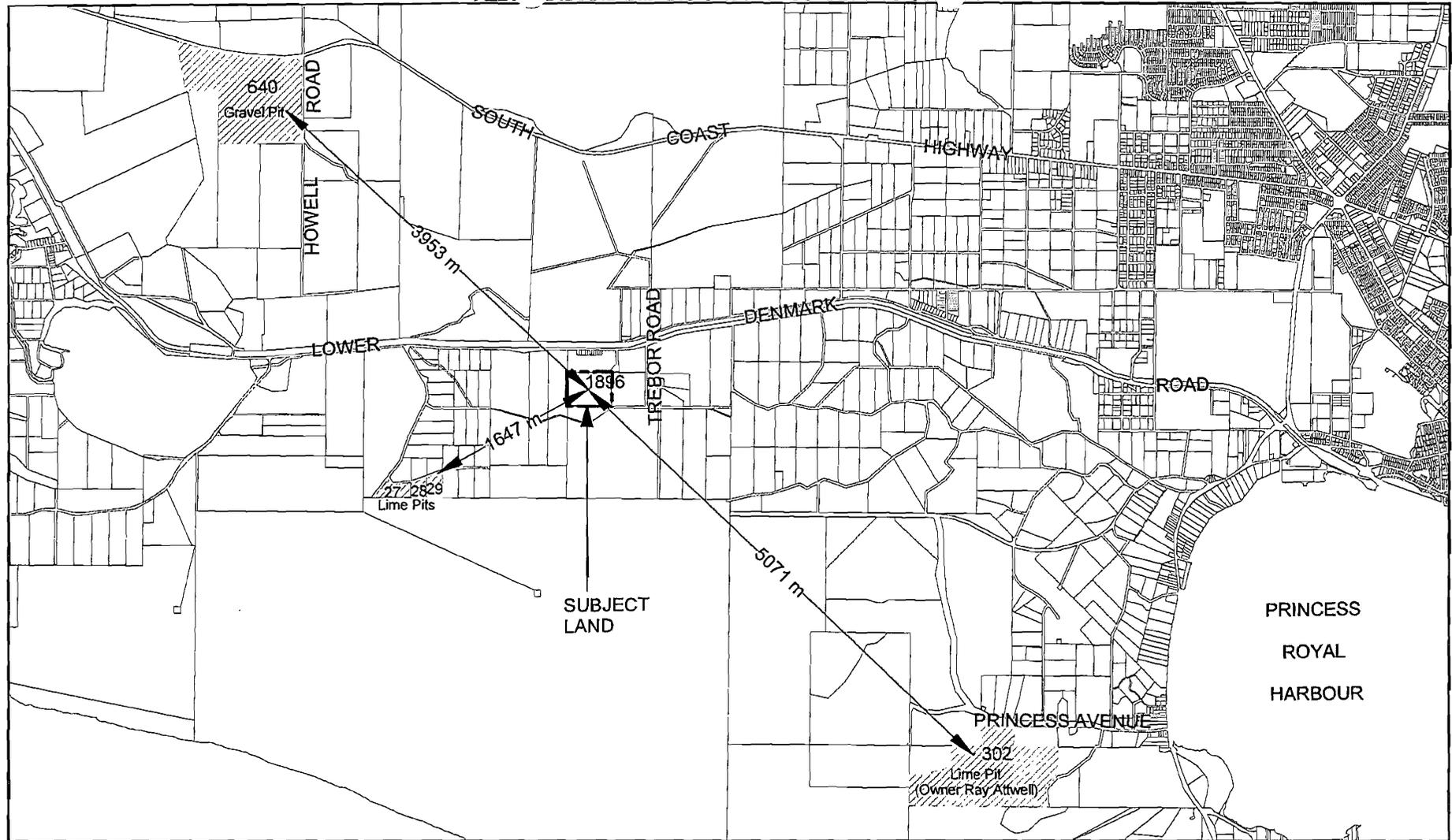
This report and the attached advice from McLeods and Coffey Environment address the key issues associated with the suitability of the block making activity on Lot 1896 Attwell Road, Cuthbert.

It is considered that there are sufficient grounds for Council to consider the application as a 'Rural Industry'. The use is considered to pose little risk to the environment and is in keeping with rural activities in the area. The siting of the use close to the source of gravel and limestone is beneficial in a number of ways from an environmental point of view. A requirement to relocate the business is not practical or financially feasible and will entail closure of the business and loss of employment. This will most likely result in retaining wall blocks being transported from Perth with the attendant impact on roads, costs and additional green house emissions.

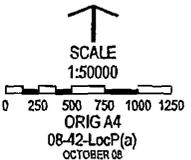
The Albany Local Planning Strategy encourages rural industry to be located in association with rural townsites so approval of this use adjacent to the Cuthbert townsite will not create a precedent in the wider rural area surrounding the Albany urban area.

Attachments

ALL DISTANCES AND DIMENSIONS ARE SUBJECT TO SURVEY

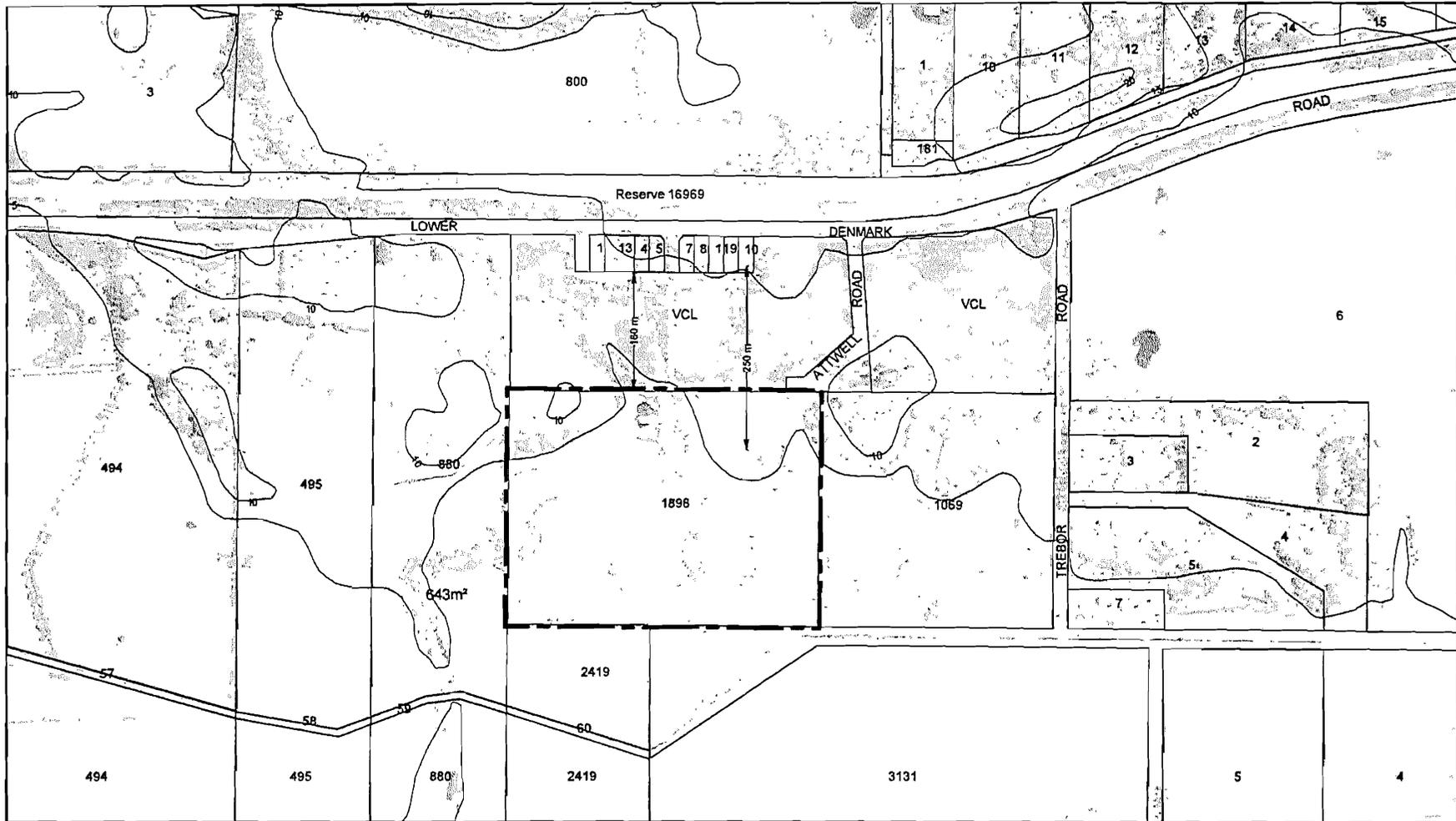


LOCALITY PLAN
 Limestone and Laterite Extraction Areas
 Lot 1896 Attwell Road
 Cuthbert, City of Albany




Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 11 Duke St, Albany, Western Australia 6330
 Phone: (08) 9842 2304 Fax: (08) 9842 1340

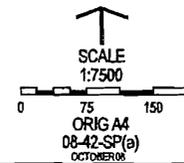
ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



Ayton Taylor Burrell
Consultants in Urban & Regional Planning
11 Duke St. Albany, Western Australia 6330
Phone: (08) 9642 2304 Fax: (08) 9642 1340

SITE PLAN

Lot 1896 Attwell Road
Cuthbert, City of Albany





1. Tanker delivery of cement directly to Hopper



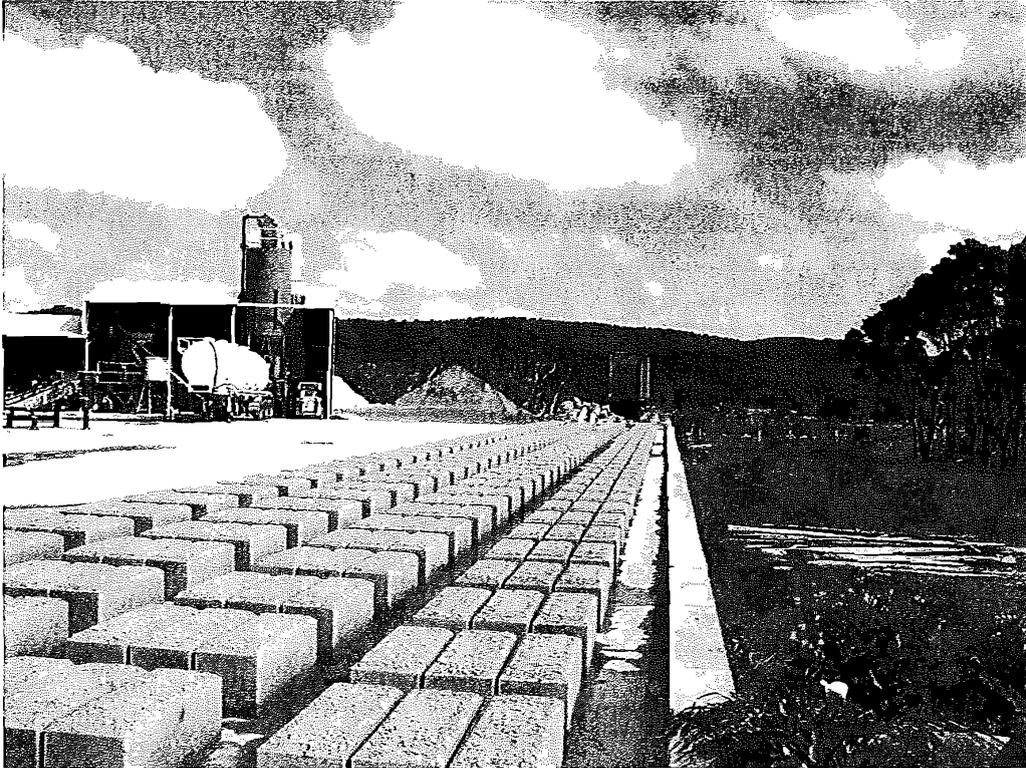
2. Grated cut off drain at open edge of bunded concrete hardstand



3. Silt trap



4. Water source



5. The blocks are stored on a gravel storage area adjacent to the concrete hardstand.



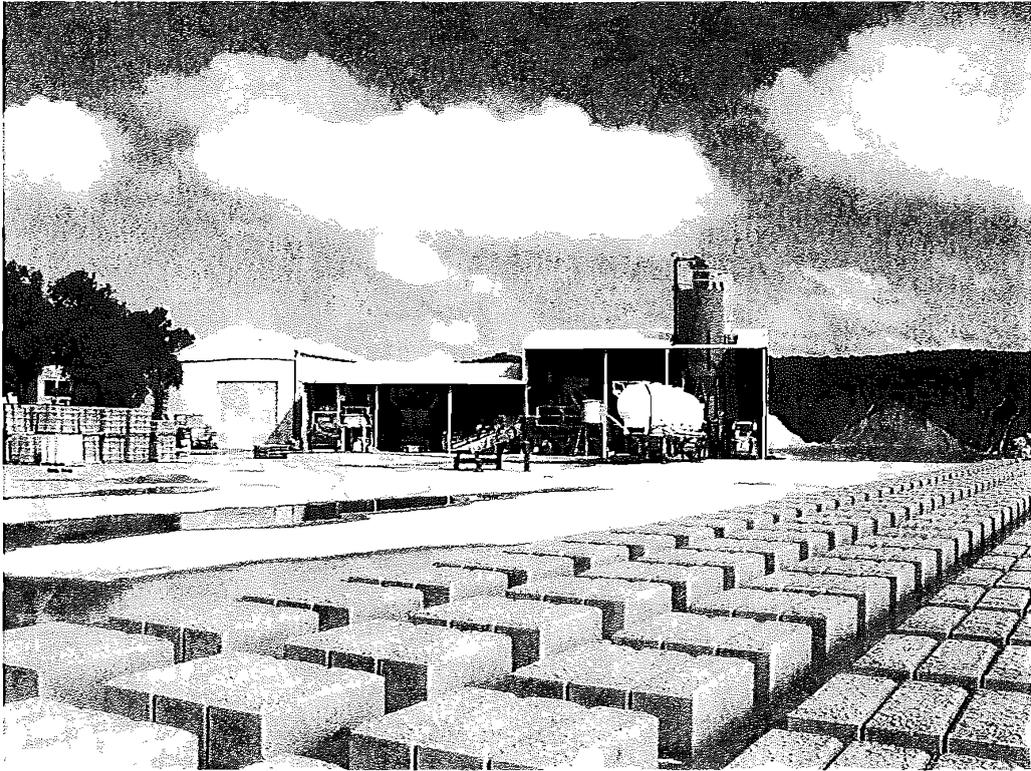
6. Attwell Road constructed with compacted limestone.



7. Cuthbert Townsite housing fronting Lower Denmark Road



8. Lower Denmark Road and Attwell Road on right, both well screened



9. Buildings on the site.

[Agenda Item 11.1.4] refers
[Bulletin Item 1.1.3] 11 pages

City of Albany Records
Doc No: ICR8068224
File: A48090
Date: 22 OCT 2008
Officer: EDDS;PLAN16
Attach:

G. and A. Waugh
76 Bayview Drive
Albany, 6330
W.A.
21/10/2008

City of Albany
Att: P. Madigan, R. Fenn, K. Stanton.
P.O. Box 484,
Albany, 6330.

Dear Sirs,

Re: Discussion at our meeting on Monday 20/10/2008 about our proposed wind turbine and solar power installation.

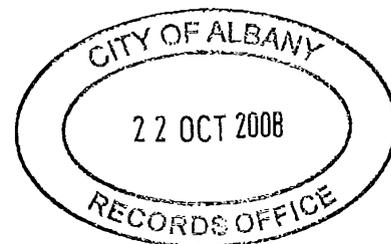
As was discussed I am asking for amendment or deletion of the conditions of the planning consent as they are too onerous to get the noise report from the acoustic engineer to be accepted by the City of Albany.

I have requested the engineer to try to address the issue of the tonality for the purpose of your acceptance of the use of the S.A. guidelines for ascertaining compliance of noise levels for the wind turbine. He is contacting the turbine manufacturer again to see what data is available from them.

There does seem to have been some limitation of data available for the acoustic engineer to work with due to not having access to a working turbine at this time.

In discussion about tonality with Granger Bennet I was informed that the only place where tonality issues derive in a wind turbine is from the gearbox which the Westwind turbine does not have.

Yours sincerely,
Graeme Waugh.



15th October 2008

Wind Turbine Email Correspondence
From & To
Graeme Waugh, CoA & Cnr Kim Stanton

24th September 2008 9.43 am Scott to Graeme

Dear Mr Waugh,

I have reviewed the report by SVT "Acoustic Noise Assessment of the Vegetable Farm Wind Turbine at 76 Bay View Drive Albany 6330" dated 4 August 2008, and have also had the report reviewed by Mr John Macpherson, Principal Environmental Noise Officer at the Department of Environment and Conservation. John has provided feedback, I include this in the information below.

The predicted noise level from the wind turbine of 37.9dB(A) at a distance of 100m does seem reasonable, but this is of course dependant on a few things. The sound power level of 86.5dB(A) being accurate. We will require that you provide confirmation of this value from the manufacturer. The report does not give any indication as to possible tonality. The SA Guidelines (and the noise regulations) require that the predicted noise level be adjusted for any tonality before being compared with the criteria. The proponent should seek confirmation from the manufacturer as to possible tonality in the noise emission.

Under the Environmental Protection (Noise) Regulations 1997 "tonality" is defined as: the presence in the noise emission of tonal characteristics where the difference between —
(a) the A-weighted sound pressure level in any one-third octave band; and
(b) the arithmetic average of the A-weighted sound pressure levels in the 2 adjacent one-third octave bands, is greater than 3 dB when the sound pressure levels are greater than 10% of the representative assessment period, or greater than 8 dB at any time when the sound pressure levels are determined as LA Slow levels.

The report uses the Alternative Minimum Criteria in the absence of background noise measurement and this seems a reasonable approach. The only question here is whether you consider that the background noise level at the receiving house could be significantly lower than that at the wind turbine. If it is only 100m away, it seems likely that the wind speed may be the same at both the turbine site and the receiving house, in which case, assuming there are plenty of trees around, there is likely to be significant masking noise at the receiving house. If this seems reasonable, then the Alternative Minimum Criteria would represent a good conservative approach. Some of the houses to the east may be within a clear path of the turbine and may not have masking noise.

If the sound power level and tonality questions can be resolved, the predicted level would meet the Alternative Minimum Criteria when the wind speed is around 7m/s, and that would satisfy the EPA's recommended approach. This leaves the question of what happens at wind speeds of around 3m/s. The manufacturer should be able to provide some indication about this. Some wind turbines do have a cut off speed below which they do not operate; or the turbine may emit the same noise level down to a certain speed.

In the absence of this information it is reasonable to assume that the 7m/s noise level applies, and that there will be a 3dB(A) exceedance over the night noise level (10pm all days to 7am or 9am Sunday/public holiday). In this case the 3dB(A) reduction will need to be found. We cant approve a proposal that we know will not comply with the regulations.

I am not sure if a brake can be fitted, but do encourage you to ask the manufacturer. Also, if there is a possibility to move the turbine further away it would help. But it would need to be at least about 140m away to achieve the 3dB(A) reduction when compared with 100m.

The unit is required to comply with the 35dB(A) criterion; or the 38dB(A) criterion only if the relevant information can be confirmed as outlined above.

As outlined in the report to council from May 2008, this approval is to be conditional to ensure the proposed turbine has no impact on existing residential developments in the locality.

We are required to resolve any potential noise issues at this stage as it will be very difficult to resolve the issue in the future when the turbine is operating.

I look forward to your response to these items.

Regards, **Scott Reitsema**

24th September 9.43 am Graeme to Scott

Scott, It would seem that you are now asking for more than were the conditions of the planning consent that we have. Yours sincerely, Graeme Waugh

24th September 1.44 pm Scott to Graeme

Hi Graeme,

The report by SVT concluded that the noise levels would be over the limit that was required in the council motion, and what is required by the Environmental Protection (Noise) Regulations 1997. The comments that were provided in my email were to assist you in trying to get the turbine to comply with these requirements. It is up to you to achieve this level of noise. If these conditions were not placed on the proposal and the turbine erected, we would get complaints and would then find that the noise produced does not comply with the Noise Regulations and it would be subject to Noise Abatement Directions. If this were to happen we would have to direct you to stop operating the turbine, until you can confirm that it complies with the requirements.

As in my previous email - As outlined in the report to council from May 2008, this approval is to be conditional to ensure the proposed turbine has no impact on existing residential developments in the locality. We are required to resolve any potential noise issues at this stage as it will be very difficult to resolve the issue in the future when the turbine is operating.

Regards, **Scott Reitsema**

25th September 7.41 am Graeme to Scott

Scott,

I have been in communication with the manufacturer of the turbine and provided them with a copy of your letter of 24 September 2008. In response to my request to address the issues being the content your letter they have provided the original noise report that does meet the requirements of the wording of the planning consent that we have and does indicate that the turbine complies with the criteria contained in that planning consent

I do not believe the claim made by you about the SVT report to be true.

I also believe the assumptions made by you in your letter of 24 September are flawed.

I enclose a copy of the response from "Westwind" for your information and the attached noise report that does comply with the wording of the planning consent that we have.

Their response is as follows:

"The testing of the 3kw was done whilst the Westwind company was based in Australia. The 3kw was independently tested by Murdoch University, we cannot prove its accuracy but would assume that the details given are correct. I trust this may help."

I provide the attached noise report as a condition of the planning consent.

I do not believe that you have any legitimate basis for preventing the issuing of the building license.

Yours sincerely, Graeme Waugh.

1st October 6.13 pm Graeme to Scott

Scott,

You have a noise meter and a vehicle so I do not understand why you cannot familiarise yourself with the background noise level instead of waffling about 35db. I am aware of the implication of disturbing my neighbours. Your lack of knowledge about the background noise is the problem and you ought to be capable of rectifying that lack of knowledge for yourself. I do not foresee a problem with a wind turbine that the SVT report confirms will not be audible above the natural background noise. God knows I could plant a tree next to the neighbour that would make more noise than a wind turbine and you would not even know.

Yours sincerely, Graeme Waugh.

2nd October 9.44 am Scott to Graeme

Good Morning Graeme,

In reply to your email, I am very familiar with background noise levels that are experienced. I am however not an authorised acoustic engineer and will not be able to confirm the requirements of the Council recommendation.

In a conversation that you and I had on the 18th of June 2008 you stated *"the background levels were at a minimum of 50 decibels (average 53-54 dB), bird flapping at 60dB, wind in trees up to 70dB, traffic on Frenchman's Bay Rd (500m away) 55-60dB and traffic on Princess Royal Drive 60dB"*. If this were the case then you would have no issue at all with the proposed wind turbine creating unacceptable noise levels as it would well and truly be drowned out. My experience with background noise levels is that in a lower density area (such as Little Grove) the average background noise levels would be around 10-30dB. The SVT report mentions that the ambient noise levels would rise above 35dB(A) as wind passes through the trees, but it does not confirm that the wind turbine will not be audible above the natural background noise (as you state below).

I have provided as much info as I can and as per the Council meeting *"The proponent shall provide an acoustic report, from an authorised acoustic engineer, that verifies the proposed sitting and operation will not generate unacceptable noise impacts (ie not above 5dB(A) above the background sound level or 35dB(A) using the 10 minutes LAeq whichever is greater) at the nearest noise sensitive premise prior to the erection and commissioning of the wind turbine"*.

Regards, Scott Reitsema

Hello Graeme,

I called on Thursday the 25th of September 2008, to discuss the concerns which you mentioned in the email below. I left a message with your wife asking for you to call back so we could clarify these concerns and make sure we are all fully aware of what we need to do to correctly get your application approved. I received a message from our Customer Services Department saying that you did respond in writing and will not be phoning me back. I am emailing what I believe to be the main issues, as this appears to be your preferred communication option.

- 1) You say in your email below that you do not believe that I have any legitimate basis for preventing the issuing of the building license. The SVT report concludes that *"The evaluated sound power level for the closest neighbour was calculated to be 37.9 dB(A). This is 2.9dB above the 35dB(A) limit"*. The information from Westwind does supplement this but without the further information, as requested in my original email of 24 September 2008, which will confirm the tonality of the noise, I cannot issue Environmental Health approval. I have to be 100% satisfied that this turbine will comply with the regulations prior to its erection. Failure to comply can result in even more costly infringements under the noise regulations.
- 2) You also mention that *"the assumptions made by you in your letter of 24 September are flawed"* – I have endeavoured in every way to get as much assistance from the technical staff at the Department of Environment and Conservation, namely from Mr John Macpherson, Principal Environmental Noise Officer, to ensure that I was not addressing this matter incorrectly.
- 3) You also stated in your email of 24 September 2008 that the noise would not exceed the ambient noise levels. You stated in this email:
"The monitoring of the background noise levels adjacent to the two nearest neighbours that I have done indicate that under wind speeds where there would be no noise emitted from a wind turbine at all the background noise level does exceed the 35db referred to in your letter by greater than 5db. It is therefore logical that a noise level of 37.9db is not audible above the lowest background noise levels observed as indicated by actual observations. Further it is also logical that at wind speeds that would create the 37.9db noise level from the wind turbine the background noise level is greater than the lowest observed background noise level. i.e. The turbine would not be audible above the background noise".
If you wish to prove that this does in fact address the requirement to not exceed the background sound level by 5dB(A), you will have to get this confirmed and reported by an authorised acoustic engineer (as per the other option in the council resolution).

SVT were not commissioned to evaluate the background noise levels in the area. The assumptions in their report are logical, but do need to be confirmed with measurement.

I hope that we can resolve this matter and that you can supply the information required. I understand that your proposal is costly and that these reports we require are not that affordable, but they are required. I hope you do understand our concerns.
Thanks and regards, **Scott Reitsema**

6th October 2008: - Dear Kim,

I have just returned from a visit to speak with Scott Reitsema at the City of Albany offices. We have had more than one hour of very robust discussion. I have articulated to Scott where I believe he has erred and requested he go back over the issues and reports and communication between us. I have also requested that after his re-evaluation of the facts minus his flawed assumptions that he contact the acoustic engineer that wrote the more recent noise report and determine a way forward between themselves that is going to be satisfactory to all concerned. In fairness to those that are already involved I will see what the outcome of this process is before we go to the next option and involve Peter Madigan et al.
Yours sincerely, Kind regards, Graeme Waugh.

9th October 7.06 am - Graeme to Scott Reitsema

Subject: Unanswered question about your comprehension of SVT noise report.
Scott,

I have not yet had a reply as to whether you are going to accept the use of the S.A. sliding scale as is recommended by the Department of Environment to assist your comprehension of why the 35db noise level will not be exceeded at a wind speed of 3m/second.. The question was if not then why not?

Yours sincerely, Graeme Waugh.

From: Scott Reitsema [mailto:scottr@albany.wa.gov.au]

Sent: Thursday, 9 October 2008 10:03 AM

To: Graeme&Antonia Waugh

Cc: Jan Van Der Mescht; Phil Shephard; Granger.Bennett@svt.com.au

Subject: RE: Unanswered question about your comprehension of SVT noise report.

Hi Graeme,

Sorry about the delay. I have been in contact with the DEC about this matter to make sure we are doing this correctly. The comments I have received, along with my thoughts are as follows:

Firstly, we have no problem with you relying on a desktop study for this case. All we are asking for is clarification of information in the study, and if we get the right info we should be able to do so without having to resort to Option 3 (ambient noise measurement) as mentioned by Granger. This doesn't mean we have rejected the report, but just need that additional info as mentioned.

In regards to Option 1 (obtain data for 3m/s and remodel) we are not confident that this will satisfy us. The caution that we have with this is that the wind speed at the turbine may be different to that at the residence. We are interested in the noise generated by the wind speed at the turbine **when the wind speed at the residence is 3m/s or less**. For example, it may be that when the wind speed is 5m/s at the turbine, it is almost calm at the residence (and therefore quiet). The problem they you will have is knowing what the wind speed is at the residence relative to that at the turbine. This is not something we can assume, as there are many environmental factors that also have influence on this.

It appears that Option 2 (increase distance from windmill to residence by 37 m) is the easiest option. As Granger mentioned the received noise level will be reduced to the 35 dB(A) limit for wind speeds up to 6.7 m/s. If this is possible or not will need to be determined as you will still need room for the bracing wires, etc.

We still require info in regards to the tonality, I have asked that we get manufacturer's data on this, they should be able to provide some data to show that it is not tonal.

Granger – feel free to discuss this if required.

Regards, **Scott Reitsema**, Principal Environmental Health Officer

9th October 12.58 pm – Graeme to Scott

Scott,

The trees at the neighbours residence are the same height as the intended turbine therefore it is logical that the wind speed in the trees at the residence will be the same as the wind speed at the turbine. I am struggling to comprehend how you can continue to make these sorts of flawed assumptions which continue to cause further effort to be expended and time to be lost. The only reason I can think of is that you do not want to admit that if the S.A. sliding scale as recommended by the DEC were used in your decision making then you would have to acknowledge that the proposed turbine on the currently proposed site will meet the DEC regulations. That is what the SVT noise report articulates.

Additionally I still require you to answer my question which was repeated to you today.

The option two cannot be achieved without going over the boundary into the neighbouring land as you should be aware from the information already provided to the council upon which the planning consent is based. You do not make logical comment based on the facts that have been provided to you. You are causing me stress with your illogical and impractical assumptions that have no place in this process. I am now questioning your competence in relation to this matter.

Yours sincerely, Graeme Waugh

9th October 1.10 pm – Scott to Graeme

Graeme,

Personal attacks are not appreciated.

In our meeting on Monday you asked me to address these issues with Granger as he is the person preparing the report, hence my inclusion of him in my reply. I am sure Granger will be able to understand the concerns that were raised and will be able to work with us on them.

My “flawed, illogical and impractical assumptions” still do need to be verified to confirm that the turbine will not cause nuisance.

You state “it is logical that the wind speed in the trees at the residence will be the same as the wind speed at the turbine”. It is also logical to expect that a 2m tall person in/near a house would not be exposed to the same amount of wind speed as an 18m high wind turbine 100m away.

Hopefully we can get this sorted ASAP.

Regards, **Scott Reitsema**

9th October 1.10 pm – Graeme to Kim

Kim,

This person is getting more ridiculous about trying to prevent the issue of the building license. Why?

Regards, Graeme.

9th October 1.17 pm – Graeme to Scott

Scott,

The two meter high person probably won't be exposed to the same wind speed as the turbine but the trees making the background noise that they would hear would be exposed to the same wind speed as the turbine and that is the issue.

I still require you to answer my question.

Yours sincerely Graeme Waugh.

Thursday, 9 October 2008 3:28 PM – Graeme to Scott

Scott,

My comment about competence was not intended as a personal attack and I apologise if it was taken as such. It was made as a statement of my thoughts at this point in time. Should we proceed to legal recourse then competence is one of the issues that will be analysed in considerable detail at that time. I included the statement of my thoughts because the possibility of legal recourse is getting closer and you have a right to know the possible

implications when I do start that process. I have probably conveyed those thoughts in an unsympathetic way because of my frustration at what seems to me to be your un-necessary avoidance of giving a direct answer to my question.

In addition to my question about your acceptance or otherwise of the S.A. sliding scale as recommended by the DEC I would also like to ask upon what did you base your earlier statement that the background noise levels in Little Grove were in the 10-30db range? Where and under what wind speed conditions were those levels recorded?

Yours sincerely, Graeme Waugh

9th October 3.53 pm Scott to Graeme

Hello Graeme,

In response to your query:

I understand that the EPA has only accepted the 2003 version of the SA guidelines for environmental noise associated with wind farms. I have also been informed that this version did not include the sliding scale as per table 2 of the report. The sliding scale has only been tentatively accepted as a conservative approach, but it does not give as much certainty as background measurements do. The sliding scale does work well for smaller scale developments such as this. However, if the expected noise was well below the limit we would easily be able to accept the SA approach. Given the fact that the evaluated sound power level for the closest neighbour was calculated to be 2.9dB (A) over the limit of 35dB (A) we had to act to ensure we can get your proposal to comply.

In the absence of Option 1, the only options we have are:

- 2) Move the proposed location of the turbine as far to the western boundary as possible to reduce it by every possible dB, or fractions of a dB. This will require re-modelling and re-calculating the noise levels. Your site plan with the building licence shows there is some room to move there. You could possibly have the anchor blocks 1.5m from your western boundary; this would place the windmill 9.5m from the western boundary. Granger mentioned if you can move the location of the wind turbine by 37 m the received noise level will be reduced to the 35 dB(A) limit for wind speeds up to 6.7 m/s. We will then need to determine if this level will be acceptable, hopefully it will be.
- 3) **Take full background noise readings to assess the background noise at the required sites and try to satisfy the other option in the council motion.**

Regards, Scott Reitsema

9th October – 5.07 - Scott to Graeme

Thanks Graeme,

As this was a Council Motion there is nothing I can do to rescind the condition for you to produce an acoustic report. Obviously the appeal period for the planning consent has well and truly lapsed (by over 4 months). If you are not willing to follow through with this condition you could write to Council to ask them to review their decision. In writing you would have to explain why you would want this condition removed or changed. This will however still leave Council to have to consider the concern that was expressed by a number of your neighbours regarding the possibility of noise nuisance and will have to consider the implications of having to deal with possible future noise complaints.

No matter what happens, the Noise Regulations will still apply and your wind turbine will have to comply with these at all times. As discussed in our meeting on Monday – if the unit did cause complaints you would have to employ a suitable consultant to confirm the unit does comply. If the report proved that it didn't comply you would be forced to take appropriate measures to ensure it doesn't cause further nuisance, and could be liable to penalties under these Regulations. This would obviously be a very costly and difficult process; hence Councils decision to require a report prior to its erection and commissioning.

In regards to my competence to deal with this matter: I have dealt with this as well as I can and have given you as much information as is available to me. As I said in the meeting we could easily turn around and say that the report is not good enough and that we will not approve it until we get a report that confirms that it will comply. Instead I have consulted with expert staff from the DEC noise branch and supplied you with a large number of emails that go into extensive detail about what we need to get your proposal approved. It is obvious that you have no appreciation for the efforts that both the DEC staff and I have put in; this also leaves me quite concerned as to why you would then mention the possibility of legal recourse.

I have addressed your query about the acceptance of the SA sliding scale in a previous email from this afternoon.

I based my statements about the background noise levels on previous reports that have been compiled for other noise issues in this district. One for example was from an Environmental Noise Assessment by Herring Storer Acoustics, dated 2 March 2005, which at a wind speed of 3m/s recorded the noise level to be at 20dB(A).

As mentioned in the meeting I am just trying to do my job, which as per the council motion is to verify that the report can prove that the proposed siting and operation of the wind turbine will not generate unacceptable noise impacts. Please believe me when I say that I am not getting any enjoyment out of this.

Regards, **Scott Reitsema**

10th October - 10.47 am - Graeme to Scott

The 37.9 dB(A) value is, however,
within the guidelines recommended by the EPA.

Scott,

The above statement from the SVT noise report is the reason that you should permit the issue of the building license for the proposed wind turbine and solar power project.

Yours sincerely, Graeme Waugh

10th October – 11.35 am Graeme to Kim

Dear Kim,

Re my building license for wind turbine and solar power installation.

I would appreciate if you could find the time to get this moving as soon as is possible. I think the nonsense has already gone on for too long with no apparent legitimate justification. There have been two noise reports provided to the City which have been compiled by an authorised acoustic engineer as is a condition of the planning consent. One concludes that at the wind speed of 6.3-7.3 m/second the proposed turbine is not audible at a distance of 60 metres. The other states that the noise level of the turbine will be within the guidelines recommended by the EPA. Those guidelines are for the purpose of ascertaining that the turbine would not exceed the 35db at a wind speed of 3m/second which is the criteria set in the regulations I cannot understand why Scott does not accept what is concluded in those two noise reports. No one is trying to fool anyone. The reports should be accepted as statements of fact and the building license issued forthwith.

Yours sincerely, Kind regards, Graeme Waugh.

13th October 8.54 am Graeme to Scott

Scott,

This is a more appropriate response than the rubbish I have been getting up to this point. The issues you raise about tentative sliding scales etc are best addressed by SVT as they advised me that the desk top study would suffice to meet the requirements of the planning consent condition. As previously explained SVT had told me that they had discussions with the DEC prior to ascertaining the desk top study would suffice. I guess that leaves the issue of whether tentative acceptance of the sliding scale as per table 2 of the report does entail sufficient to be an acceptance of those sliding scales given it is acknowledged that they are considered

conservative. That is if in this context conservative means sufficient to allow for an acceptable margin of error.

In any event of getting this proposal over the line we would be placing the turbine as far to the west as is achievable. That has always been the intent.

The 20 db issue does not fit any documented information on background noise that I have seen. The graphs I sent you were from an EPA website. They match up with the first SVT noise report for wind speeds of 6.3 to 7.3m/second which matched up with my monitoring of local background noise with a hand held noise meter. Could the 20db have been in a place dissimilar such as indoors or with no wind and no vehicles and no wildlife such as frogs, crickets, birds etc? The header for the EPA site where the graphs came from is attached below:

Protective Noise Levels

Condensed Version of EPA Levels Document

PURPOSE

This publication is intended to complement the EPA's "Levels Document,"* the 1974 report examining levels of environmental noise necessary to protect public health and welfare. It interprets the contents of the Levels Document in less technical terms for people who wish to better understand the concepts presented there, and how the protective levels were identified. In that sense, this publication may serve as an introduction, or a supplement, to the Levels Document.

*"Information on Levels of Environmental Noise Requisite to Protect Public Health and Welfare with an Adequate Margin of Safety," EPA/ONAC 550/9-74-004, March, 1974.

Yours sincerely, Graeme Waugh.

13th October 2.01 pm Granger Bennett to Graeme

Graeme,

With reference to your email below.

I can confirm that we had informal discussions with the DEC. The outcome of the discussion was that a desktop study would be appropriate for an initial assessment. This I am convinced was the correct approach as it reduces the cost of the assessment significantly. However neither we nor the DEC can predict the outcome of the assessment and hence the proposed options for the way forward.

Hope this helps.

God bless Granger Bennett SVT Engineering Consultants

112 Cambridge Street | West Leederville, Western Australia 6007

Tel: (08) 9489 2000 | Fax: 08 9489 2088 | www.svt.com.au

Email: g.bennett@svt.com.au | Mobile: 0400 214610

14th October 8.21 am - Graeme to Scott

Scott,

The point I have been trying to make is that the guidelines recommended by EPA as mentioned in the noise report are for the purpose of ascertaining that at a wind speed of 3m/second the turbine would not exceed the 35db criteria set in the regulations. The following is from your letter of 24 September 2008 where your assumption is at odds with what is stated in the report as I understand it. That is why I have previously stated that I believe your assumptions to be flawed. You have yesterday mentioned tentative acceptance of the "guidelines" which is as clear as mud. It has been and still is my view that the report is provided as a statement of fact so the statement from your letter that I have attached below is where I have had issue and hence my questions about the guidelines and your acknowledgement of them. Your avoidance of an answer for some time had been cause for concern. I am not getting any joy from this either but getting acceptance of what has already been provided is necessary before we can move forward.

"This leaves the question of what happens at wind speeds of around 3m/s. The manufacturer should be able to provide some indication about this. Some wind turbines do have a cut off

speed below which they do not operate; or the turbine may emit the same noise level down to a certain speed.

In the absence of this information it is reasonable to assume that the 7m/s noise level applies, and that there will be a 3dB(A) exceedance over the night noise level (10pm all days to 7am or 9am Sunday/public holiday). In this case the 3dB(A) reduction will need to be found. We cant approve a proposal that we know will not comply with the regulations."

Yours sincerely, Graeme Waugh.

14th October 10.38 am – Scott to Graeme

Hi Graeme,

Granger mentioned in his email yesterday "we nor the DEC can predict the outcome of the assessment and hence the proposed options for the way forward". Assumptions need to be made, and then verified, for us to get the final answer on whether this will comply. Even if flawed assumptions were made they won't have any influence on the final result of the report which will need to conclude if the turbine will comply or not.

Any comments I have made in my previous emails have been as per the direction from DEC noise branch staff and were provided so we can "move forward". If there were delays it was either because I have been attending to numerous urgent work matters or waiting on a response from the staff at DEC. I have been given the full support from the DEC noise branch in regards to the way I have dealt with this and I believe I have provided more than a reasonable amount of info and response on this item. I continue to stand by my comments which you quoted below. As it stands now, I cant approve a proposal that we know will not comply with the regulations. A 3dB(A) reduction will need to be found before we can approve it. I am confident that Granger knows exactly what info we (CoA and DEC) require to get the confirmation of the noise levels.

Regards, **Scott Reitsema**

14th October 2 pm – Graeme to Scott

Scott,

I have just spoken to Granger to ask what further info you might be referring to in your email today. His reply was that he did not have a clue what you wanted. He like me thought we had already provided sufficient info that it will comply.

We then discussed whether we should try to find another turbine with the same power output with even lower noise levels if that is possible. If we can find one it may have more detailed noise information to work with than is available for the Westwind turbine. This may be our next best option cost wise.

Yours sincerely, Graeme Waugh.

14th October 2.08 - Scott to Graeme

Thanks Graeme,

I will forward Granger the emails that I send you with all the details of the further requirements. He may look at these and work out a way that he could achieve the result. Otherwise if you do look at another turbine we would need the info from the manufacturer and the report by SVT based on this info to prove that it will comply.

Regards, **Scott Reitsema**

14th October 6.38 pm – Graeme to Kim

Dear Kim,

The email below (above) sent at 2.05 this afternoon from Scott could indicate that Scott still does not know what extra information he requires but is now going to find out to tell us at some future time.

I think that if he did already know what extra information he required then he would have sent it in either of his two emails today which of course he did not.

The issues previously raised were as I understand it covered by the noise report of the 4th August 2008.

Thanks Graeme

15th October 8.13 am –Scott to Graeme

Good Morning Graeme (and Cr Stanton),

Please find below an email that I sent Granger (from SVT Engineering Consultants) at 2:19pm yesterday, it includes 3 emails that I sent to Graeme last month with the extra information, as directed by DEC noise branch.

Regards, Scott Reitsema

Assume following is as per above time & date. This was included in email after an insertion of Graeme's email 14th October 6.38 pm to Kim

I will forward Granger the emails that I send you with all the details of the further requirements. He may look at these and work out a way that he could achieve the result.

Otherwise if you do look at another turbine we would need the info from the manufacturer and the report by SVT based on this info to prove that it will comply.

Regards, Scott Reitsema”

Assume following was sent to Granger Bennett by Scott as per the above email at some time & date past.

Hi Granger,

Here are copies of a few emails that I send to Graeme Waugh regarding the additional requirements that would hopefully meet the reporting requirements and prove that the unit does comply. These are based on comments from John Macpherson from DEC.

Sorry about the delay, I thought Graeme would fwd them to you.

Regards, Scott Reitsema



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SCHEME AMENDMENT REQUEST

LOT 50 (867) CHESTER PASS ROAD,
KING RIVER

SUBMISSION TO CITY OF ALBANY

ON BEHALF OF GC & GL CAKE

OCTOBER 2008

1.0 INTRODUCTION

This Scheme Amendment Request is in relation to Lot 50 (#867) Chester Pass Road, King River. It establishes the strategic suitability of rezoning this property and discusses the issues that are required to be addressed in any future scheme amendment documentation.

The proposal is to rezone the subject land from 'Rural' to 'Special Rural' in the City of Albany Town Planning Scheme No.3, allowing the establishment of suitably located lifestyle lots within easy access to local services and the Albany CBD.

The key contention of this proposal is that 'Special Rural' lifestyle lots in this location will not compromise the future urban growth of Albany. Lifestyle uses are well established in the locality and there is appropriate access to commercial and community services.

The notion of future use of Lot 50 for rural living purposes has been supported in principal by the Western Australian Planning Commission during its consideration of the City of Albany draft Local Planning Strategy. This Scheme Amendment Request will consider the specific suitability of the site in the context of a possible future rezoning.



2.0 LOCATION AND SITE DETAILS

2.1 Location

The land the subject of this request is located approximately 11.5 kilometres from Albany Post Office, via Albany Highway and Chester Pass Road. Lot 50 (#867) Chester Pass Road, King River has a total land area of 102.39ha. See **Location Plan** for details.

2.2 Title Details

Lot 50 on Deposited Plan 29890 is contained on Certificate of Title Vol.1236 Fol.168. The registered proprietors are Geoffrey Charles Cake and Glenys Lynne Cake.

A copy of the Certificate of Title is included in **Appendix A** of this report.

2.3 Topography

The subject land has a high point of approximately 65m AHD located on the north-eastern property boundary and a low point of approximately 4m AHD located on the Millbrook Road property boundary. A ridge extends through the centre of the property.

There is a drainage line that lies at the rear of the property, running parallel to the north western property boundary. Photos of the site can be found at **Appendix B**.

See the **Site Plan** for further details.

2.4 Drainage

There is a drainage line that runs parallel to the north western property boundary. This is a perennial stream that occasionally dries during the summer period. The subject land drains into the King River through this drainage line.

A number of dams have been constructed over time alongside this creek line. Some of the dams were constructed after the extraction of sand. The extraction of sand from the property has been discontinued.

2.5 Access

Access to the subject land is attained from Chester Pass and Millbrook Roads. Both of these roads are sealed. There are currently three crossovers to the subject land, two for the existing houses and another for the gravel pit. All three crossovers are onto Chester Pass Road. There is currently no formal access onto Millbrook Road.

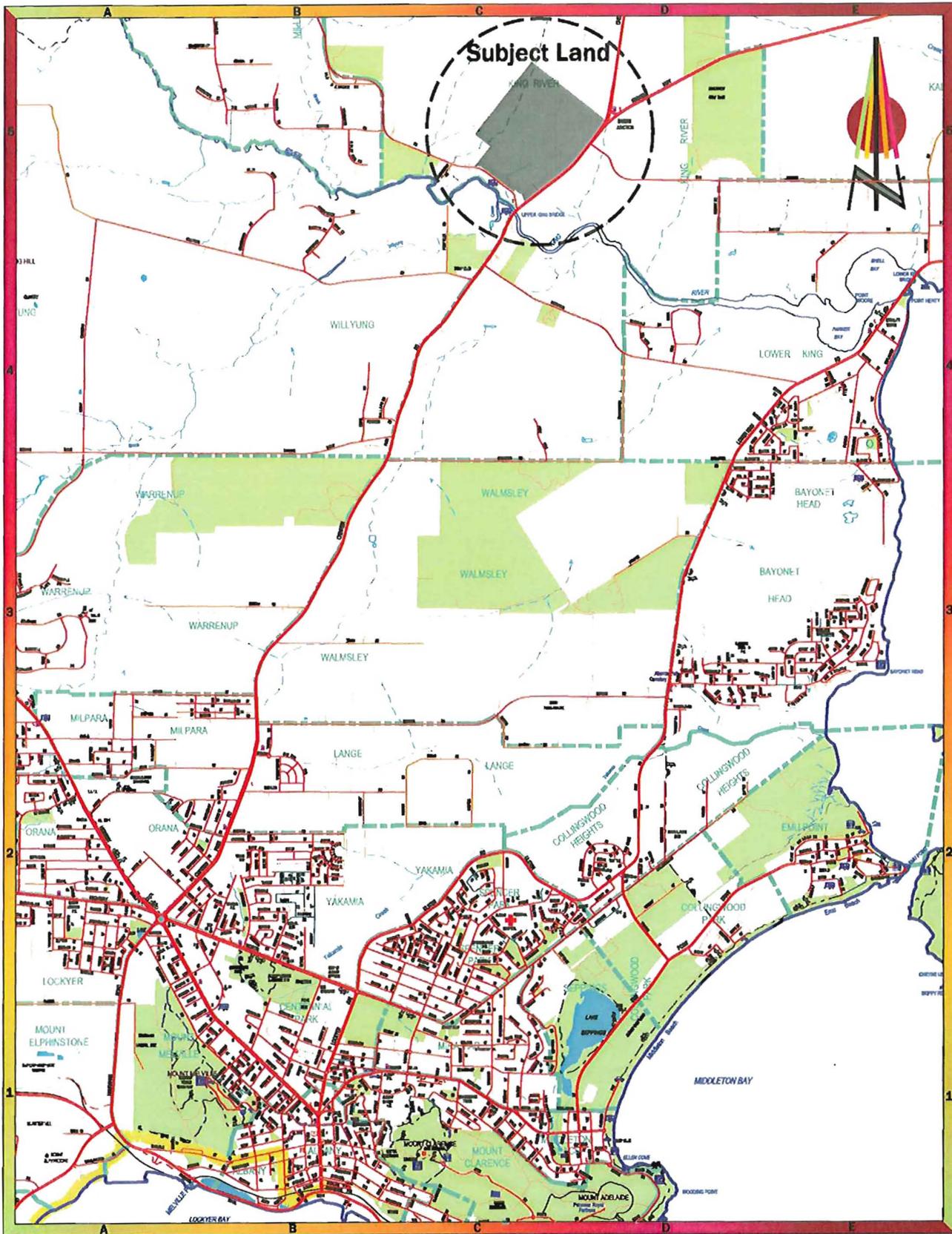
Access points onto both roads will be subject to further investigation with the Department of Main Roads and the City of Albany at the amendment stage. Any subdivision design on Lot 50 will need to take into account the requirements of both agencies in terms of access onto the surrounding road network.

It is noted that in the 2001 version of the City of Albany draft Location Planning Strategy, a road link was shown across the northern part of Lot 50 from the Chester Pass Road / South Coast Highway intersection at Baker's Junction to Hazard Road. This link was intended as a heavy vehicle bypass route between South Coast Highway and Albany Highway and would have provided a direct link between Baker's Junction and the timber processing precinct in Down Road, Redmond.

2.6 Description of the Site

The subject land is 'Rural' zoned land with an extensive outlook over Albany, Willyung, Lower King and surrounding rural areas. This property currently has 2 established dwellings and an





LOCATION PLAN

REV DESCRIPTION DATE
 A original drawing 18-08-08
 drawing no 14402-02A.dgn
 drawn ABS 18-08-08
 checked

**LOT 50 ON DP 29890
 CHESTER PASS ROAD
 KING RIVER
 FOR GC & GL CAKE**

SCALE AT A4 1:60000



ALL DIMENSIONS ARE IN METRES



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SITE PLAN

LOT 50 ON DP 29890
 CHESTER PASS ROAD
 KING RIVER

FOR GC & GL CAKE

SCALE AT A3 1:6000
 ALL DISTANCES ARE IN METRES

DRAWN	CHECKED	DRAWING No	DATE
ABS 15-08-08		14402-01A.dgn	15-08-08
REV	DESCRIPTION		
A	Original Drawing		

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NOTES
 This plan has been prepared for planning purposes. Areas, contours and
 dimensions shown are subject to survey.



operational gravel pit. The majority of the site is cleared of remnant vegetation and used for cattle grazing.

2.7 Land Uses on the Site

The subject land currently has two main uses, being the grazing of cattle and a gravel pit.

Approximately 50 head of cattle are grazed on the subject land. Please note, that due to the small size and general capability of the property, this is not commercially viable on its own. Full agricultural use of the land would be prejudiced by the close proximity of residential areas around King River.

A gravel pit is operational on the subject land. It is estimated that the pit contains a further 70,000m³ to 100,000m³ of gravel. It is expected that operation at full capacity would exhaust this pit in three to four years.

Previously, sand extraction has occurred on the subject land. These areas have been filled or converted into storage dams. Although sand is currently not being extracted, the extraction licence remains valid.

2.8 Surrounding Land Uses

The property is surrounded by a variety of zones and uses as shown on the overall zoning plan.

To the east of Chester Pass Road is land zoned 'Rural'. This is currently used for grazing and rural lifestyle purposes.

To the south of Millbrook Road is the King River Tavern and large lot residential uses. This land is zoned 'Special Use' with a Caravan Park land use and 'Residential' by City of Albany Town Planning Scheme No.3.

To the northeast of the property is the Bakers Junction Service Station and Roadhouse zoned 'Commercial' by City of Albany Town Planning Scheme No.3. Adjacent to Bakers Junction are 'rural industry' land uses including steel fabrication, stock feed and machinery sales and proposed galvanising plant. The uses are located on land zoned 'Rural'.

All other surrounding land is zoned 'Rural'.

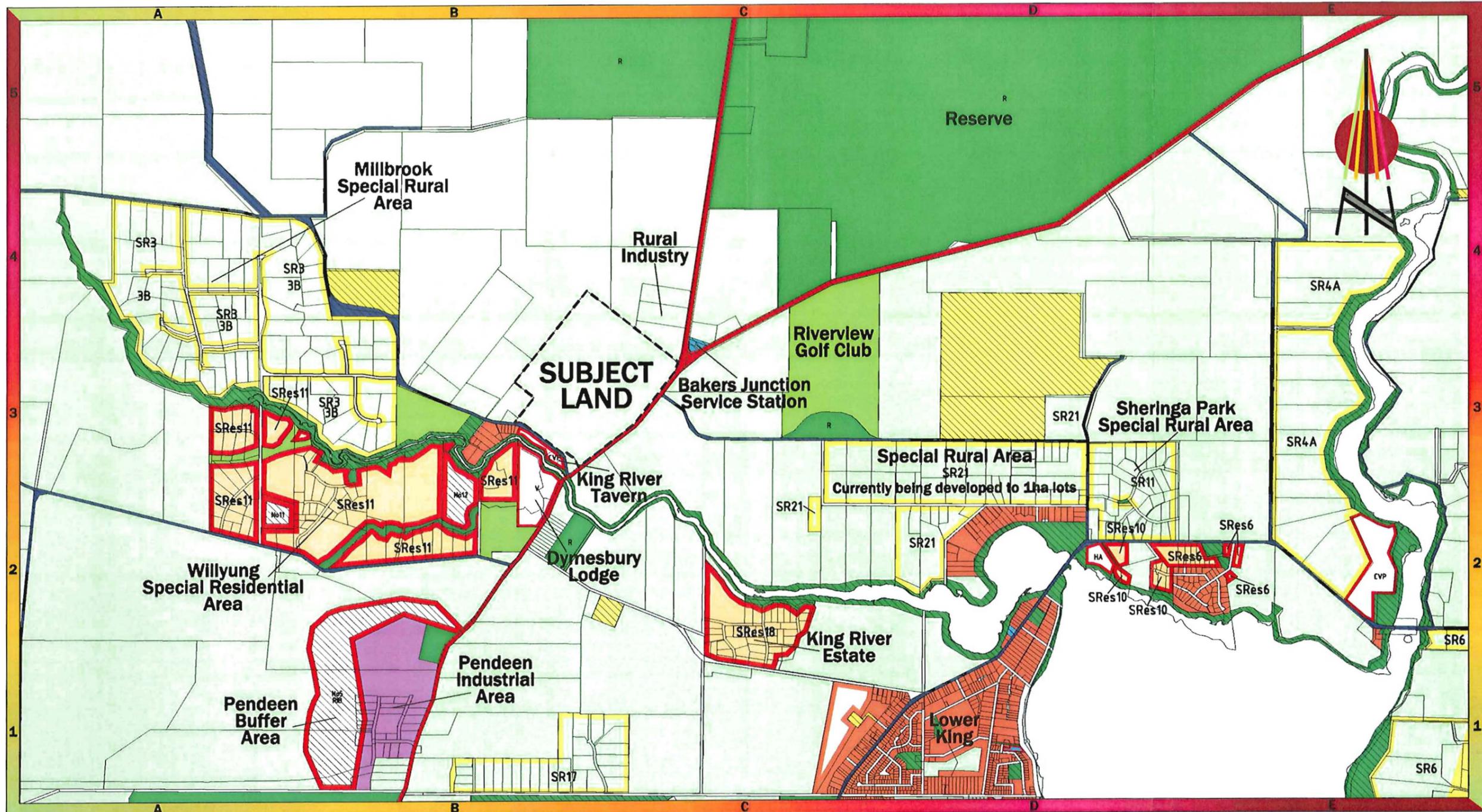
In the vicinity of the subject land to the west is Special Rural Area No.3B and Special Residential Area No.11. To the east is Special Rural Area No.21. The locality is characterised by rural residential and lifestyle properties centred on the focal point of King River

2.9 Local Employment, Education, Recreation and Shopping Opportunities

The subject land is well located for access to local shopping and employment opportunities. Indicative distances to these locations are shown below:

• King River Tavern	Located Adjacent	• Lower King Tennis Club	5.1km
• King River Hall, Chlldcare & Recreation Grounds	Located Adjacent	• Milpara Industrial Area	6.1km
• Bakers Junction Service Station	150m	• Albany Centro Shopping Centre	6.6km
• Dymesbury Lodge	300m	• Great Southern Grammar School	6.6km
• Riverview Golf Club	1.1km	• North Albany Senior High School	7.6km
• Pendeen Industrial Estate	2.5km	• Flinders Park Primary School	8.7km
		• Centennial Park Sporting Complex	10.2km.





ZONING CONTEXT PLAN

REV	DESCRIPTION	DATE
A	Original Drawing	20-08-08

drawing no
 14402-04A.dgn
 drawn
 ABS 20-08-08
 checked

**LOT 50 ON DP 29890
 CHESTER PASS ROAD
 KING RIVER
 FOR GC & GL CAKE**

SCALE AT A9 1:80000



116 Serpentine Road, ALBANY WA 6330
 T: 08 9841 7333 F: 08 9841 3643
 E: hsgalb@harleygroup.com.au

The site is well located in terms of access to shopping and employment opportunities. Future primary schools envisaged for Warrenup and Oyster Harbour would be located 5 – 6km from the site.

2.10 Services

Water

A 100AC water main runs along Chester Pass Road and Millbrook Road with a short spur northwards along Chester Pass Road to the southern boundary of Lot 50. This service serves the residential and special residential properties fronting the King River.

It is anticipated that this service could be extended into Lot 50 to provide scheme water to all or part of the future development.

The extent of a reticulated water service will be dependent on the resultant form of rural residential development that occurs. The use of on-site water supplies will also be considered for larger lots given the relatively secure rainfall and ability to catch surface run off.

Sewer

There is currently no reticulated sewerage service available in the locality. The intention of the rural residential development would be to provide on-site effluent disposal solutions for each new lot.

Detailed land capability to accommodate on-site effluent disposal will be undertaken at the time any future local planning scheme amendment is prepared.

Electricity

Lot 50 is currently serviced by an aerial electricity supply from Chester Pass Road. Private aerial connections run from the road to the two houses.

An aerial main servicing Bakers Junction enters the property at the eastern corner before heading north into adjoining properties.

Any future rural residential subdivision would provide underground electricity reticulation in accordance with Western Power requirements.

Telecommunications

Telstra Corporation fibre optic cables are located along both Chester Pass Road and Millbrook Road. In some places the cables run inside the boundary of Lot 50.

Any future subdivision design will need to take into account the location of the Telstra assets and protect these against inappropriate development.

Reticulated Gas

No reticulated gas is available in the area. Any housing using gas appliances will require bottled gas.

2.11 Fire Management

Referring to Table 1 of *Planning for Bush Fire Protection Guidelines*, the predominant vegetation class on the property is grassland (Class F), of which sown pasture (26) is the most widespread.

With the exception of an area to the west of the gravel pit, the prevailing slope of the land is less than 10°.

Utilising a Type 1 or Type 2 bush fire hazard assessment as provided in Table 3 of the Guidelines indicates that the generalised fire hazard is 'low' on land with a slope of less than 10° and 'medium' on slopes of greater than 10°.



It is anticipated that a Fire Management Plan will be prepared as part of the local planning scheme amendment in order to provide guidance on subdivision design and to identify any required scheme controls.

It is noted that should a fire emergency arise on the subject land, the King River Volunteer Bush Fire Brigade is located adjacent to the site on Kingswood Road.

2.12 Environmental/Remnant Vegetation

The majority of the site is cleared of remnant vegetation. There is a small pocket around the drainage line on the site and on two outcrops near Chester Pass Road and the gravel pits. It is expected that this would be retained and enhanced as a result of any future development.

There are also scattered paddock trees throughout the property. Efforts will be made to retain these trees to contribute to the rural character.

Prior to clearing, the vegetation comprised mainly of *E. Marginata / C. Callophylla* medium forest in the southern half and Eucalyptus / Casuarina low forest in the northern half.

It should be expected that net revegetation of the site will occur as a result of the proposed amendment, through resultant screening and landscaping.

2.13 Land Capability

The land falls into the Dc 'Dempster', V7 'Major Valley' and S6 'Minor Valley' soil types within the land quality assessment from the Shire of Albany Local Rural Strategy *Physical Assessment and Hazards* publication produced by AGC Woodward – Clyde.

Shown below in **Table 1** is an outline of land capability ratings of the soil types present on the subject land. **Figure 1** following shows these land capability ratings on the site.

Map Unit	On-Site Effluent Disposal	Housing Development	Reasoning
S6	Low Capability	Low Capability	Flooding, Soil Absorption Ability
V7t	Low Capability	Low Capability	Flooding, Soil Absorption Ability
V7	Low Capability	Low Capability	Flooding
Dc	Fair Capability	High Capability	Microbial Purification Ability, Soil Absorption Ability, Ease of Excavation

Table 1: Land Capability Ratings (Source: AGC Woodward – Clyde)



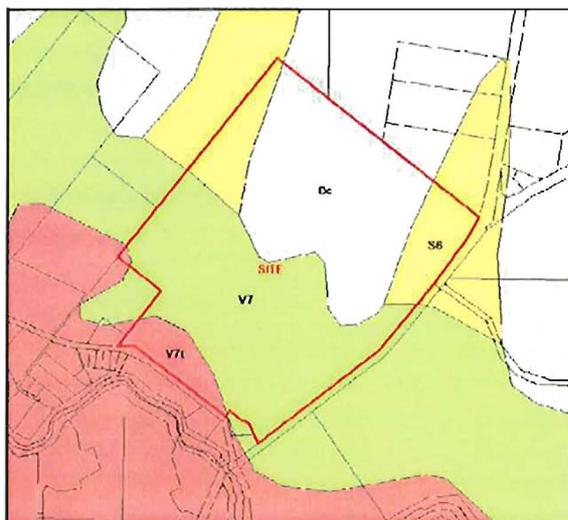


Figure 1: Land Capability Ratings (Source: AGC Woodward – Clyde)

The majority of the site has V7 and Dc soils. The following is the land quality assessment table from the Shire of Albany Local Rural Strategy *Physical Assessment and Hazards* publication produced by AGC Woodward – Clyde.

Assessment Criteria	S6	V7t	V7	Dc
Water Erosion Risk	High	Moderate	High	Very Low
Wind Erosion Risk	Low	Low	Low	Moderate
Microbial Purification Ability	Low	Moderate	Low	Low
Water Pollution Risk OF	High	High	Moderate	Moderate
Water Pollution Risk SD	Moderate	Moderate	Moderate	Low
Ease of Excavation	High	High	Low	Low
Inundation	Moderate	Low	Mod-High	Moderate
Flood Risk	Moderate	Mod-High	Moderate	Nil
Foundation Soundness	Fair	Good	Fair	Fair
Slope Instability	Low	Nil	Nil	Nil
Soil Absorption Ability	Very Low	Moderate	Very Low	Low
Subsoil Water Retention	High	Low	High	High
Soil Workability	Fair	Good	Poor	Poor
Nutrient Availability	Low	Low	Low	Low
Nutrient Retention Ability	Moderate	Moderate	Moderate	Mod-High
Topsoil Nutrient Availability	Very Low	Low	Very Low	Moderate
Moisture Availability	Moderate	Mod-Low	Moderate	Moderate
Rooting Condition	Moderate	Easy	Moderate	Moderate
Salinity Risk	Mod-Slight	Nil-Slight	Nil-Slight	Nil-Slight
Exposure Factor	Very Low	Very Low	Very Low	Low
Wind Erodibility	Moderate	High	Moderate	Moderate
Water Erodibility	High	Low	Moderate	Moderate
Soil Resistance	Low	Low	Moderate	Moderate
Rain Acceptance	Low	Very High	Moderate	Moderate

Table 2: Land Quality Assessment (Source: AGC Woodward – Clyde)



The above soil classifications are indicative only as they are based on a regional assessment and do not take into account local conditions on Lot 50.

Generally, Dc is more capable of supporting on-site effluent disposal and housing development. However, it must be noted that the development of the Millbrook 'Special Rural' area to the west has been on V7 and V7t soil types, which are seen as being generally less capable.

These soil types have been developed for 'Special Rural' zoned land uses in the past. Given this, it is anticipated that the land capability assessment to be undertaken at the local planning scheme amendment stage will identify the parameters required for development to occur. It will also provide advice on the appropriate forms of effluent disposal and identify areas where development of effluent disposal systems should be prohibited.

2.14 Character and Amenity

The land is currently adjacent to existing residential and rural living areas on Millbrook Road. The site is currently used for the purposes of cattle grazing and gravel extraction, both of which would be detrimental to the continued comfort and outlook of adjacent land uses in King River. The proposed amendment would provide incentive for the rehabilitation of extraction sites and net revegetation of the land. These would benefit the rural character and amenity in the following manner:

- Remove visual 'scars' of extraction industries from this prominent site in the rural landscape;
- Revegetate some of the land, improving outlooks of 'Residential' and 'Caravan Park' land uses in King River; and
- Improve outlooks in the locality as this is a prominent hillside location which can be viewed from elevated portions of Albany and the surrounding landscape.

It is most likely that the staging of development would occur first from Millbrook Road. This would support the local community hub of the King River crossing whilst remaining gravel is extracted and the northern portion of the site is rehabilitated.

It is intended that the development will compliment the character of King River, whilst providing an appropriate transition zone to adjacent 'Rural' zoned land uses. The proposed rezoning is complimentary to the future character of King River.



3.0 PLANNING STRATEGIES

3.1 WAPC State Planning Policies

Applicable State Planning Policies are SPP1 *State Planning Framework Policy* and SPP3 *Urban Growth and Settlement*.

The purpose of SPP1 is to bring together the State and regional policies that apply to land use and development in Western Australia and to establish the general principles for land use planning and development in WA. SPP1 states *"the primary aim of planning is to provide for the sustainable use and development of land"*. It goes on to quantify this through identifying and expanding upon the five key principles that further define this statement - environment, community, economy, infrastructure and regional development.

The objectives of SPP3 include: *"To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community."*

This proposal reflects the underlying principle of utilising land in the most efficient way possible taking into account its location and natural attributes. How this proposal meets the planning principles outlined by the State Planning Policies is explained further in other parts of this report.

3.2 Lower Great Southern Strategy (2007)

This Strategy aims to set the broad strategic direction for planning in the Lower Great Southern region for the next 20 to 30 years. Its purpose is to guide regional land use and infrastructure planning and development, especially on matters of regional significance. The Strategy is designed to provide the region-wide context and ensure consistency when local governments are setting priorities for their respective areas through local planning strategies and schemes.

Of particular relevance to the subject site is that it makes general recommendations regarding sustainable settlements and community development and makes reference to consolidating settlements and using infrastructure in a sustainable manner.

The Regional Land Use Plan incorporated into the Strategy shows Lot 50 as predominantly 'agricultural land of state and regional significance'. The land along the southern boundary is shown as 'rural'. Chester Pass Road is shown as a 'primary road'.

The purpose of the 'agricultural land of state and regional significance' is to protect priority agricultural land and guide future land use, zoning, subdivision and development in these areas in accordance with State Planning Policy 2.5 *Agricultural and Rural Land Use Planning*. It is noted that these areas have been identified at a regional level and are subject to more detailed site investigation. It is also noted that Lot 50 falls at the outer edge of a priority agriculture area.

When surrounding land uses and site characteristics are taken into account, the suitability of Lot 50 as a priority agriculture lot is reduced considerably. Given this, the ability to conduct sustainable agriculture on the property is questionable. As the property is located adjacent to existing residential and rural residential areas, it is this form of development that is considered to be the highest and best use for the land rather than agriculture.

3.3 WAPC Development Control Policy 2.3 – Subdivision of Rural Land

Development Control Policy 2.3 – *Subdivision of Rural Land* provides limited guidance as to the development of rural-residential land uses. It states that:

"It is WAPC policy that the subdivision of rural and agricultural land for closer settlement (rural-residential and rural-smallholdings) and more intensive



agricultural uses should be properly planned through the preparation of regional and local planning strategies and provided for in local planning schemes prior to subdivision."

The development of the subject land is in accordance with both of these objectives, as:

- The land was identified as being suitable for 'rural-residential' land uses as identified in previous drafts of the draft Albany Local Planning Strategy. This is explained further in section 3.4 below; and
- This request seeks to rezone the land to an appropriate rural-residential zone, being 'Special Rural', prior to subdivision and development.

The proposal is consistent with the objectives and requirements of WAPC Development Control Policy 2.3 – *Subdivision of Rural Land*.

3.4 Draft Albany Local Planning Strategy (2007)

The Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany and has regard to all relevant State and regional planning policies.

ALPS was adopted by the City of Albany for final approval on the 21 August 2007. The draft was considered by the Western Australian Planning Commission in mid 2008, after which the Commission requested certain changes to the document prior to finalisation.

ALPS identifies the strategic planning direction for the City of Albany over the next 20 years. It draws on the key elements from the City of Albany's strategic planning document, *3D Vision*, and notes that the City of Albany should become a *Learning, Healthy and Thriving City*.

The subject land is currently classified by ALPS as 'General Agriculture'.

Previous Special Rural Designation

ALPS has been developed over a long period of time and has been subject to public consultation on at least two occasions. During 2001, ALPS was advertised for public comment. At that time, Lot 50 was identified in the proposed strategic land use plan as suitable for 'special rural' development. An extract of the plan as advertised in 2001 is shown in Figure 2 below.

As the proponents had discussed the future development of Lot 50 for special rural development with the former Shire of Albany in the mid to late 1990's, publication of the 2001 ALPS indicated that this would indeed be supported by the City at a future date. Given that ALPS supported the proponent's own intentions, they elected not to make a submission on the 2001 draft.

It is noted that the land immediately abutting Chester Pass Road was not shown as suitable for special rural. It is assumed this is to allow for an appropriate buffer between residences and this important regional road. Later versions of ALPS have used a similar mechanism for special rural and residential areas abutting primary roads. However, the actual width of the buffer area has been generally reduced from that shown on the 2001 plan.

The 2001 plan also showed an important regional road link between Bakers Junction and Albany Highway using Hazard Road. This would have required an eastern extension of Hazard Road across Lot 50 and surrounding properties to provide a link to Chester Pass Road and South Coast Highway. This link provided an appropriate northern boundary to special rural development in King River. Although no longer shown in ALPS, development of Lot 50 would not preclude this link being revisited in the future.



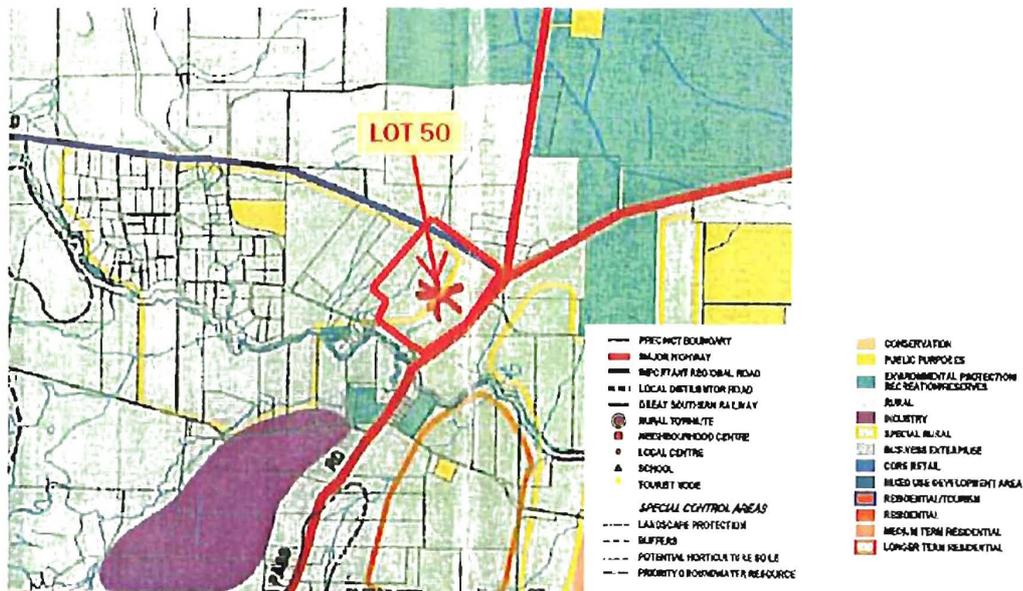


Figure 2: Extract of Albany Local Planning Strategy Map as advertised in 2001.

In subsequent revisions of ALPS, Lot 50 has been reclassified to 'General Agriculture'. As has been explained elsewhere in this report, this classification does not represent the highest and best use of the land, given the close proximity to infrastructure, local facilities and the surrounding land use mix. Given the location of the land, it is unlikely that unhindered agricultural use could ever be likely, due to close proximity of 'Residential' and 'Special Rural' land uses.

Comments of Western Australian Planning Commission

The Western Australian Planning Commission has issued advice to the proponent that it has recommended the City consider inclusion of Lot 50 and surrounding properties in the 'Rural Living' category of ALPS.

This advice is attached at **Appendix C**.

Support from Members of Parliament

The proponent has discussed the potential for rural living on Lot 50 with several local members of State Parliament. Copies of letters of support from the Hon. Robyn McSweeney MLC and the Hon. Peter Watson MLA are attached at **Appendix C**.

Appropriateness of Lot 50 for Rural Living Classification by ALPS

Lot 50 is more suitable for future rural living due to the following:

- Planned 'Rural Living' or 'Special Rural' zoned land will act as a transition to 'Priority Agriculture' uses beyond Bakers Junction.
- This area will not form a future residential growth area of the City of Albany;
- There are few site constraints, such as remnant vegetation, steep slopes and effluent disposal suitability;



- It would support local service provision and existing infrastructure in a more sustainable manner;
- This land is now more accessible following the completion of Menang Drive and the final extension of the Ring Road to the Albany Port; and
- It would provide accommodation for workers employed in growing industrial areas such as Pendeen Industrial Estate and Milpara Light Industrial Area, the local timber industry and also for the planned Southdown Mine.

Rural Living Strategic Land Use

ALPS has the following key objectives relating to 'Rural Living':

- Avoid productive agricultural land, other important natural resource areas, areas of high bushfire risk, flooding and environmental sensitivity;
- Avoid future urban areas;
- Locate in areas near existing settlements that have available services and facilities; and
- Minimise potential for generating land use conflicts.

The proposed rezoning meets these objectives in the following manner:

- The land is not set aside for 'Priority Agriculture' by ALPS;
- It is not in an area of extreme bushfire risk and is not subject to flooding;
- Although there is natural resource extraction (gravel) it is expected that this resource would be exhausted after 3 years of operation at full capacity. This is not considered a resource of regional significance. Given the limited lifespan, it is not expected that this rezoning would impact the gravel extraction on the site;
- This land is beyond the area identified in ALPS as future urban or long-term residential. We would also contend that the very long - term potential for this area to be converted to urban, i.e. 20+ years, is unlikely given that further northerly development along Chester Pass Road will be hampered by the Pendeen Industrial Area, the existing Millbrook 'Special Residential' and 'Special Rural' areas and the start of the Priority Agricultural area immediately to the north of Bakers Junction;
- The subject land is near the existing King River settlement and is well serviced by existing community facilities, as well as being accessible to Albany; and
- The area is currently used for a mix of residential, tourism and rural living with lot sizes ranging from 1,700m² to 100ha. There is no evidence of land use conflict. However, any development of an intensive agricultural use on Lot 50 is likely to produce a land use conflict with the existing residential and rural living areas along Millbrook Road.

The use of this land for 'Rural Living' will enable the support of local businesses and infrastructure and provide appropriately located 'Special Rural' land that is unlikely to compromise the future growth of the Albany urban area.



4.0 AMENDMENT PROPOSAL

The proposal is to rezone Lot 50 (867) Chester Pass Road to 'Special Rural' under City of Albany Town Planning Scheme No.3. Should the proposed City of Albany Community Planning Scheme be gazetted prior to the rezoning of Lot 50, the land will be zoned to the appropriate zone for rural living in this new Scheme.

It is proposed that a local planning scheme amendment would be accompanied by a suite of planning controls to ensure appropriate subdivision and development of the property. It is envisaged that a Subdivision Guide Plan or similar mechanism will be developed in consultation with the City of Albany and other agencies.

At this early point in the overall development process, the exact number and size of rural living lots is not known. The form of development and lot characteristics will be developed once additional site analysis is undertaken at the local planning scheme amendment stage. The environmental and infrastructure opportunities and constraints will form the basis of the development of a Subdivision Guide Plan that shows how the property will be developed.

Matters to be considered in the development of the guide plan will include the:

- appropriate width of a buffer to Chester Pass Road from rural residential properties and whether this should be incorporated into private land or vested with the Crown;
- number and location of access points onto the surrounding road network, in particular to Chester Pass Road;
- need to identify development exclusion areas and areas requiring environmental rehabilitation;
- identification of appropriate lot sizes that meets an acceptable density and boundaries that do not create additional environmental issues, such as erosion;
- consideration of linkages into adjoining properties if required; and
- potential for a future road link from Baker's Junction to Hazard Road along the northern boundary of Lot 50.

The above should not be considered an exhaustive list and will be developed during the amendment stage as additional information becomes available.



5.0 CONCLUSION

This report has demonstrated that the proposal to rezone Lot 50 Chester Pass Road to 'Special Rural' will allow for the rational development of appropriately located 'Special Rural' land uses. This proposal is consistent with objectives for rural living as outlined in the draft Albany Local Planning Strategy and the concept of rural living development of Lot 50 is supported by the Western Australian Planning Commission. The proposal also has the support of local Members of Parliament who see the benefit in providing additional rural living land in areas that will not affect the future expansion of the Albany urban area.

It is respectfully requested that Council support the preparation of a formal Amendment to TPS No.3 for Lot 50 (867) Chester Pass Road, King River to be rezoned to 'Special Rural'.

Jan Van Der Mescht

From: karen.hughesmore@westernpower.com.au on behalf of customer.contactcentre@westernpower.com.au
Sent: Tuesday, 18 November 2008 11:24 AM
To: Jan Van Der Mescht
Subject: NCSW-08-21882 - Jan Van Der Mescht (City of Albany) - Proposed Rezoning of Lots 2, 11, 16, 301 & 302 Frenchman Bay and Panorama Roads, Big Grove



Locked Bag 2511, Perth WA 6001
T: 13 10 87 F: (08) 9225 2880
customer.contactcentre@westernpower.com.au

To:	Jan Van Der Mescht	From:	Karen Hughes-More
Organisation:	City of Albany	Section:	Customer Support
E-mail / Fax:	janv@albany.wa.gov.au	Our Ref:	NCSW-08-21882
Your Ref:	AMD279/PA25527/AMD279(3)		
Date:	18/11/08	No of pages: (including this page)	1

Re: Proposed Rezoning of Lots 2, 11, 16, 301 & 302 Frenchman Bay and Panorama Roads, Big Grove

Dear Jan,

Western Power, wish to advise that there are no objections to the rezoning you propose to carry out for the above-mentioned project.

1. Perth One Call Service (Phone 1100 or 9424 8117) must be contacted and location details (of Western Power's underground cable) obtained prior to any excavation commencing.
2. Work Safe requirements must be observed when excavation work is undertaken in the vicinity of Western Power's assets.

Western Power is obliged to point out that the cost of any changes to the existing (power) system, if required, will be the responsibility of the individual developer.

Yours faithfully,

Karen Hughes-More
Network Services Officer

Please consider the environment before you print this e-mail.

Electricity Networks Corporation, trading as Western Power
ABN: 18 540 492 861

DAYLIGHT SAVING: Any automatically generated time reference, for example the time on this email, may be in Western Standard Time (WST) and not Western Daylight Saving Time (WDST). Western Power's computers, electricity meters, SCADA equipment and the Wholesale Electricity Market generally operate on WST. However, Western Power's office hours and staff working hours will generally be in accordance with WDST.

CHECK ALL TIMES CAREFULLY, PARTICULARLY IN RELATION TO PLANNED ELECTRICITY OUTAGE OPERATION OF ELECTRICAL EQUIPMENT.

#####



Government of
Western
Australia



ABN: 50 860 676 021

Enquiries: Murray Flett on 9892 0549
Our Ref: 04/13069-04 D08 # 174598
Your Ref: AMD279/PA25527/AMDAMD279(3)

5 November 2008



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

City of Albany Records
Doc No: ICR8069458
File: AMD279
Date: 11 NOV 2008
Officer: PLAN16

ATTENTION: JAN VAN DER MESCHT

Attach:

Dear Sir

PROPOSAL TO REZONE LOTS 2, 11, 16, 301 AND 302 FRENCHMAN BAY ROAD AND PANORAMA ROAD, BIG GROVE TO RESIDENTIAL DEVELOPMENT.

Thank you for your letter dated 9 September 2008 seeking Main Roads comment to the proposed Scheme Amendment No 279.

Whilst Main Roads does not object in principle to the rezoning of this section of Big Grove to Urban Residential, I would like to make the following comment regarding this proposal.

The submitted Scheme Amendment does not reflect the full extent of land available for development adjacent to this location as shown in the Albany Local Planning Strategy (ALPS endorsed by Council) and the potential impact traffic generated from this area will have on the local and State road network.

It is therefore our belief that additional planning is required by the proponent including, a detailed District Structure Plan and an agreed access strategy for future connectivity with the Local Road Network. The District Structure Plan would need to consider the future traffic impacts of all development envisaged in the local planning strategy.

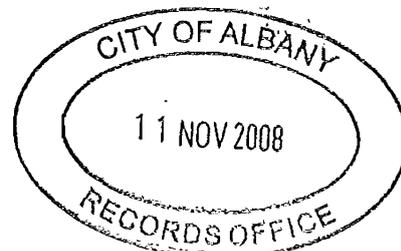
As there is insufficient detailed planning at this time, Main Roads is unable to properly assess and therefore support the rezoning of these Lots.

The Princess Royal Drive is a strategic heavy haulage route and the sole access road to the Port of Albany. Whilst this development is some distance from this State asset, the traffic generated by this development will impact the intersection of Princess Royal Drive and Frenchman Bay Road. As a result, suitable intersection treatments will be required to safely accommodate this additional traffic and all costs associated with these works will be at the proponents cost.

If you require any further information please contact Murray Flett on (08) 9892 0549. In reply please quote file reference 04/13069-04.

Yours sincerely


ARJ Duffield
REGIONAL MANAGER



Great Southern Region, Chester Pass Road, Albany or PO Box 503, Albany Western Australia 6330
Telephone: (08) 9892 0555 Facsimile: (08) 9841 8213
Email: gsreg@mainroads.wa.gov.au Website: www.mainroads.wa.gov.au



Department of Environment and Conservation

Your ref: AMD/279/PA25527/AMDAMD279(3)
Our ref: 27.2.1 A
Enquires: John Watson
Phone: (08) 98424500
Fax: (08) 98417105
Email: john.watson@dec.wa.gov.au



Jan Van Der Mescht
Senior Planning Officer
City of Albany
PO Box 484
ALBANY WA 6331

Doc No: City of Albany Records
File: ICR8068189
Date: AMD279
Officer: 22 OCT 2008
PLAN16

Attach:

Dear Sir,

Re: Proposal to re zone lots 2,11,16, 301 and 302 Frenchman Bay Road and Panorama Road, Big Grove.

Thank you for your letter of 9th September 2008.

I am aware that the Environmental Assessment Branch, EPA, has already commented with advice on this proposal.

However, it is noted that on page 3 the final paragraph of section 2.2, Surrounding Landuse, is incorrect. Torndirrup National Park is not a "local authority" reserve for Parks and Recreation, but is a National Park vested in the Conservation Commission of Western Australia.

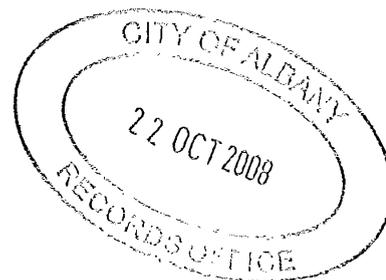
Also, with regard to the eighth dot point in Section 7.2, Constraints and Opportunities, the area is visually sensitive when viewed from the Sharp Point road within Torndirrup National Park, which looks down on the development area in some sections. This point should be included along with the visual sensitivity from Frenchman Bay road.

Yours sincerely,

Handwritten signature of Wayne Elliott

Wayne Elliott
Acting Regional Manager
South Coast Region

Date 16th October 2008



cc Alice O'Connor, Environmental Assessment Branch

Jan Van Der Mescht

From: WIJAYAKHANTHAN Sharmini [Asset& Administrative Services]
[Sharmini.Wijay@det.wa.edu.au]
Sent: Tuesday, 28 October 2008 4:07 PM
To: Jan Van Der Mescht
Cc: BLOOR Richard [Asset& Administrative Services]
Subject: TPS 3 Amnt 279 - Proposal to rezone Lots 2, 11, 16, 301 and 302 Frenchman Bay Road and Panorama Road, Big Grove to 'Residential Development'

Hi Jan,

Thank you for the opportunity to comment on the proposal to rezone Lots 2, 11, 16, 301 and 302 Frenchman Bay Road and Panorama Road, Big Grove to 'Residential Development'.

The Department of Education and Training has been working with Koltasz Smith to ascertain the dwelling yield information for the Big Grove area. They have indicated that the Big Grove area is expected to yield about 1100 additional lots. They have also indicated that future urban areas in Little Grove and East Big Grove are expected to yield about 670 and 690 residential lots respectively. In total, these areas have the potential to yield about 2460 lots. The existing Little Grove Primary School will not be able to accommodate all the students from these additional lots. We will require a new primary school site to cater for the additional lots in Big Grove.

While the Department of Education and Training has no objections to this rezoning proposal, we request that the approval of the concept plan be delayed until a Structure Plan for the entire Big Grove area is finalised.

If you require further information please do not hesitate to contact me on 9264 4183 at the Asset Planning Branch.

Regards,

Sharmini Wijay
Senior Consultant Asset Planning

Asset Planning Branch
Department of Education and Training
151, Royal Street
East Perth 6004

Phone 08 9264 4183

Attention Mr. Jan van der Mescht
Senior Planning Officer
City of Albany
P O Box 484
ALBANY WA 6331

Penny & Barry Kirby
835 Frenchman Bay Road
LABANY WA 6330

Tel: 9844 4694
Fax: 9844 4437

Mob: 0417 186 911



Your Ref: AMD 279/LT8020088

15th October 2008

City of Albany Records
Doc No: ICR8067809
File: AMD279
Date: 16 OCT 2008
Officer: PLAN16

Dear Mr. van der Mescht

Attach:

PROPOSAL TO REZONE LOTS 2, 11, 16, 301 AND 302 FRENCHMAN BAY ROAD AND PANORAMA ROAD, BIG GROVE TO RESIDENTIAL DEVELOPMENT, AMEND THE SCHEME MAP ACCORDINGLY AND INTRODUCE MECHANISMS TO ALLOW FOR DENSITY DEVELOPMENT IN ACCORDANCE WITH AN ENDORSED OUTLINE DEVELOPMENT PLAN

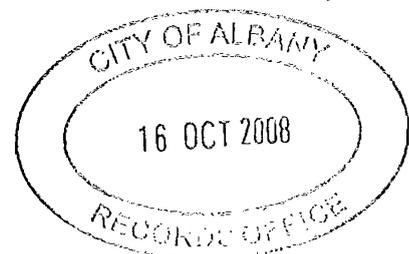
Further to your letter of 9th September 2008, our subsequent telephone conversation and visit to your offices on 9th October 2008.

We have been in contact with Mr. Trent Durward of PRS Koltasz Smith regarding our raised concerns:-

Our land, lot 6, is in the middle of land owned by P & B Corporation Pty Ltd. And Peet . As such, we understand that it is proposed that all land in this area of Big Grove is being considered for rezoning to Residential Development. Plans have been drawn up and submitted for consideration by PRS Koltasz Smith.

20 months ago, we finished very extensive renovations to our property, which we had purchased for our retirement. As such this plan for such huge residential development has been quite a shock. However, it does seem inevitable that the proposed rezoning will take place and we must accept the fact and make the most of our lot.

We at least would like to retain the waterfront 2 hectares of our land for as long as possible. Should we decide to sell or redevelop the remainder, we have concerns that the abutting roads proposed at the front of our house should be changed to accommodate the two hectares we wish to retain as our principal place of residence.



We also requested that either a wall or at the very least a substantial fence be put up at the proponents cost, in order to minimise disruption and trespass to our land. As the Outline Development Plan, shows nine proposed roads are abutting our land.

When we visited your office we requested that when Council considered the Outline Plan, Council may also consider the full 2 hectares at the waterfront of our property, be zoned all R40. You advised that you would look at this prospect favorably.

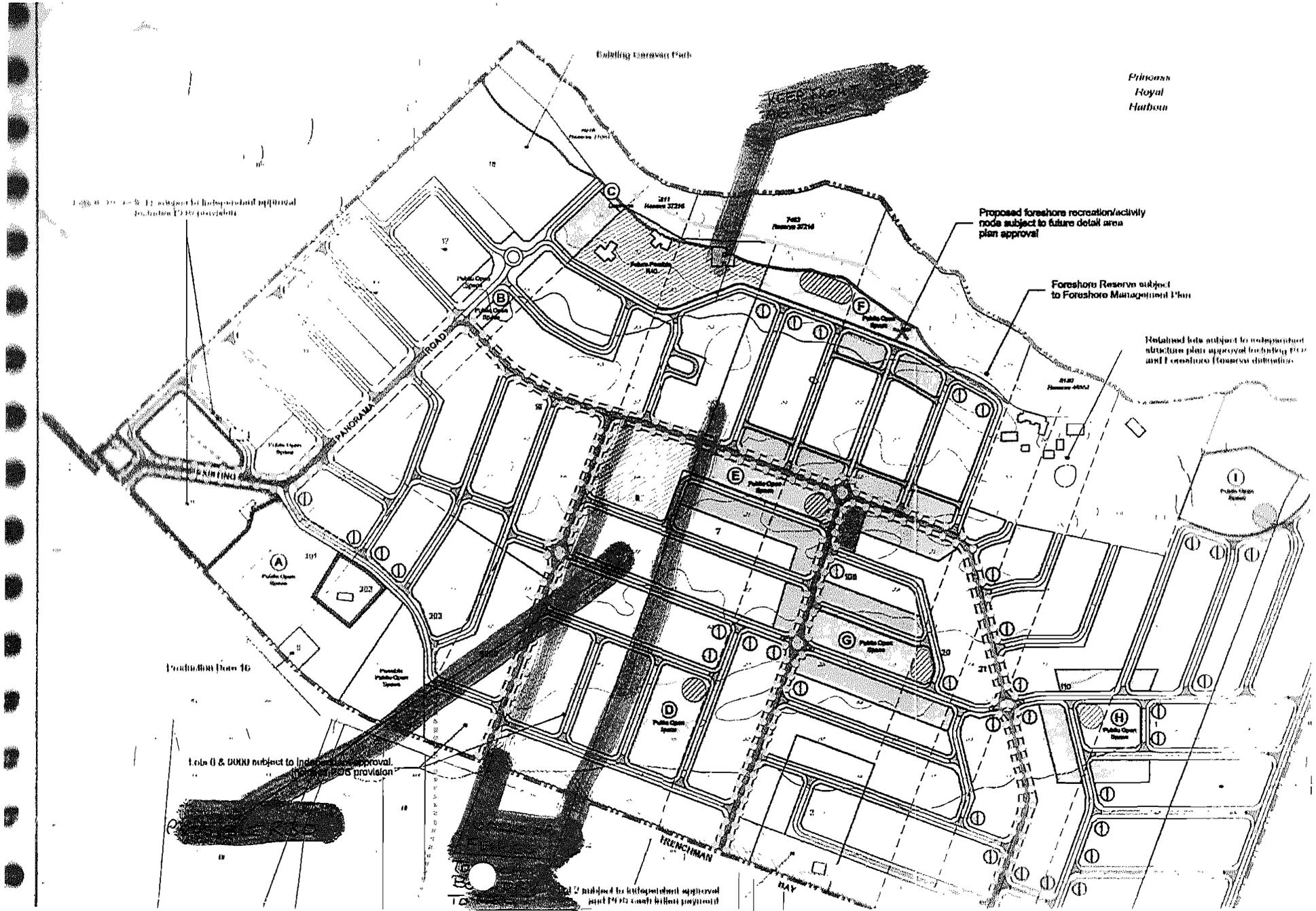
The balance of our land rezoning is proposed to be R20 and R10. Having had more time to consider the proposed plan, we would also respectfully request that we also be given some consideration to R30 zoning on some of the remaining land. We note that Peet's have quite a substantial amount of R30. (see attached proposed rezoning map)

Again Mr. van der Mescht, we would like to thank you most sincerely for your very kind and prompt attention in meeting with us. Should you have any queries in regard to the preceding matters raised, please do not hesitate to telephone us.

Yours faithfully,

A handwritten signature in cursive script that reads "Penny Kirby". The signature is written in black ink and is positioned above the typed name.

Penny & Barry Kirby
Lot 6 Frenchman Bay Road.





7th October, 2008

jan van der Mescht
Senior Planning Officer
Planning Department
The City of Albany,
P.O. Box 484
ALBANY, W.A., 6331.

Dear Sir,

We are writing to you on two major points. One is in response to the Big Grove Outline Development Plan (ODP) prepared by RPS Koltasz Smith and Chappell Lambert Everitt for Peet Limited and P & B Corporation. The other is in response to the proposed rezoning of our property under the Town Planning Scheme No 3. Amendment 279.

A copy of the ODP was provided to us in the interests of due process and communication. We have thanked the Developers' instrument i.e. RPS Koltasz Smith & Chappell Lambert & Everitt for their communication and a copy of our letter of response to them is enclosed. Below, we reiterate some of what was said in their letter, but also further matters which pertain to the ODP and your Amendment 279.

We wish to advise that following our perusal of the ODP document, we see the plan as falling short, in that as a landowning ratepayer in the City of Albany, this plan, with which we have had no opportunity for input, not only includes our privately owned land, but the plan does not protect our interests.

At this time we have no inclination or intention to develop our property, beyond what it is at present. That is not to say that in the future if we were to sell our property the new owners may not feel differently. We simply wish to preserve the best possible outcome for our property, by not limiting future possibilities and also to not negatively impact on the value of our land.

The ODP (Structure Plan) states that it is consistent with the direction of the Albany Local Planning Strategy 2007 (ALPS). However the ODP document is remiss in numerous aspects. Listed below are the aspects which we have discovered, that directly impact our land.

- The ODP incorporates and uses our privately owned land for possible Public Open Space, Drainage and the Road System. As previously stated this use is without consultation with us, or participation by us in this process. We therefore strongly object to roads which also run through our house (necessitating demolition presumably) and property, being shown on the ODP. We also object most strongly to 14% of our block being given up on their proposed development's Public Open Space/Drainage.

1

15 Panorama Road
Albany, W.A., 6330.

Phone: 08 9844 4423

Email: jahillis@bigpond.com

Website: www.biggrovebb.com.au

Point 5.2.1 p21 of the ODP talks of retaining existing zoning and operation “unless and until they seek redevelopment”. However, the Town Planning Scheme No 3 Amendment No. 279 seeks to rezone Lot 10 Panorama Road to Residential Development Zone. Whilst we can see the logic for the Amendment, to the lay person, such as our selves, it appears at the very least, confusing.

Re Lot 10 Panorama Road

1. Lot 10 Features

- Located in the south-west corner of ODP area with frontage to both Frenchman Bay Road and Panorama Road
- 2.8592ha in area
- Zoned “Rural” under Town Planning Scheme No 3
- Adjoins Special Rural Zone (north-east), Public Purposes Reserve (north-west), Tavern Zone and Rural Zone (south-east) and Rural Zone on opposite side of Frenchman Bay Road
- Contains east-west ridgeline

2. ODP Proposals for Lot 10

- New road links along the eastern boundary (within Lot 10), northern boundary (apparently abutting but north of Lot 10), southern boundary (within Lot 10), and through the centre of Lot 10 pass through the house location.
- The road along the northern boundary is shown within Lot 10, presumably so that in future P&B don’t consider they need to rely on our co-operation to develop its land; otherwise this road may have been shown half on Lot 10 and half on Lot 11.
- Allocation of an R10 density to the proposed northern street block shown north of the existing residence, which interestingly contrasts with the R20 density allocated to the entire Lot 11 owned by P&B Corporation. The R10 density allows for a maximum of 10 dwelling units/ha equating to minimum lot size of 1000m², and the R20 density allows for a maximum of 20 dwellings/ha equating to a minimum lot size of 500m².
- Zoning of land south of the central road (of which approximately 60% is located within the South Coast Water Reserve) to Special Residential (a zoning often used for very large residential lots where special land use controls over things such as building materials, fencing, etc, are required)
- Allocation of 0.4011ha (or about 14% of Lot 10 area) to Public Open Space. This is obviously in excess of the required 10%.

3. Issues and Options

Implications for Lot 10

- Town Planning Schemes including Scheme 3, bestow “non-conforming use rights” on legal land uses that existed prior to zoning changes Sections 4.1 – 4.3 in Scheme 3. We understand that these rights apply to the land and would therefore exist if we were to sell the property as a going concern. We require written confirmation from the City of Albany that future owners may continue the running of a Bed and Breakfast business if they so desire.

15 Panorama Road
Albany, W.A., 6330.

Phone: 08 9844 4423 Email: jahillis@bigpond.com Website: www.biggrovebb.com.au

- The ODP (P28) mentions that a number of landowners who do not wish to be involved wish to retain a homestead lot (P28) and that vendors have entered into agreements with purchasers to retain an area of land and their residence within homestead lots (P48). No such arrangement has been spoken of to us. It is assumed that this option was only offered to some of the landowners which in effect has houndstoothed the area.
- The road design should be altered to avoid having to demolish or relocate the house, and the subdivision could be designed such that it would accommodate a future lot for the house.
- Rather than using all the land south of the central road as a single Special Residential lot as per the ODP, all of the land outside of the Priority 2 Water Reserve area (except that required for POS and roads) could be developed with residential lots
- There is no logic evident in the ODP for locking in an R10 density for developable areas of Lot 10 or allocating twice the density (R20) for Lot 11 to the north.
- Apart from perhaps using lower densities along the interface with Frenchman Bay Road, the ODP shouldn't prescribe densities lower than R20 anywhere in the ODP area. R20 would also allow flexibility for lower densities so developers and the market would determine which densities are appropriate at the time the land is subdivided/developed.
- ODP does not justify why POS is located on Lot 10, why it is 4011m² or why it is not located on adjoining lots. As shown in concepts POS area could be reduced such that it is 10% of subdividable area. Alternative use of the Priority 2 Well-head Protection Zone area along Panorama Road on Lot 10, should be as per the ODP does around Production Bore No. 16 i.e. POS. See ODP Fig. 9.

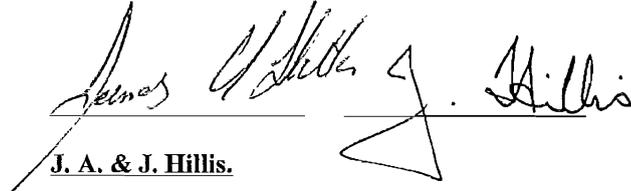
Future Amendment of South Coast Water Reserve

- If in future the reserve is amended such that it no longer affects Lot 10 (eg due to closure of nearby bores due to saltwater intrusion) it appears the developable area could be expanded such that it may yield 4 - 5 additional lots (at R10 density).

Conclusion

Whilst this ODP includes the use of Lot 10 in the overall plan, no consideration has been given to the perspective of the owners and what we may wish to do with our land. Whilst it is too late for prior consultation, we strongly suggest that our submission be heard, noted and responded to.

Yours faithfully,



J. A. & J. Hillis.

15 Panorama Road
Albany, W.A., 6330.

Phone: 08 9844 4423

Email: jahillis@bigpond.com

Website: www.biggrovebb.com.au



Department of Water
Government of Western Australia

Your ref: AMD279/PA25527/AMD279(3)
Our ref: SRS22931/SC1452
Enquiries: Kevin Hopkinson



Jan Van Der Mescht
Senior Planning Officer
City of Albany
PO Box 484
ALBANY WA 6845

City of Albany Records
Doc No: ICR8068025
File: AMD279
Date: 20 OCT 2008
Officer: PLAN16

Attach:

Dear Jan,

RE: PROPOSAL TO REZONE LOTS 2,11,16,301+302 FRENCHMAN BAY RD AND PANORAMA RD, BIG GROVE TO 'RESIDENTIAL DEVELOPMENT', AMEND THE SCHEME MAP ACCORDINGLY AND INTRODUCE MECHANISMS TO ALLOW FOR DENSITY DEVELOPMENT IN ACCORDANCE WITH AN ENDORSED OUTLINE DEVELOPMENT PLAN.

Thank you for the opportunity to comment on the above proposal. The Department of Water (DoW) provides the following advice.

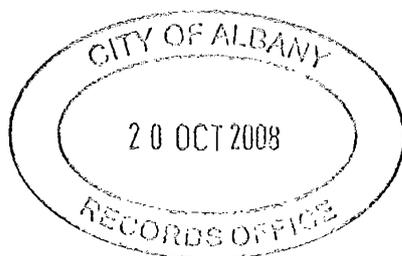
Public Drinking Water Source Area (PDWSA)

The proposal recognises that a portion of the site is located within a Priority 2 area of the South Coast Water Reserve, a Public Drinking Water Supply Area (PDWSA) proclaimed under the Country Areas Water Supply Act (1947). Priority 2 areas are defined to minimise the risk of pollution from land use. The DoW has guidelines for the compatibility of land use in PDWSAs (refer to the DoW's Water Quality Protection Note on *Land Use Compatibility in Public Drinking Water Source Areas*).

Given that urban subdivision is an incompatible activity in P2 areas, the DoW would not support any urban development within this priority zone of the proclaimed Water Reserve area.

Bore Protection

In addition to the P2 classification, a wellhead protection zone (WHPZ) applies to the water production bore located on Lot 5 Frenchman Bay Rd. Under the PDWSA guidelines, no development that has the potential to contaminate should occur within a 300 m. radius of a WHPZ, although this radius does not extend outside of the PDWSA.



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

In recognition of this, the DoW notes that the indicative concept plan recommends that a large area of POS surrounds the production bore. In order to minimise the impact of nutrients on the WHPZ, the DoW would have a preference for retention of all native vegetation in this area with provision for small areas of non irrigated grassland in edge areas of degraded vegetation, given that land uses such as irrigated recreational parks are considered an incompatible activity in P2 areas.

Foreshore reserve

Given the proposed intensification of the lots adjoining the Princess Royal Harbour foreshore, the extent of any future foreshore reserve would need to be determined through site visit considering the entire foreshore area of the future Outline Development Plan area, to determine if sufficient width of foreshore reserve has been established given the intended adjacent land use and increased recreational use.

The DoW would require a Foreshore Management Plan to be developed and implemented prior to any future subdivision, which would detail areas to be ceded requiring rehabilitation and weeding, a revegetation plan, future recreational management and ongoing management requirements. In addition, The DoW would recommend the foreshore reserve area is separated from private lots by a hard stand surface such as pathway or road.

Stormwater Management

The indicative concept plan has provision for drainage to be accommodated within POS areas, and the proposal acknowledges that drainage requirements will be detailed with the future subdivision of the precinct.

The DoW would require an Urban Water Management Plan to be developed for the entire ODP area, with detail provided for each precinct as subdivision occurs. Each precinct plan must follow Water Sensitive Urban Design principles, in accordance with the DoW "Stormwater Manual for WA", indicating how infiltration will be achieved at source, and providing a treatment train approach to stormwater management.

It is essential that the stormwater management for each precinct be planned in the context of the entire ODP, to maximise the integration of each sub catchment area.

For further assistance please contact Kevin Hopkinson on 9841 0123 or at kevin.hopkinson@water.wa.gov.au.

Yours sincerely



Chris Gunby
Acting Regional Manager
South Coast Region
Friday, 17 October 2008

Your Ref: AMD 279/LT8020088
Our Ref: Grange 4246397
Enquiries: G Wright
Telephone: 98424230



September 30, 2008

City of Albany
PO Box 484
ALBANY WA 6331

Doc No: ICR8066965
File: AMD279
Date: 02 OCT 2008
Officer: PLAN16
Attach:

City of Albany Records
Great Southern Regional Office
215 Lower Stirling Terrace
ALBANY WA 6330
PO Box 915
ALBANY WA 6331
Tel (08) 9842 4211
Fax (08) 9842 4255
www.watercorporation.com.au

Attention: Mr Jan Van Der Mescht

**CITY OF ALBANY
RE-ZONING PROPOSAL – LOTS 2, 11, 16, 301 AND 302 FRENCHMAN BAY
ROAD, BIG GROVE**

Dear Jan,

I refer to your letter of September 9, 2008 regarding a proposal to re-zone the abovementioned land to Residential Development.

You are advised that the Water Corporation has no objection to this re-zoning proposal however there will be a requirement to provide water and wastewater services to each of the proposed lots within the development.

In order to meet the additional demand that this development is likely to impose, there may also be a need to upgrade existing water and wastewater infrastructure.

The land is situated within the South Coast Water Reserve and there are also land use buffers existing over part of the development area due to there being several Water Corporation production bores in the near vicinity. Appropriate measures will need to be incorporated into the Outline Development Plan in order to safeguard the integrity of both the underground water reserve and these bores.

Yours sincerely

Graham Wright
Senior Asset Planner
Great Southern Region
Asset Management Division





Department of Health
Government of Western Australia



Doc No: City of Albany Records
ICR8066821
File: AMD279

Your Ref: AMD279/PA25527/AMDAMD279(3)
Our Ref: EHB - 00065
Enquiries: Allen Tan (9388 4938)

Date: 30 SEP 2008
Officer: PLAN16

Attach:

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

Dear Sir / Madam

PROPOSAL TO REZONE LOTS 2, 11, 16, 301 AND 302 FRENCHMAN BAY ROAD AND PANORAMA ROAD, BIG GROVE TO 'RESIDENTIAL DEVELOPMENT' AMEND THE SCHEME MAP ACCORDINGLY AND INTRODUCE MECHANISMS TO ALLOW FOR DENSITY DEVELOPMENT IN ACCORDANCE WITH AN ENDORSED OUTLINE DEVELOPMENT PLAN

Thank you for your letter of 9th September 2008 inviting the Department of Health's (DOH) comment for the above.

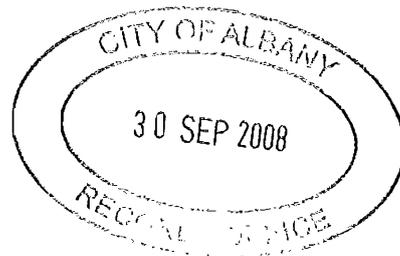
The DOH has no objection to the rezoning proposal subject to all developments being connected to reticulated sewerage in order to comply with the draft Country Sewerage Policy.

.Yours faithfully

Richard Theobald
A/MANAGER WATER UNIT
PUBLIC HEALTH DIVISION

22 September 2008

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(2)

Environmental Health
All Correspondence: PO Box 8172 Perth Business Centre Western Australia 6849
Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008
Telephone (08) 9388 4999 Fax (08) 9388 4955
ABN 28 684 750 332

[Agenda Item 12.1.1] refers
[Bulletin Item 1.2.1] 24 pages

DATE	CREDITOR	PARTICULARS	AMOUNT
24796	04/11/2008 CLERK OF COURTS	FILING OF DOCUMENTS AT COURT HOUSE	-215.10
24811	06/11/2008 DEPARTMENT OF AGRICULTURE	TRANSPORTS BOOKS FOR STOCK	-60.02
24812	06/11/2008 ALBANY MITRE 10	GARDEN SUPPLIES	-644.88
24813	06/11/2008 ALL HOSPITALITY	Cona Coffee Pots for serving of coffee and tea at functions	-123.90
24814	06/11/2008 APPLEYARDS OF ALBANY	PLATE STANDS FOR MAYORAL GIFTS .	-35.70
24815	06/11/2008 BETHEL CHRISTIAN SCHOOL	MAYORAL BOOK AWARD ANNUAL SPONSORSHIP YEAR 7 DUX	-50.00
24816	06/11/2008 DEPARTMENT OF ENVIRONMENT AND CONSERVATION	CLEARING PERMIT APPLICATION	-800.00
24817	06/11/2008 GREAT SOUTHERN PSYCHIATRIC & PSYCHOLOGICAL SERV	COUNSELLING	-150.00
24818	06/11/2008 KMART ALBANY	BAR FRIDGE - LIBRARY	-179.00
24819	06/11/2008 MANTRA ON HAY PERTH	ACCOMODATION FOR IAN NIELL 31/7 - 2/8	-590.00
24820	06/11/2008 PETTY CASH - WORKS & SERVICES	BUNNINGS/KMART/ALBANY PLUMBING	-185.70
24821	06/11/2008 TOUCHA PTY LTD	HAVE A GO DAY 28/10/08 BOWLSWORLD	-231.10
24822	06/11/2008 UNIVERSITY OF WESTERN AUSTRALIA	GWEN CHESSEL BOOKS SOLD AT LITERARY EVENT	-295.50
24823	06/11/2008 WATER CORPORATION	WATER CONSUMPTION	-36.50
24824	06/11/2008 WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-1506.08
24825	06/11/2008 IAN GILL	BOOK PURCHASE-BLOODY ANGLE BULLECOURT & BEYOND	-80.00
24826	06/11/2008 THE ECONOMIST NEWSPAPER LTD	SUBSCRIPTION RENEWAL "THE ECONOMIST"	-365.00
24827	06/11/2008 AMBER LOUISE VAN HAASTRECHT	CROSSOVER SUBSIDY FOR 73A MINOR ROAD ALBANY	-388.24
24829	13/11/2008 AMITY TAVERN	ASSORTED WINES	-348.00
24830	13/11/2008 ASCOT QUAYS APARTMENT HOTEL	Murray Swarbrick, Rhys Skipper Accommodation	-3093.50
24831	13/11/2008 DEPARTMENT FOR PLANNING & INFRASTRUCTURE	4 X AMAZING ALBANY NUMBER PLATES	-540.00
24832	13/11/2008 DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	-137.30
24833	13/11/2008 DEPARTMENT OF ENVIRONMENT AND CONSERVATION	LAND CLEARING PERMIT APEX DRIVE	-200.00
24834	13/11/2008 ALLAN ELLAM	10 X BOYS OF PYRAMID POSTERS FOR RESALE	-270.00
24835	13/11/2008 EMU POINT BOWLING CLUB	NOMINATION FEE FOR ONE TEAM FROM COA - CORPORATE BOWLS	-27.50
24836	13/11/2008 RAYMOND W GEORGE	CO-ORDINATORS CLAIM FOR OCTOBER 2008	-710.00
24838	13/11/2008 JULIA MARSH	CASUAL HOURS FOR VAC ADMIN	-682.00
24839	13/11/2008 PETTY CASH - ALBANY PUBLIC LIBRARY	BOOKS FOR LOCAL STOCK COLLECTION	-292.00
24840	13/11/2008 PETTY CASH - VANCOUVER ARTS CENTRE	GROCERIES	-307.90
24841	13/11/2008 RED DOT STORE	selection of canvasses	-150.00
24843	13/11/2008 COMMISSIONER OF STATE REVENUE	STAMP DUTY ASSESSMENT NOTICE - DK WHEATCROFT	-31.00
24844	13/11/2008 STREET FURNITURE AUSTRALIA	Fountain Head Drinking Fountain	-27164.50
24846	13/11/2008 WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-746.98

24847	13/11/2008 WESTEC POWER SERVICES	ONE DAY HIRE CHERRY PICKER - LIGHTING MERCER ROAD YARD	-220.00
24848	13/11/2008 WESTERN POWER CORPORATION	Rates refund for assessment A55906 107 CATALINA ROAD LANGE	-980.84
24849	13/11/2008 WOMBAT LODGE	KOALA BEARS - MAYORAL GIFTS - MAYOR TO TAKE TO FRANCE	-40.00
24850	13/11/2008 YEAGAR MORA	AUDIO PRODUCING	-600.00
24851	13/11/2008 CHRISTINE DUNSTAN PRODUCTIONS	FOR THE PRODUCTION THE CARPENTERS FORM KEMPSEY"	-545.41
24852	13/11/2008 RONALD & MURIEL FOSTER	CROSSOVER SUBSIDY FOR LOT 212 SEPPINGS ROAD ALBANY	-214.50
24853	13/11/2008 AUSTRALIAN TOURIST TIMES	FULL COLOUR ADVERTISEMENT SEPT/OCT 2008& NOV/DEC 2008	-550.00
24854	13/11/2008 WA LOCAL GOVERNMENT	SUPERANNUATION CONTRIBUTIONS	-377.65
24855	13/11/2008 KYLE MERRITT	DONATION - KYLE MERRITT U19 BOYS BASKETBALL TOUR USA	-200.00
24856	13/11/2008 TORBAY AGRICULTURAL COMMUNITY	COMMUNITY FINANCIAL ASSISTANCE GRANT	-8690.00
24857	20/11/2008 ALBANY BASKETBALL ASSOCIATION INC	DONATION FOR A U/19 BASKETBALL TO TOUR USA DEC08-JAN09	-400.00
24858	20/11/2008 ALBANY BOWLING CLUB	Rates refund for A161280 379-389 ALBANY HIGHWAY ORANA	-1604.46
24859	20/11/2008 BUNBURY REGIONAL ENTERTAINMENT CENTRE	SHARE TV ADVERTISING FOR THE CARPENTERS FROM KEMPSEY	-650.00
24860	20/11/2008 DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	-657.70
24861	20/11/2008 EMU POINT BOWLING CLUB	NOMINATION FEE FOR ONE TEAM CORPORATE BOWLS DEPOT	-27.50
24862	20/11/2008 LEANNE THOMSON	GIFT FROM CITY OF ALBANY TO ACKNOWLEDGE 12 YEARS SERVICE	-225.00
24863	20/11/2008 GREEN RANGE COUNTRY CLUB	CLUB HIRE AND MEALS	-364.80
24864	20/11/2008 GREAT SOUTHERN PSYCHIATRIC & PSYCHOLOGICAL SERV	COUNSELLING	-150.00
24865	20/11/2008 KMART ALBANY	UNIDEN DECT	-49.95
24866	20/11/2008 MIDDLETON BEACH BOWLING CLUB	Rates refund for a A84446 15-25 GARDEN STREET MIDDLETON BCH	-1938.90
24867	20/11/2008 NORTH ALBANY FOOTBALL CLUB INC	Rates refund for A116479 180-218 COLLINGWOOD ROAD COLLINGWOOD PARK	-1932.11
24868	20/11/2008 FORTS CAFE	Catering for Ellam-Innes Opening for 60 People - Finger foods	-240.00
24869	20/11/2008 ORMSBY INVESTMENTS PTY LTD T/A BBC ENTERTAINMENT	Hardy Ha-ha- Performer and Circus Workshops - New Years Eve Concert	-2200.00
24870	20/11/2008 PETTY CASH - DEPOT	LEARNERS PERMIT J FLUGGE	-489.05
24871	20/11/2008 POLYFABRICS AUSTRALIA PTY LTD	Metres of Geotextile TS453S supplied and delivered	-4111.80
24872	20/11/2008 DEPARTMENT OF PREMIER & CABINET	PUBLISH SIGNS AMENDMENT LOCAL LAW 2008	-105.60
24873	20/11/2008 TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-220.34
24874	20/11/2008 WATER CORPORATION	WATER CONSUMPTION	-779.40
24875	20/11/2008 WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-1048.57
24876	20/11/2008 PHIL BAKER	VOICEOVER SERVICES FOR BRIG AMITY AUDIO	-150.00
24877	20/11/2008 LINDA H NORTHCOTT	CATERING FOR RESURRECT EXHIBITION 6TH NOVEMBER 2008	-450.00
24878	20/11/2008 ALARIC PARSONS	MULTI VISIT REFUND	-63.00
24879	27/11/2008 ALBANY PUBLIC LIBRARY	STAFF TEA MONEY	-72.00
24880	27/11/2008 ALBANY MITRE 10	GARDEN SUPPLIES	-38.40

24881	27/11/2008 AMP FLEXIBLE LIFETIME SUPER PLAN	Superannuation contributions	-361.18
24882	27/11/2008 AMP RSA	Superannuation contributions	-329.40
24883	27/11/2008 ARL (WA) - ANALYTICAL REFERENCE LABORATORY	Peace Park - sampling and analysis plan - laboratory and testing	-2167.00
24884	27/11/2008 ASGARD	Superannuation contributions	-266.82
24885	27/11/2008 AUSTRALIAN COMMUNICATIONS & MEDIA AUTHORITY	LICENCE RENEWAL FEES	-1539.00
24886	27/11/2008 BT BUSINESS SUPER (ANDREW DOUGLAS BUCHANAN)	Superannuation contributions	-437.46
24887	27/11/2008 CALTEX YORK STREET	Fuel Voucher for West Australian Prize Package- September Feature	-300.00
24888	27/11/2008 CHILD FRIENDLY SOLUTIONS PTY LTD	Play panel wall mounted purple	-883.30
24889	27/11/2008 COMMONWEALTH BANK SUPERANNUATION SAVINGS ACCOUNT	Superannuation contributions	-306.70
24890	27/11/2008 ALLAN ELLAM	4 X BLACK ANZACS PLUS 1 X PYRAMID POSTER GREEN	-141.20
24892	27/11/2008 HESTA SUPER FUND	Superannuation contributions	-348.45
24893	27/11/2008 HOSTPLUS PTY LTD	Superannuation contributions	-469.12
24895	27/11/2008 IIML ACF LIFETRACK APPLICATION TRUST	Superannuation contributions	-266.82
24896	27/11/2008 KMART ALBANY	CHRISTMAS DECORATIONS	-215.14
24897	27/11/2008 LAUGHING STOCK PRODUCTIONS PTY LTD	TOTAL INCOME FROM BOX OFFICE	-10671.34
24898	27/11/2008 MLC NOMINEES PTY LTD	Superannuation contributions	-342.00
24899	27/11/2008 MOUNT LOCKYER PRIMARY SCHOOL	DONATION FOR ANNUAL BOOK AWARDS	-50.00
24900	27/11/2008 ORMSBY INVESTMENTS PTY LTD T/A BBC ENTERTAINMENT	Pixie Chicks- Entertainment for New Years Eve Family Concert	-2970.00
24901	27/11/2008 SENSIS PTY LTD	YELLOW ONLINE BUSINESS MONTHLY	-77.45
24902	27/11/2008 PLUM NOMINEES P/L PLUM SUPER FUND	Superannuation contributions	-415.80
24903	27/11/2008 STAMMS EMPORIUM	ASSORTED SIZED LANTERNS	-193.45
24904	27/11/2008 TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-19554.86
24905	27/11/2008 TOWN OF VICTORIA PARK	LIBRARY CHARGES	-6.60
24906	27/11/2008 WATER CORPORATION	WATER CONSUMPTION	-1285.50
24907	27/11/2008 WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-152.76
24908	27/11/2008 WINDSOR LODGE COMO	Accommodation and Meals for Mr Neil Stringall	-1003.00
24909	27/11/2008 WORKSAFE WESTERN AUSTRALIA	LICENCE TO PERFORM HIGH RISK WORK	-212.50
24910	27/11/2008 ANDREW CHARLES DWYER	REFUND FOR LEASE PERIOD 1ST JULY 2008 TO 30TH JUNE 2009	-90.00
24911	27/11/2008 CAREY & JOHN DICKASON	CROSS OVER SUBSIDY FOR 531 KULA ROAD	-279.28
24912	27/11/2008 ANDREW WATKINS	REFUND FOR WRONG RATE CHARGED	-95.46
24913	27/11/2008 ROY BRIMMER	MEMBERSHIP REFUND	-169.00
		AMOUNT	-116624.97

DATE	CREDITOR	PARTICULARS	AMOUNT
EFT48375	06/11/2008 AA SPRAY	WAGNER TIP GUARD AND POSTAGE	-60.01
EFT48376	06/11/2008 ABA SECURITY	REPLACEMENT OF THE FIRE PANEL BACKUP BATTERY.	-751.02
EFT48377	06/11/2008 ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	-120.00
EFT48378	06/11/2008 ACTIV FOUNDATION INC	CLEANING RAGS	-42.00
EFT48379	06/11/2008 ADVERTISER PRINT	250 business cards for Tricia Martin.	-55.00
EFT48380	06/11/2008 ALBANY VALUATION SERVICES	RENTAL VALUATIONS	-330.00
EFT48381	06/11/2008 ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-333.20
EFT48382	06/11/2008 ALBANY SWEEP CLEAN	SWEEPING OF CARK PARKS, ACCESS ROADS AND PARKING BAY	-396.00
EFT48383	06/11/2008 ALBANY STATIONERS	STATIONERY SUPPLIES	-356.60
EFT48384	06/11/2008 ALBANY PORT AUTHORITY	ANNUAL LEASE KING GEORGE SOUND	-11.00
EFT48385	06/11/2008 ALBANY REFRIGERATION	AIRCONDITIONING MAINTENANCE	-143.00
EFT48386	06/11/2008 HOME TIMBER & HARDWARE	LAMP APPLIANCE GLOBES SBC CLEAR 15W	-21.60
EFT48387	06/11/2008 ALBANY LANDSCAPE SUPPLIES	potting mix	-74.00
EFT48388	06/11/2008 ALBANY QUALITY LAWNMOWING	LAWN MOWING AT LOTTERIES HOUSE	-96.00
EFT48389	06/11/2008 ALBANY BOAT CARE	FREIGHT CHARGE - 2 PALLETS EX PERTH	-610.50
EFT48390	06/11/2008 ALBANY FILTERCLEAN	CHANGED AND CLEANED FILTERS	-28.00
EFT48391	06/11/2008 ALL EVENTS PROSOUND HIRE	LAPTOP HIRE - LESLIE MONROE WORKSHOPS	-71.25
EFT48392	06/11/2008 AMITY MOTORS SUZUKI	3 DAYS CAR HIRE	-185.00
EFT48393	06/11/2008 ANNETTE DAVIS	PLANNING AND CO-ORDINATION OF THE CITY OF ALBANY ART	-4000.00
EFT48394	06/11/2008 ARCUS AUSTRALIA STAINLESS & STEEL	White Art Clips	-30.31
EFT48395	06/11/2008 ARDESS NURSERY	PLANTS FOR ECO CLASSROOM	-298.89
EFT48396	06/11/2008 BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	-2651.00
EFT48397	06/11/2008 BT EQUIPMENT PTY LTD	VEHICLE PARTS	-35.05
EFT48398	06/11/2008 BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS FOR NEW STAFF	-84.10
EFT48399	06/11/2008 BARCINO	CATERING SUPPLIES	-162.00
EFT48400	06/11/2008 BATTERY WORLD	BATTERIES	-300.00
EFT48401	06/11/2008 BENARA NURSERIES	ASSORTED PLANTS	-614.24
EFT48402	06/11/2008 BENNETTS BATTERIES	200 litre drums of Azolla ZS 46 hydraulic oil	-1515.80
EFT48403	06/11/2008 BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES BROTHER FLATBED LASER	-523.76
EFT48404	06/11/2008 ALBANY BOBCAT SERVICES	Box out Playground	-800.00
EFT48405	06/11/2008 BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-303.50

EFT48406	06/11/2008	BRITEL ENTERPRISES PTY LTD	ONE ADVERTISEMENT - WEST LIONS JOURNAL NOVEMBER 2008	-685.00
EFT48407	06/11/2008	BUILDING AND CONSTRUCTION IND	BCITF LEVY COLLECT FOR MONTH OF OCTOBER 2008	-12916.95
EFT48408	06/11/2008	BUILDERS REGISTRATION BOARD	BRB LEVY - COLLECTED FOR MONTH OF OCTOBER 2008	-2881.00
EFT48409	06/11/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-208.85
EFT48410	06/11/2008	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	-1128.60
EFT48411	06/11/2008	CADBURY SCHWEPPE PTY LTD	CATERING GOODS FOR TOWN HALL KIOSK AND ALAC CAFE	-442.35
EFT48412	06/11/2008	CALCUTT WATSON & ASSOCIATES	ATTENDANCE - AUSTRALIA AIRPORTS ASSOCIATION 2008	-795.00
EFT48413	06/11/2008	CAPE BYRON IMPORTS	FINS	-208.96
EFT48414	06/11/2008	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-823.64
EFT48415	06/11/2008	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-368.37
EFT48416	06/11/2008	SUE CODEE	CULTURAL PLAN LAUNCH - CO-ORDINATORS FEES	-1012.00
EFT48417	06/11/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-729.48
EFT48418	06/11/2008	CONTACH METAL INDUSTRIES	2 X 190 X160 PLATES	-22.00
EFT48419	06/11/2008	CJ GILBERT & ASSOCIATES	BORE SAMPLING AND ANALYSES	-5202.78
EFT48420	06/11/2008	COVENTRYS	VEHICLE PARTS	-562.27
EFT48421	06/11/2008	DOWNER EDI WORKS PTY LTD	TONNES COLDMIX	-934.49
EFT48422	06/11/2008	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-177.32
EFT48423	06/11/2008	ECO HEALTH HOLDINGS	ENVIRONMENTAL HEALTH SERVICES FOR OCTOBER 2008	-3217.50
EFT48424	06/11/2008	ELDERS LIMITED	ROUNDUP BI-ACTIVE RECHARGE OF INCORRECT INVOICE	-178.23
EFT48425	06/11/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-3102.00
EFT48426	06/11/2008	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	-70.40
EFT48427	06/11/2008	EYERITE SIGNS	Supply and install 3D Albany Crest for North Road building .	-14301.10
EFT48428	06/11/2008	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-353.11
EFT48429	06/11/2008	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-131.40
EFT48430	06/11/2008	HAYLEY FLETCHER	TAKE DOWN PASH" COLLECTION"	-62.50
EFT48431	06/11/2008	FOCUS NETWORKS	ALBANY SHIRE FIREWALL SERVICE	-1149.50
EFT48432	06/11/2008	BILL GIBBS EXCAVATIONS	hire of RT 400 Track Mulcher	-8615.00
EFT48433	06/11/2008	GRANDE FOOD SERVICE	ASSORTED CAKES	-229.39
EFT48434	06/11/2008	GREAT SOUTHERN TAFE	TRAINING	-3490.00
EFT48435	06/11/2008	GREAT SOUTHERN PERSONNEL	LIBRARY ASSISTANT SERVICES	-50.82
EFT48436	06/11/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-1122.01
EFT48437	06/11/2008	HAESE'S PICTURE FRAMING & GALLERY	15 x framings	-1330.00
EFT48438	06/11/2008	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	-1646.70

EFT48439	06/11/2008 HELEN LEEDER-CARLSON	OVER 50'S - MIXED MEDIA - VANCOUVER ARTS	-245.00
EFT48440	06/11/2008 HITACHI CONSTRUCTION MACHINERY	OIL FILTER, FUEL FILTER, OIL ANALYSIS	-413.75
EFT48441	06/11/2008 HUDSON SEWAGE SERVICES	QUARTERLY MAINTENANCE	-128.75
EFT48442	06/11/2008 INITIATIVE MEDIA AUSTRALIA PTY LTD	ADVERTISING IN MELBOURNE AGE AND BRISBANE COURIER	-9574.90
EFT48443	06/11/2008 JACK THE CHIPPER	HOURS OF SLASHING FOR BRUNSWICK RD FOOTPATH	-880.00
EFT48444	06/11/2008 JASON SIGNMAKERS	DIAMOND GRATE REFLECTIVE TAPE PLUS FREIGHT	-301.40
EFT48445	06/11/2008 JOHNSON/BRIDGE/CUNNEEN	Rates refund A208977 LOT 9002 HENTY ROAD KALGAN	-2139.69
EFT48446	06/11/2008 JUST SEW EMBROIDERY	POLOS AND LOGOS	-310.20
EFT48447	06/11/2008 JUST A CALL DELIVERIES	INTERNAL MAIL DELIVERIES	-924.00
EFT48448	06/11/2008 KEN STONE MOTOR TRIMMERS	SHADE MESH WIND SOCK	-272.80
EFT48449	06/11/2008 KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-3744.52
EFT48450	06/11/2008 KW PHILLIPS	ASSORTED SOFT DRINKS	-151.20
EFT48451	06/11/2008 SAZ LOCKYER	RESURRECT PROJECT WORK C	-1970.00
EFT48452	06/11/2008 LORLAINE DISTRIBUTORS PTY LTD	DISINFECTANT	-72.00
EFT48453	06/11/2008 LOWER KING LIQUOR & GENERAL STORE	LIQUOR SUPPLIES - VANCOUVER ARTS	-332.00
EFT48454	06/11/2008 ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-7336.13
EFT48455	06/11/2008 MATT GOODWIN PLUMBING & GAS	RELOCATE WATER SUPPLY LINES AND EMERGENCY	-1220.00
EFT48456	06/11/2008 MCLEODS BARRISTERS & SOLICITORS	SUBDIVISION AT CULL ROAD	-2414.14
EFT48457	06/11/2008 MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-3.04
EFT48458	06/11/2008 MINORBA GRAZING CO	PINE POSTS	-154.20
EFT48459	06/11/2008 JOHN MOIR	RUBBISH REMOVAL FROM CAPE RICHE - OCTOBER	-600.00
EFT48460	06/11/2008 MOTEL LE GRANDE	CATERING 3/10/2008	-706.00
EFT48461	06/11/2008 ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	-160.00
EFT48462	06/11/2008 SHIRE OF GNOWANGERUP	GNOWANGERUP LIBRARY - UNDERBELLY 8 - JOHN SILVESTER	-11.00
EFT48463	06/11/2008 OPUS INTERNATIONAL CONSULTANTS LTD	Lower Denmark Road reconstruction - design review and drawing	-677.60
EFT48464	06/11/2008 PEERLESS JAL PTY LTD	ACTIV SRA SOIL REMOVER AND RUSTOFF	-224.57
EFT48465	06/11/2008 PETER GRAHAM AND CO LTD	glyphosate 450 20ltr	-1200.00
EFT48466	06/11/2008 PIPER ALDERMAN MANAGEMENT PTY LTD	ADMINISTRATION FEES RE LEHMANN BROTHERS	-880.00
EFT48467	06/11/2008 PLANT SUPPLY COMPANY	ASSORTED PLANTS	-1337.66
EFT48468	06/11/2008 POWERHOUSE ARCHITECTURAL	FLOOR PLAN EXISTING AIRPORT TERMINAL	-1265.00
EFT48469	06/11/2008 REDMAN SOLUTIONS PTY LTD	TRAPEZE ANNUAL MAINTENANCE	-4484.48
EFT48470	06/11/2008 REEVES & CO BUTCHERS PTY LTD	City of Albany monthly BBQ	-102.13

EFT48471	06/11/2008 RHYTHM EXPRESS MUSIC	ASSORTED CDS	-218.00
EFT48472	06/11/2008 E & MJ ROSHER PTY LTD	SPARE PARTS FOR Bomford reach mower.	-3161.85
EFT48473	06/11/2008 ROSMECH SALES & SERVICE PTY LTD	MAIN BROOMS FOR SCARAB MISTRAL SWEEPER	-396.00
EFT48474	06/11/2008 UNITED TOOLS ALBANY	HARDWARE/TOOL SUPPLIES	-97.94
EFT48475	06/11/2008 SENIOR CITIZENS CENTRE OF MEALS ON	CATERING SENIORS WEEK AT TOWN HALL	-412.50
EFT48476	06/11/2008 SHENTON ENTERPRISES	HAMMERHEAD FILTER BAG AND FREIGHT	-114.40
EFT48477	06/11/2008 THE SINGING TREE ALBANY	BOOK PURCHASES	-66.21
EFT48478	06/11/2008 SKYWEST AIRLINES PTY LTD	FLIGHT FOR MAYOR MILTON EVANS. FRIDAY 10 OCTOBER 2008	-229.96
EFT48479	06/11/2008 SMITHS ALUMINIUM & 4WD CENTRE	REPAIR 1 X STREET LAMP	-25.00
EFT48480	06/11/2008 SOUTHERN TOOL & FASTENER CO	Purchase of Stihl MS210C Chainsaw	-545.00
EFT48481	06/11/2008 SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-1879.82
EFT48482	06/11/2008 SOUTHERN FENCING	EXTEND SECURITY FENCE ALONG AIRPORT MANAGERS HOUSE	-8602.00
EFT48483	06/11/2008 SPICE PF/EM	Rates refund A168383 45 DELORAINE DRIVE WARRENUP	-213.50
EFT48484	06/11/2008 ALBANY VOLUNTEER STATE EMERGENCY	2ND QUARTERLY ESL PAYMENT 08/09	-10549.00
EFT48485	06/11/2008 STATEWIDE BEARINGS	VEHICLE PARTS	-60.40
EFT48486	06/11/2008 SAI GLOBAL LTD	BITUMINOUS MAT SAFETY GUIDE	-54.45
EFT48487	06/11/2008 STIRLING CONFECTIONERY PLUS	ASSORTED CONFECTIONERY	-851.89
EFT48488	06/11/2008 ST JOHN AMBULANCE AUSTRALIA	TRAINING	-280.00
EFT48489	06/11/2008 STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-35.55
EFT48490	06/11/2008 STOKES/MALLABY/STOKES	Rates refund A3763 1423 NANARUP ROAD NANARUP	-59.04
EFT48491	06/11/2008 SUNNY SIGN COMPANY	Temporary Warning sign	-290.73
EFT48492	06/11/2008 ALBANY LOCK SERVICE	LOCKSMITH SERVICES & REPAIRS	-430.90
EFT48493	06/11/2008 SYNERGY	ELECTRICITY SUPPLIES	-28261.75
EFT48494	06/11/2008 T & C SUPPLIES	BAGS RAPID SET CEMENT	-1561.01
EFT48495	06/11/2008 THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-386.00
EFT48496	06/11/2008 TURPS STEEL FABRICATIONS	Additional drafting, engineering, planning, upgrade switchboard	-11900.00
EFT48497	06/11/2008 ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-172.00
EFT48498	06/11/2008 VANCOUVER CAFE & TEAROOM	CATERING - SPRUNG WRITERS' FESTIVAL	-520.00
EFT48499	06/11/2008 WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-52.62
EFT48500	06/11/2008 WEST. AUST. LOCAL GOVERNMENT	ADVERTISING - WEST AUSTRALIAN	-267.82
EFT48501	06/11/2008 WIGNALLS WINES	1 CARTON OF SHIRAZ WINE	-581.84
EFT48502	06/11/2008 WIZID PTY LTD	WRIST BANDS FOR LEISURE CENTRE	-805.20
EFT48503	06/11/2008 DES WOLFE	MEAL EXPENSES DURING TRAVEL FOR CEO INTERVIEWS	-445.00

EFT48504	06/11/2008	RT WOLFE & CO	LEASE ON LAND ON TORBAY AA117 BORNHOLM	-1300.00
EFT48505	06/11/2008	ZENITH LAUNDRY	bags of rags	-217.82
EFT48506	06/11/2008	ZIPFORM	2ND INSTALMENT NOTICES RATES	-2849.36
EFT48507	13/11/2008	ABA SECURITY	SECURITY SERVICES	-49.50
EFT48508	13/11/2008	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	-210.00
EFT48509	13/11/2008	ACTIVECALL PTY LTD	TELEPHONE CHARGES - VANCOUVER ARTS	-16.13
EFT48510	13/11/2008	EDENBORN PTY LTD	Contract Mowing for the month of September 2008	-8123.00
EFT48511	13/11/2008	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	-422.44
EFT48512	13/11/2008	ALBANY CRANE HIRE	BOOMLIFT HIRE DELIVERY TO OLD POST OFFICE	-583.00
EFT48513	13/11/2008	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	-52.57
EFT48514	13/11/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-1403.65
EFT48515	13/11/2008	ALBANY SWEEP CLEAN	Sweep car parks, cycleway & boardwalks	-1186.00
EFT48516	13/11/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-152.45
EFT48517	13/11/2008	ALBANY RETRAVISION	Samsung YPK3 MP3 player 46B	-1164.00
EFT48518	13/11/2008	ALBANY HISTORICAL SOCIETY	MANNING AND CLEANING THE BRIG AMITY FOR OCTOBER	-600.00
EFT48519	13/11/2008	ALBANY LANDSCAPE SUPPLIES	supply and delivery fine 10mm crushed laterite (red)	-1000.00
EFT48520	13/11/2008	ALBANY OFFICE PRODUCTS DEPOT	SASCO 2009 WALL PLANNER	-153.35
EFT48521	13/11/2008	ALBANY BOAT CARE	2 X INDOOR SOCCER NETS	-2498.65
EFT48522	13/11/2008	HD TOWING AND RECOVERY	TOW ISUZU 6 WHEELER FROM PRINCESS AVE TO DEPOT	-385.00
EFT48523	13/11/2008	ALINTA	GAS USAGE CHARGES	-57.40
EFT48524	13/11/2008	ALL EVENTS PROSOUND HIRE	TECH CALL FOR CHOPPER SHOW 28/10/2008	-260.00
EFT48525	13/11/2008	ALLFLOW INDUSTRIAL	1000L OIL/WATER SEPERATOR - QUARTERLY SERVICE TO UNIT	-181.50
EFT48526	13/11/2008	ANNETTE DAVIS	BRIG AMITY AND PRECINCT INTERPRETATION AND	-5280.00
EFT48527	13/11/2008	ARCUS AUSTRALIA STAINLESS & STEEL	AG301 Adjustable Hook (30kgs) ATM-1544	-1190.75
EFT48528	13/11/2008	ART MONTHLY AUSTRALIA	1/8 PAGE COLOUR ADVERTISING ISSUE 215 NOVEMBER 2008	-200.00
EFT48529	13/11/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-4184.00
EFT48530	13/11/2008	AUSTRALIAN TAXATION OFFICE	Payroll deductions	-97109.55
EFT48531	13/11/2008	MA & ES & GA BAIL	COMPACTION SAND DELIVERED	-528.00
EFT48532	13/11/2008	BANDICOOT NURSERY	plants for pond eco-classroom	-708.00
EFT48533	13/11/2008	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	-115.95
EFT48534	13/11/2008	BAREFOOT CLOTHING MANUFACTURERS	CLOTHING ALTERATIONS DEB WALKER	-24.00
EFT48535	13/11/2008	BENNETTS BATTERIES	200 litre drums of Azolla ZS 46 hydraulic oil	-1100.00
EFT48536	13/11/2008	ADVANCED TRAFFIC MANAGEMENT	hours Traffic Control on 10 October 2008	-3913.86

EFT48537	13/11/2008	BERTOLA HIRE SERVICES ALBANY P/L	delivery and return of portable toilets	-88.00
EFT48538	13/11/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-502.11
EFT48539	13/11/2008	ALBANY BITUMEN SPRAYING	REPAIR DAMAGED FOOTPATH	-522.50
EFT48540	13/11/2008	ALBANY BOBCAT SERVICES	Loppings Pick up	-2960.00
EFT48541	13/11/2008	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-121.80
EFT48542	13/11/2008	KAREN BRYANT	PILATES ESSENTIALS COURSE	-162.17
EFT48543	13/11/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-117.33
EFT48544	13/11/2008	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	-169.33
EFT48545	13/11/2008	CADBURY SCHWEPPE PTY LTD	TOWN HALL KIOSK AND ALAC CAFÉ SUPPLIES	-407.03
EFT48546	13/11/2008	THE ARTISTS CHRONICLE	ADVERTISING - 2009 MT ROMANCE CENTENNIAL ART PRIZE	-686.00
EFT48547	13/11/2008	KATE CIPRIAN	PILATES ESSENTIALS INSTRUCTOR TRAINING	-1147.44
EFT48548	13/11/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-2739.41
EFT48549	13/11/2008	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-230.63
EFT48550	13/11/2008	COFFEY ENVIRONMENTS PTY LTD	CULL ROAD SUBDIVISION STAGE 1 FEASIBILITY	-22676.50
EFT48551	13/11/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-317.01
EFT48552	13/11/2008	CORNERSTONE LEGAL PTY LTD	PROFESSIONAL FEES AND OFFICE COSTS	-145.20
EFT48553	13/11/2008	COURIER AUSTRALIA	FREIGHT FEES	-148.25
EFT48554	13/11/2008	COVENTRYS	VEHICLE PARTS	-107.18
EFT48555	13/11/2008	CROWNE PLAZA PERTH	ACCOMMODATION - TWO NIGHTS - DEP MAYOR DES WOLFE	-3287.50
EFT48556	13/11/2008	JENNIFER CROWE	COLLATING DATA SAMPLES, TESTING OF 6.2, DATA INPUT	-1975.00
EFT48557	13/11/2008	CEMEX AUSTRALIA PTY LTD	tonnes 20MM METAL	-763.14
EFT48558	13/11/2008	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-84.11
EFT48559	13/11/2008	DIRECT NATIONAL BUSINESS MACHINES	purchase 1 x reconditioned PFE Minimailer 2	-7000.00
EFT48560	13/11/2008	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-136.40
EFT48561	13/11/2008	EATCHA HEART OUT CAFE	CATERING COUNCIL MEETING DINNER	-1782.00
EFT48562	13/11/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-8883.47
EFT48563	13/11/2008	ENVIRONMENTAL RESOURCES MANAGEMENT AUSTRALIA	DRAFT DSI AND PREPARATION OF SAP AND SUMMARY LETTER	-12584.00
EFT48564	13/11/2008	MILTON EVANS	MAYORAL ALLOWANCE	-416.05
EFT48565	13/11/2008	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-3773.00
EFT48566	13/11/2008	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-249.42
EFT48567	13/11/2008	FARMERS CENTRE (1978) PTY LTD	Two X Hardi lever operated back pack sprayers	-625.80
EFT48568	13/11/2008	FRANEY & THOMPSON	TIMBER SUPPLIES	-137.02
EFT48569	13/11/2008	GORDON WALMSLEY PTY LTD	SUPPLY DELIVER AND INSTALL SEMI MOUNT KERBING	-4157.50
EFT48570	13/11/2008	GRACE REMOVALS GROUP	REMOVAL FEE	-288.75

EFT48571	13/11/2008	GRANDE FOOD SERVICE	ASSORTED CAKES AND SLICES	-303.93
EFT48572	13/11/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-14217.11
EFT48573	13/11/2008	GREAT SOUTHERN TAFE	TRAINING	-1147.50
EFT48574	13/11/2008	GREAT SOUTHERN GRAMMAR SCHOOL	CATERING FOR SENSATIONAL SENIORS" WORKSHOPS	-200.00
EFT48575	13/11/2008	GREAT SOUTHERN SAND & LANDSCAPING	Hire of Compactor - September 2008	-8493.33
EFT48576	13/11/2008	GREAT SOUTHERN PACKAGING SUPPLIES	cartons centre pull towels	-453.20
EFT48577	13/11/2008	GREEN JR & NS	RENOVATIONS TO BORNHOLM HALL	-6600.00
EFT48578	13/11/2008	GREAT SOUTHERN WINE PRODUCERS	SPONSORSHIP - GREAT SOUTHERN WINE AND FOOD FESTIVAL	-275.00
EFT48579	13/11/2008	GROCOTT TRANSPORT	Hire of Semi Tipper	-1994.30
EFT48580	13/11/2008	GSM AUTOMOTIVE ELECTRICAL	VEHICLE PARTS/MAINTENANCE	-153.53
EFT48581	13/11/2008	GT BEARING AND ENGINEERING SUPPLIES	HARD HAT AND SAFETY CAP	-109.00
EFT48582	13/11/2008	GUARDIAN TACTILE SYSTEMS P/L	Supply and delivery of 100 pavers,	-2100.00
EFT48583	13/11/2008	HALLMARK EDITIONS PTY LTD	renewal of Public Works Engineering Journal	-44.00
EFT48584	13/11/2008	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-3955.89
EFT48585	13/11/2008	HARVEY NORMAN COMPUTERS ALBANY	DIGITAL CAMERAS PLUS ACCESSORIES	-447.80
EFT48586	13/11/2008	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	-15034.80
EFT48587	13/11/2008	HELEN LEEDER-CARLSON	WATER COLOUR WORKSHOP	-393.75
EFT48588	13/11/2008	HOWARD MACHINERY	VEHICLE PARTS	-205.93
EFT48589	13/11/2008	INFOVISION TECHNOLOGY PTY LTD	AMLIB TRAINING SYSTEM MANAGEMENT	-220.00
EFT48590	13/11/2008	ALBANY WORKLINK INC.	VIDEO CONFERENCE FACILITY HIRE	-152.00
EFT48591	13/11/2008	INSTITUTE OF PUBLIC WORKS ENGINEERING AUST LTD	12 MONTHS RENEWAL OF SYSTEMS PLUS SUBSCRIPTION	-550.00
EFT48592	13/11/2008	JUST A CALL DELIVERIES	INTERNAL MAIL DELIVERIES	-1005.40
EFT48593	13/11/2008	KLB SYSTEMS	USB AC Charger for iPod, MP3 & Digital Camera White	-121.00
EFT48594	13/11/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-2275.48
EFT48595	13/11/2008	KW PHILLIPS	ASSORTED JUICES	-468.00
EFT48596	13/11/2008	LA FREEGARD	58 Stumps grounded	-1540.00
EFT48597	13/11/2008	LEADING EDGE HIFI-ALBANY	H/DUTY SPEAKER STAND	-84.00
EFT48598	13/11/2008	DR JIM LEIGHTON	TWINRIX VACCINATIONS	-88.50
EFT48599	13/11/2008	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	-427.50
EFT48600	13/11/2008	LOADTEK AUST	REPAIR KING RIVER FIRE UNIT - LANDROVER DEFENDER	-46.75
EFT48601	13/11/2008	LORLAINE DISTRIBUTORS PTY LTD	2 X 5 LITRE CONTAINERS OF GLYAGENT GS	-45.60
EFT48602	13/11/2008	LOWER KING LIQUOR & GENERAL STORE	Seaview Grande Cuvee	-93.77

EFT48603	13/11/2008	M2 TECHNOLOGY PTY LTD	M2 CUSTOMNET - QUARTERLY INVOICE - NORTH ROAD	-377.00
EFT48604	13/11/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-1765.00
EFT48605	13/11/2008	MARSHALL MOWERS	RIDE ON RAMPS	-336.70
EFT48606	13/11/2008	MATT GOODWIN PLUMBING & GAS	INSTALLATION FILL VALVE ETC TO POOL ACIDITY REGULATOR	-1705.50
EFT48607	13/11/2008	MANSELL AUSTRALIA PTY LTD	Grants Commission Review	-385.00
EFT48608	13/11/2008	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-71.39
EFT48609	13/11/2008	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	-72.50
EFT48610	13/11/2008	MOTEL LE GRANDE	MORNING TEA 30/10	-500.00
EFT48611	13/11/2008	THE NATIONAL TRUST OF AUSTRALIA	SPONSORSHIP OF OLD ALBANY" BY JOHN DOWSON"	-24750.00
EFT48612	13/11/2008	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	-160.00
EFT48613	13/11/2008	PN & ER NEWMAN	COMBINATION BEVEL EDGE TRAFFICABLE MANHOLE COVERS	-1815.00
EFT48614	13/11/2008	SANDRA O'DOHERTY	INSTALLATION OF EXHIBITION AT TOWN HALL	-75.00
EFT48615	13/11/2008	OKEEFE'S PAINTS	PAINT FOR PRINCESS ROYAL FORTRESS	-132.13
EFT48616	13/11/2008	OPUS INTERNATIONAL CONSULTANTS LTD	CULL ROAD SUBDIVISION CIVIL ENGINEERING SERVICES	-11302.69
EFT48617	13/11/2008	PETER GRAHAM AND CO LTD	two dumps of linseed oil(2x200ltrs) 2x15ltr lp/hp backpack	-2118.00
EFT48618	13/11/2008	PIERCE POOL SUPPLIES	SUPA-VAC UNDERWATER VACUUM	-179.19
EFT48619	13/11/2008	PIPER ALDERMAN MANAGEMENT PTY LTD	PROFESSIONAL CHARGES - COUNCILS LEHMAN BROTHERS	-11220.00
EFT48620	13/11/2008	POWELL SECURITY SERVICES	SERCURITY SERVICES	-1050.53
EFT48621	13/11/2008	RHYTHM EXPRESS MUSIC	CDS (BACKORDERED)	-70.00
EFT48622	13/11/2008	RICOH FINANCE PTY LTD	PHOTOCOPIER CHARGES	-10505.22
EFT48623	13/11/2008	ROYAL LIFE SAVING SOCIETY AUSTRALIA	SWIMMING AND LIFE SAVING MANUAL & ASSOCIATED ITEMS	-911.25
EFT48624	13/11/2008	ROYALE PATISSERIE	BREADS FOR ALAC CAFE	-220.64
EFT48625	13/11/2008	SERVICE FINANCE CORPORATION LIMITED	MONTHLY COFFEE MACHINE LEASE	-321.76
EFT48626	13/11/2008	SHIRE OF PLANTAGENET	1/5 COSTS VALUATION AND LEGAL FEES CHILLINUP LANDFILL	-242.00
EFT48627	13/11/2008	SIGNS PLUS	Name badge for Melissa Butcher.	-21.60
EFT48628	13/11/2008	SKILL HIRE	CASUAL STAFF	-16764.65
EFT48629	13/11/2008	SKYWEST AIRLINES PTY LTD	SKYWEST FLIGHT ALBANY TO PERTH & RETURN FOR KRISTA	-3306.80
EFT48630	13/11/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-680.27
EFT48631	13/11/2008	SOUTH COAST VOLUNTEER BUSHFIRE BRIGADE	ESL ALLOCATION 2008/09	-7480.00
EFT48632	13/11/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-1969.16
EFT48633	13/11/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-727.96
EFT48634	13/11/2008	STAR SALES & SERVICE	Purchase of Kawasaki KBH34A Brushcutters	-7145.50

EFT48635	13/11/2008 SAI GLOBAL LTD	INTERNET DOWNLOAD	-105.58
EFT48636	13/11/2008 STIRLING CONFECTIONERY PLUS	ASSORTED CONFECTIONERY AND CHIPS	-643.45
EFT48637	13/11/2008 STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-407.90
EFT48638	13/11/2008 SUNNY SIGN COMPANY	safety signs - scenic walk	-1100.24
EFT48639	13/11/2008 ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-148.05
EFT48640	13/11/2008 ALBANY IGA	groceries	-95.59
EFT48641	13/11/2008 T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-307.21
EFT48642	13/11/2008 TELSTRA PLANT DAMAGES	L500 DROME ROAD DAMAGE TO TELSTRA PROPERTY	-727.60
EFT48643	13/11/2008 TELSTRA LICENSED SHOP ALBANY	Polycom Wireless Sound Station 2W phone for conference calls	-1398.01
EFT48644	13/11/2008 THE GAT TRUST	TOILET SYSTEM AT HANRAHAN ROAD LANDFILL SITE	-7290.00
EFT48645	13/11/2008 TOTAL EDEN	GARDEN SUPPLIES	-42.21
EFT48646	13/11/2008 TRADELINK PLUMBING SUPPLIES	Megaflo 300mm x 50metre	-467.50
EFT48647	13/11/2008 THE TROPHY SHOP	2 x PLACQUES ALBANY RESIDENTIAL COLLEGE.	-34.50
EFT48648	13/11/2008 TROPICAL SHADE N SAILS	DISMANTLE AND RE-ERECT SHADE SAILS FOR SUMMER	-330.00
EFT48649	13/11/2008 TRUCKLINE	VEHICLE PARTS	-17.03
EFT48650	13/11/2008 ALBANY TYREPOWER	Michelin steerers to suit truck	-4542.00
EFT48651	13/11/2008 UPTOWN MUSIC	1 PA system stand	-149.00
EFT48652	13/11/2008 VELLA MJ	Rates refund A209032 1 MCGONNELL ROAD MCKAIL	-179.36
EFT48653	13/11/2008 WATERCRAFT MARINE	100mm S/S snaphooks & 110 swage nicklecopper 4mm wire	-778.25
EFT48654	13/11/2008 WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-1516.76
EFT48655	13/11/2008 WEST. AUST. LOCAL GOVERNMENT	ADVERTISING - WEST AUSTRALIAN	-2892.07
EFT48656	13/11/2008 LANDMARK LIMITED	EAR TAGGER	-236.38
EFT48657	13/11/2008 WESTERN WORK WEAR	ASSORTED SAFETY BOOTS	-577.31
EFT48658	13/11/2008 NICOLETTE WILLIAMS	CHILDCARE COSTS FOR OCTOBER	-2684.00
EFT48659	13/11/2008 THE WINDOW WASHER MAN	WINDOW CLEANING - VANCOUVER ARTS	-34.00
EFT48660	13/11/2008 DIANNE WOLFER	SIXTH AND FINAL DINOSAUR ON THE PAGE PAYMENT	-1291.00
EFT48661	13/11/2008 DES WOLFE	DEPUTY MAYORAL ALLOWANCE	-905.99
EFT48662	13/11/2008 WOODLAND DISTRIBUTORS & AGENCIES	Fiesta Mall Seat	-11633.33
EFT48663	13/11/2008 WREN OIL	WASTE DISPOSAL BULK OIL	-968.75
EFT48664	13/11/2008 YAKKA PTY LTD	UNIFORMS FOR NEW STAFF	-675.27
EFT48665	13/11/2008 ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-139.62
EFT48666	20/11/2008 AD CONTRACTORS	tonnes Armour Class 1 Granite Rock	-280962.13
EFT48667	20/11/2008 ADVERTISER PRINT	20,000 DL 110x220mm Presseal White Window Face Envelopes	-1976.00

EFT48668	20/11/2008	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	-457.47
EFT48669	20/11/2008	ALBANY INDUSTRIAL SERVICES PTY LTD	hire of excavator to dig pit	-2359.50
EFT48670	20/11/2008	ALBANY PRINTERS	80 Annual Report covers and annual report binding.	-160.00
EFT48671	20/11/2008	ALBANY TRUCK HIRE	HIRE OF TOYOTA COROLLA	-343.00
EFT48672	20/11/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-231.92
EFT48673	20/11/2008	ALBANY SWEEP CLEAN	SWEEP CARPARK & DRIVEWAY ACCESS - AIRPORT	-528.00
EFT48674	20/11/2008	ALBANY STATIONERS	LATERAL FULLVUE FILES - GREEN PACK	-311.25
EFT48675	20/11/2008	ALBANY ENTERPRISE GROUP	TRAINING	-77.00
EFT48676	20/11/2008	ALBANY REFRIGERATION	QUARTERLY MAINTENANCE	-1518.00
EFT48677	20/11/2008	ALBANY SPEEDWAY CLUB INC	Rates refund A187399 LOT 302 REDDALE ROAD MCKAIL	-617.40
EFT48678	20/11/2008	ALBANY LANDSCAPE SUPPLIES	supply and deliver fine 10 mm crushed laterite (red)	-2080.00
EFT48679	20/11/2008	ALBANY EISTEDDFOD INC	FLOAT FOR ALBANY EISTEDDFORD	-400.00
EFT48680	20/11/2008	ALBANY PLUMBING AND BATHROOM	PLUMBING SUPPLIES	-1018.30
EFT48681	20/11/2008	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-118.60
EFT48682	20/11/2008	ALBANY HARNESS RACING CLUB	Rates refund A14758 169 LANCASTER ROAD MCKAIL	-1097.57
EFT48683	20/11/2008	ALBANY COMBINED CABS PTY LTD	TAXI FARES	-118.40
EFT48684	20/11/2008	ALBANY FILTERCLEAN	FUEL SURCHARGE	-28.00
EFT48685	20/11/2008	ALD FUEL INJECTION SERVICES	HAND PRIMER	-31.02
EFT48686	20/11/2008	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	-1872.32
EFT48687	20/11/2008	ALLCOMMERCIAL FINANCE AUSTRALIA PTY LTD	MONTHLY LEASE PAYMENT FOR COMMERCIAL VAC & AQUA POOL CLEANER	-471.31
EFT48688	20/11/2008	ARDESS NURSERY	ASSORTED PLANTS	-512.00
EFT48689	20/11/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-3564.59
EFT48690	20/11/2008	AUSTRALIA POST	POSTAGE/AGENCY FEES	-5054.02
EFT48691	20/11/2008	AUSTENITIC STEEL PRODUCTS	STAINLESS STEEL HANDRAILS	-462.00
EFT48692	20/11/2008	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	-277.00
EFT48693	20/11/2008	BANKSIA GARDENS RESORT MOTEL	Allan Ellam - ACCOMODATION	-237.00
EFT48694	20/11/2008	BARNESBY FORD	Purchase Ford Ranger 4WD Super Cab Utility Ranger's Vehicle	-2730.00
EFT48695	20/11/2008	BEILBY CORPORATION PTY LTD	Recruitment Consultancy Fees - appointment of CEO	-6711.90
EFT48696	20/11/2008	ADVANCED TRAFFIC MANAGEMENT	Traffic Control 15 October 2008 4 controllers plus 2 vehicle	-3665.92
EFT48697	20/11/2008	BINDOMATIC PTY LTD	10203 Chromocard White 3 Matt A4	-520.20
EFT48698	20/11/2008	BLACKWOODS ATKINS	NIFTY NABBER RUBBISH GRABBER	-176.54
EFT48699	20/11/2008	BLUE MANNA AUDIO ENGINEERING	RECORDING PRODUCTION OF 'AUDIO WAND - AMITY PROJECT'	-1800.00

EFT48700	20/11/2008	ALBANY BOBCAT SERVICES	Tree Loppings Pick Up	-1360.00
EFT48701	20/11/2008	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	-102.33
EFT48702	20/11/2008	BOOEASY AUSTRALIA PTY LTD	BOOK EASY PRODUCTS	-4413.16
EFT48703	20/11/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	PURCHASE OF VARIOUS SOIL TEST KITS	-182.00
EFT48704	20/11/2008	ALBANY BUSINESS TELEPHONES	FAULTY FAX LINE REPAIRS	-110.00
EFT48705	20/11/2008	CADBURY SCHWEPPE PTY LTD	TOWN HALL KIOSK AND ALAC CAFÉ SUPPLIES	-157.27
EFT48706	20/11/2008	CAPE AGENCIES	FUEL SUPPLIES WELLSTEAD B/BRIG	-19.20
EFT48707	20/11/2008	SYNERGY GRAPHICS	GRAPHIC DESIGN FOR UBD ADVERTISEMENT	-231.00
EFT48708	20/11/2008	CLAW ENVIRONMENTAL	DRUM COLLECTION	-434.19
EFT48709	20/11/2008	MAUREEN CLAYTON	CATERING FOR TEAM MEETING	-30.00
EFT48710	20/11/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-242846.00
EFT48711	20/11/2008	COLES SUPERMARKETS AUST PTY LTD	DAY CARE GROCERIES	-614.06
EFT48712	20/11/2008	CONTACH METAL INDUSTRIES	BRACKETS, RISERS AND CRADLES	-903.10
EFT48713	20/11/2008	COUNTRYWIDE SIGNS	900 x 600 ROAD CLOSED SIGN	-110.00
EFT48714	20/11/2008	COVENTRYS	VEHICLE PARTS	-263.33
EFT48715	20/11/2008	CREATIVE SPACES	CONCEPTS IN THE HOLD ON THE BRIG AMITY PROJECT FEE.	-12127.50
EFT48716	20/11/2008	CROWNE PLAZA PERTH	ACCOMMODATION & MEAL STUART JAMIESON	-250.00
EFT48717	20/11/2008	CRUMPS CANVAS	COVER FOR BRIG AMITY HATCH	-304.06
EFT48718	20/11/2008	CEMEX AUSTRALIA PTY LTD	tonne 20mm METAL	-11029.99
EFT48719	20/11/2008	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-66.75
EFT48720	20/11/2008	DATATRAX PTY.LTD	TOUCHSCREEN SLIDE & MOTION ADVERTISEMENTS	-770.00
EFT48721	20/11/2008	LANDGATE	TITLE SEARCHES	-5730.17
EFT48722	20/11/2008	DOG ROCK MOTEL	ACCOMMODATION - NICHOLAS CRAWLEY 6TH NOV 2008	-107.10
EFT48723	20/11/2008	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-136.40
EFT48724	20/11/2008	EATCHA HEART OUT CAFE	CIVIC RECEPTION FOR RAAF 79 SQUADRON	-2268.45
EFT48725	20/11/2008	ELECTROBOARD PTY LTD	2 HOUR ROOM HIRE	-385.00
EFT48726	20/11/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-10362.10
EFT48727	20/11/2008	ALBANY ENGINEERING COMPANY	SHAFTS WORK - 6MK V11 GUN PRINCESS ROYAL FORTRESS	-160.60
EFT48728	20/11/2008	EXPRESSIONS AUSTRALIA P/L	DAY CARE COMMEMORATIVE 2008 TEATOWELS	-1190.00
EFT48729	20/11/2008	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-34.98
EFT48730	20/11/2008	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-37.95
EFT48731	20/11/2008	FEDEX EXPRESS	UNDERWATER CAMERA SYSTEM	-1314.64
EFT48732	20/11/2008	FPM CONSULTING	PROFESSIONAL FEES FOR ALAC NEUTRALITY REVIEW	-7315.00

EFT48733	20/11/2008	FRANEY & THOMPSON	TIMBER SUPPLIES	-51.48
EFT48734	20/11/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-7910.67
EFT48735	20/11/2008	GREAT SOUTHERN TAFE	TRAINING	-530.00
EFT48736	20/11/2008	SOUTHERN BLADE WORKS	ROUTER BITS AND SET OF THICKNESSER KNIVES SHARPENED	-47.30
EFT48737	20/11/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-1013.38
EFT48738	20/11/2008	GREAT SOUTHERN SAFETY CONSULTANTS	HAZARD AUDIT AND REPORT - LEISURE CENTRE	-825.00
EFT48739	20/11/2008	GT BEARING AND ENGINEERING	supply show flags	-90.00
EFT48740	20/11/2008	HALLMARK EDITIONS PTY LTD	ANNUAL SUBSCRIPTION RENEWAL TO COUNCILLOR	-330.00
EFT48741	20/11/2008	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-32.45
EFT48742	20/11/2008	HART SPORT	LARGE BALANCING DISC - LEISURE CENTRE	-38.40
EFT48743	20/11/2008	HUDSON SEWAGE SERVICES	IRRIGATION LINE REPAIRS AND SPRINKLER SUPPLY	-348.75
EFT48744	20/11/2008	ILLUSION LIGHTING AND SOUND	Audio Visual Requirements for the Christmas Pageant and Concert	-5716.56
EFT48745	20/11/2008	JEM TRUCK SALES	VEHICLE PARTS	-686.08
EFT48746	20/11/2008	JETSET TRAVEL ALBANY	FLIGHT COSTS - JOHN WALKER - MELBOURNE 2008 CONSTITUTIONAL SUMMIT OF LOCAL GOVERNMENT	-1112.00
EFT48747	20/11/2008	JUST SEW EMBROIDERY	LOGO EMBROIDERY AIRPORT SHIRTS	-343.20
EFT48748	20/11/2008	PETER KEELAN	WORKSHOP FACILITATOR AND LIVING AWAY FROM HOME ALLOWANCE	-6774.15
EFT48749	20/11/2008	KLB SYSTEMS	USB charcoal thermal receipt printer, power cable & USB cable for POS printers	-583.00
EFT48750	20/11/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-874.12
EFT48751	20/11/2008	LINK ENERGY PTY LTD	DIESEL SUPPLIES	-92574.82
EFT48752	20/11/2008	LOADTEK AUST	HYDRAULIC SUPPLIES	-834.52
EFT48753	20/11/2008	LO-GO APPOINTMENTS	ROBERT MOORE ENGINEERING TECHNICAL OFFICER	-1742.84
EFT48754	20/11/2008	LOVES BUS SERVICE	Bus hire	-118.80
EFT48755	20/11/2008	M2 TECHNOLOGY PTY LTD	CUSTOMNET ON HOLD MESSAGES QUARTERLY INVOICE	-377.01
EFT48756	20/11/2008	SALLY MALONE	STREETSCAPE DESGIN ADVICE MCKAIL & WATERFRONT	-423.50
EFT48757	20/11/2008	ALBANY CITY MOTORS	Purchase of Holden Astra CD Hatch	-25936.16
EFT48758	20/11/2008	CHAD MARWICK	DESIGN AND ARTWORK FOR BMX RULES SIGN	-1185.00
EFT48759	20/11/2008	MCLEODS BARRISTERS & SOLICITORS	NOTICES MISCELLANEOUS PROVISIONS ACT	-354.86
EFT48760	20/11/2008	MERLE ANNE FLORIST	SYMPATHY FLOWER ARRANGEMENT AND DELIVERY	-50.00
EFT48761	20/11/2008	METROOF ALBANY	CORODEK, CORNER MOULD, FASTENERS	-3099.62
EFT48762	20/11/2008	MINTER ELLISON LAWYERS	LEGAL COSTS	-5443.03

EFT48763	20/11/2008	ATI-MIRAGE TRAINING SOLUTIONS P/ L	TRAINING	-3465.00
EFT48764	20/11/2008	MJB INDUSTRIES PTY LTD	RRJ 1050MM PIPES CLASS 2	-120195.81
EFT48765	20/11/2008	NEVILLES HARDWARE & BUILDING	HARDWARE SUPPLIES	-148.60
EFT48766	20/11/2008	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	-262.20
EFT48767	20/11/2008	ALBANY COMMUNITY PHARMACY	first aid kits for AWARE Centre	-440.00
EFT48768	20/11/2008	OCS SERVICES PTY LTD	CLEANING SERVICES LEISURE CENTRE	-5405.40
EFT48769	20/11/2008	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-170.91
EFT48770	20/11/2008	PERTH AMBASSADOR HOTEL	accomodation for Peter Brown for AWF meeting.	-240.00
EFT48771	20/11/2008	LEITH ROY PHILLIPS	EDITING OF ALBANY LOCAL PLANNING STRATEGY	-3152.50
EFT48772	20/11/2008	HANSON CONSTRUCTION MATERIALS P/L	Procurement of 2,200 tonne of 10mm seal cover aggregate	-10369.39
EFT48773	20/11/2008	POWELL SECURITY SERVICES	INVESTIGATE FAULT WITH SECURITY MONITOR NORTH ROAD	-598.00
EFT48774	20/11/2008	POWER ACCOUNTING PTY LTD T/AS CSG	TRAINING	-3630.00
EFT48775	20/11/2008	KERRY QUINLAN	AUSTSWIM COURSE 24/25/26/10/2008	-176.13
EFT48776	20/11/2008	RAECO INTERNATIONAL PTY LTD	37530 SINGLEFOLD MATT 300MM X 25M	-416.03
EFT48777	20/11/2008	RAILWAYS FOOTBALL CLUB	Rates refund A92223 147-157 LOCKYER AVENUE CENTENNIAL PARK	-172.28
EFT48778	20/11/2008	REED CONSTRUCTION DATA	RENEWAL WA BUILDING COST GUIDE	-379.50
EFT48779	20/11/2008	WP REID	CONSTRUCTION OF RETAINING WALL	-10964.00
EFT48780	20/11/2008	ROSMECH SALES & SERVICE PTY LTD	FREIGHT COSTS	-550.00
EFT48781	20/11/2008	ROYALE PATISSERIE	BREADS FOR ALAC CAFE	-39.80
EFT48782	20/11/2008	SEATADVISOR AUSTRALIA	OCTOBER TICKET SALES	-946.17
EFT48783	20/11/2008	SENSATIONS CATERING - ALBANY	MORNING TEA	-945.00
EFT48784	20/11/2008	SKILL HIRE	CASUAL STAFF	-17009.39
EFT48785	20/11/2008	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-549.67
EFT48786	20/11/2008	SOUTHERN TOOL & FASTENER CO	Purchase of Stihl MS260 Chainsaw	-9827.44
EFT48787	20/11/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-755.01
EFT48788	20/11/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-950.95
EFT48789	20/11/2008	SPEEDO AUSTRALIA PTY LTD	ASSORTED GOGGLES	-303.60
EFT48790	20/11/2008	SPORTSWORLD OF WA	ASSORTED GOGGLES	-487.41
EFT48791	20/11/2008	STAR SALES & SERVICE	5lb rolls of brushcutter cord	-720.00
EFT48792	20/11/2008	STATEWIDE BEARINGS	VEHICLE PARTS	-111.21
EFT48793	20/11/2008	SAI GLOBAL LTD	INTERNET DOWNLOAD	-60.06
EFT48794	20/11/2008	STIRLING CONFECTIONERY PLUS	CAFE ITEMS	-543.01

EFT48795	20/11/2008	STORM OFFICE NATIONAL	FOLDING AND ENVELOPING PAYSLEIPS	-70.70
EFT48796	20/11/2008	SUNNY SIGN COMPANY	SAFETY SIGNS	-858.66
EFT48797	20/11/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-907.20
EFT48798	20/11/2008	ALBANY IGA	ASSORTED GROCERY ITEMS	-155.61
EFT48799	20/11/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-1924.63
EFT48800	20/11/2008	TELSTRA PLANT DAMAGES	REPAIR TO DAMAGE TELSTRA PLANT AT 60 CHIPANA DRIVE LITTLE GROVE	-1214.92
EFT48801	20/11/2008	TELSTRA LICENSED SHOP ALBANY	1 X STANDARD BATTERY FOR LG TU500	-39.95
EFT48802	20/11/2008	TENTS WEST	Stage with sound shell and marquee Delivery	-3100.00
EFT48803	20/11/2008	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-345.00
EFT48804	20/11/2008	THEODORE DAVID	COSTS INCURRED FORTS DISPLAY AND SUNDRIES	-264.55
EFT48805	20/11/2008	THRIFTY CAR RENTAL	Car Hire (small size rental) for Pam Wignall from Perth Domestic	-220.63
EFT48806	20/11/2008	TOTAL EDEN	GARDEN SUPPLIES	-19.91
EFT48807	20/11/2008	TRAILBLAZERS	ASSORTED SAFETY BOOTS	-203.20
EFT48808	20/11/2008	TRUCKLINE	VEHICLE PARTS	-19.31
EFT48809	20/11/2008	ALBANY TYREPOWER	11R 22.5 Recap drive tyres to suit Isuzu truck	-3527.25
EFT48810	20/11/2008	IT VISION AUSTRALIA PTY LTD	TRAINING	-6785.76
EFT48811	20/11/2008	VITAL WEST - NOVA (OXFORD UNIFORMS)	ASSORTED SWIM COSTUMES	-646.51
EFT48812	20/11/2008	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	-709.64
EFT48813	20/11/2008	LANDMARK LIMITED	10lts. spearhead	-504.99
EFT48814	20/11/2008	WESTARP	Supply pull-blind type tarp to suit Isuzu truck.	-1749.00
EFT48815	20/11/2008	WESTERN WORK WEAR	SAFETY BOOTS	-188.30
EFT48816	20/11/2008	CECILE WILLIAMS	ARTISTS FEE/WORKSHOP FACILITATOR AND LIVING AWAY FROM HOME ALLOWANCE	-8250.00
EFT48817	20/11/2008	DIANNE WOLFER	DINOSAURS PROJECT	-3500.00
EFT48818	20/11/2008	WOOD & GRIEVE ENGINEERS	Design of Millbrook Rd - design of rural road/re-construction	-5940.00
EFT48819	20/11/2008	YAKKA PTY LTD	UNIFORMS AND EMBROIDERY	-49.83
EFT48820	20/11/2008	YAKAMIA PRIMARY SCHOOL	CITY OF ALBANY MAYORAL BOOK AWARD 2008	-50.00
EFT48821	20/11/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-69.38
EFT48822	20/11/2008	KINGOPEN PTY LTD	PARTIAL RETURN OF BOND FOR ROAD A WAPC 122777	101977.00
EFT48823	25/11/2008	MANSELL PTY LTD	ADVICE IN RELATION TO THE WALGGC METHODOLOGY	-385.00
EFT48824	25/11/2008	ROSE SING SAHARA DANCE SCHOOL	TOTAL INCOME FROM BOX OFFICE	-2309.71

EFT48825	27/11/2008	AAPT LIMITED	TELEPHONE CHARGES	-80.64
EFT48826	27/11/2008	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	-1320.00
EFT48827	27/11/2008	ACTIV FOUNDATION INC	PACKAGING INDUSTRIAL BROOM WIRE	-585.04
EFT48828	27/11/2008	ADAMS TOTAL TREE SERVICE	TREE REMOVAL SERVICES	-330.00
EFT48829	27/11/2008	AD CONTRACTORS	Dry hire of Loader	-14311.00
EFT48830	27/11/2008	AGEST	Superannuation contributions	-420.62
EFT48831	27/11/2008	ALBANY ADVERTISER LTD	ADVERTISEMENT - Situations Vacant - THREE VACANCIES	-2434.35
EFT48832	27/11/2008	ALBANY TOYOTA	Toyota Hilux 4WD Dual Cab Ute - Project Design Engineer's Vehicle	-1649.45
EFT48833	27/11/2008	ALBANY INDUSTRIAL SERVICES PTY LTD	Hire of Six Wheel Truck	-1312.85
EFT48834	27/11/2008	ALBANY PRINTERS	200 English/French business cards for Mayor Evans.	-60.00
EFT48835	27/11/2008	ALBANY TRUCK HIRE	TOYOTA ECHO HIRE - REBEKAH BAKER	-318.75
EFT48836	27/11/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-52.73
EFT48837	27/11/2008	ALBANY SWEEP CLEAN	Sweep car parks. cvclewav & boardwalks	-3769.00
EFT48838	27/11/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-210.65
EFT48839	27/11/2008	ALBANY COMMUNITY HOSPICE	Payroll deductions	-32.00
EFT48840	27/11/2008	ALBANY INDOOR PLANT HIRE & SALES	INDOOR PLANT HIRE	-1069.32
EFT48841	27/11/2008	ALBANY STOCK FEEDS	2 X PAL MEATY BITES	-79.00
EFT48842	27/11/2008	TRICOAST CIVIL	CULL ROAD - CLAIM 1	-52967.64
EFT48843	27/11/2008	ALBANY SCREENPRINTERS & SIGNWRITERS	20x SIGNS - BURNING BY PERMIT ONLY	-154.00
EFT48844	27/11/2008	HOME TIMBER & HARDWARE	MATERIALS	-612.43
EFT48845	27/11/2008	ALBANY PLUMBING AND BATHROOM	PLUMBING SUPPLIES	-16.87
EFT48846	27/11/2008	ALBANY SKIPS AND WASTE SERVICES	3M SKIP BIN BARKER ROAD 21/10 WEEKLY RENT 17/9 -21/10	-145.00
EFT48847	27/11/2008	ALBANY OFFICE PRODUCTS DEPOT	STATIONERY SUPPLIES	-3053.50
EFT48848	27/11/2008	ALBANY CITY CLEANERS	WINDOW CLEANING	-1936.00
EFT48849	27/11/2008	ALBANY CENTRAL CABINETS	OVERHEAD CABINET WITH LOCKABLE DOORS	-462.00
EFT48850	27/11/2008	ALL EVENTS PROSOUND HIRE	LOWERING & RASING FLAG REMEMBRANCE DAY	-40.00
EFT48851	27/11/2008	AMITY CRAFTS	PASH COLLECTION PACKING AND UNPACKING	-1056.00
EFT48852	27/11/2008	AMP SUPERLEADER	Superannuation contributions	-937.16
EFT48853	27/11/2008	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	-760.44
EFT48854	27/11/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-2362.53
EFT48855	27/11/2008	AUDIO-READ PTY LTD	NAV CONTENT LICENCE & LIBRARY SITE LICENCE-12 MONTHS	-2854.50
EFT48856	27/11/2008	AUSSIE DRAWCARDS PTY LTD	ALBANY WIND FARM QUARTERLY SERVICE FEES TILL FEB 09	-1395.00
EFT48857	27/11/2008	AUSTRALIA POST	POSTAGE/AGENCY FEES	-1372.84

EFT48858	27/11/2008 AUSTRALIAN TAXATION OFFICE	Payroll deductions	-97087.13
EFT48859	27/11/2008 AUSTRALIAN SERVICES UNION WA	Payroll deductions	-1908.90
EFT48860	27/11/2008 AUSTRALIAN PRIMARY SUPERANNUATION	Superannuation contributions	-277.06
EFT48861	27/11/2008 AUSTRALIAN SUPER	Superannuation contributions	-322.86
EFT48862	27/11/2008 SKANDIA GLOBAL SUPER SOLUTION	Payroll deductions	-769.22
EFT48863	27/11/2008 AUSTRALIAN ETHICAL SUPERANNUATION	Superannuation contributions	-148.20
EFT48864	27/11/2008 AXA GENERATIONS PERSONAL	Superannuation contributions	-291.20
EFT48865	27/11/2008 MA & ES & GA BAIL	COMPACTION SAND	-1320.00
EFT48866	27/11/2008 BARRETT K/GC	Rates refundA111550 70 FRENCHMAN BAY ROAD MT ELPHINSTONE	-1269.65
EFT48867	27/11/2008 BENARA NURSERIES	ASSORTED PLANTS	-3344.62
EFT48868	27/11/2008 BENNETTS BATTERIES	BATTERY PURCHASES	-462.00
EFT48869	27/11/2008 ADVANCED TRAFFIC MANAGEMENT	Traffic Control on 30 October 2008 3 Controllers plus 2 vehicles	-4052.80
EFT48870	27/11/2008 BERTOLA HIRE SERVICES ALBANY PTY	HIRE OF PORTABLE LIGHTING TOWERS	-547.70
EFT48871	27/11/2008 BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-777.69
EFT48872	27/11/2008 BLACKWOODS ATKINS	Air-Brush Air duster	-87.66
EFT48873	27/11/2008 BLOOMIN FLOWERS	\$50 sympathy bouquet for Josh Pearson, 17 Abercorn Street, Orana	-120.00
EFT48874	27/11/2008 ALBANY BOBCAT SERVICES	GENERAL CLEANUP AND RUBBISH REMOVAL - AIRPORT	-600.00
EFT48875	27/11/2008 BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	-416.98
EFT48876	27/11/2008 BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-67.85
EFT48877	27/11/2008 BUNNINGS BUILDING SUPPLIES PTY LTD	PEDESTAL FANS	-365.84
EFT48878	27/11/2008 C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	-49.59
EFT48879	27/11/2008 CADBURY SCHWEPPE PTY LTD	TOWN HALL KIOSK AND ALAC CAFÉ SUPPLIES	-134.49
EFT48880	27/11/2008 CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-82.94
EFT48881	27/11/2008 CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	-1080.00
EFT48882	27/11/2008 AMY SHANTIL CARNEY	DAILY MEAL EXPENSES CONFERENCE	-115.80
EFT48883	27/11/2008 J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	-1901.25
EFT48884	27/11/2008 SYNERGY GRAPHICS	FREINDSHIP AGREEMENT CERTIFICATE	-99.00
EFT48885	27/11/2008 CBUS	Superannuation contributions	-323.46
EFT48886	27/11/2008 STEVE CHAPLIN	ATTENDANCE TO ANNUAL AIRPORTS ASSOC CONFERENCE	-403.31
EFT48887	27/11/2008 CHARITY GREETING CARDS	150 x Christmas cards - 'Festive Trees!'	-550.43
EFT48888	27/11/2008 KATE CIPRIAN	PILATES ESSENTIAL EXAM AND ACCOMODATION AND MEALS	-520.25
EFT48889	27/11/2008 CITY OF GERALDTON-GREENOUGH	RENTAL CAR SHARES COSTS SPRUNG FESTIVAL	-2826.54

EFT48890	27/11/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-522.17
EFT48891	27/11/2008	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-580.28
EFT48892	27/11/2008	SUE CODEE	RESURRECT CO-ORDINATOR FEES	-2200.00
EFT48893	27/11/2008	COFFEY ENVIRONMENTS PTY LTD	FLORA AND FAUNA ASSESSMENT	-2849.12
EFT48894	27/11/2008	COLES SUPERMARKETS AUST PTY LTD	ASSORTED GROCERY ITEMS	-1308.64
EFT48895	27/11/2008	COLLIERS INTERNATIONAL (WA) PTY LTD	CULL ROAD - STAGE 1 FINANCIAL FEASIBILITY	-9460.00
EFT48896	27/11/2008	COLONIAL FIRST STATE ROLLOVER &	Superannuation contributions	-139.22
EFT48897	27/11/2008	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation contributions	-415.80
EFT48898	27/11/2008	MJ CONWAY PLUMBING	PLUMBING REPAIRS/MAINTENANCE	-396.00
EFT48899	27/11/2008	COURIER AUSTRALIA	FREIGHT FEES	-838.93
EFT48900	27/11/2008	COUNTRYWIDE SIGNS	Ellam-Innes Collection Storyboards	-3069.00
EFT48901	27/11/2008	COVENTRYS	VEHICLE PARTS	-53.71
EFT48902	27/11/2008	CROWNE PLAZA PERTH	ACCOMODATION - JON BERRY (BREAKFAST & PARKING INCL)	-220.00
EFT48903	27/11/2008	CEMEX AUSTRALIA PTY LTD	tonnes 20MM METAL	-4575.30
EFT48904	27/11/2008	CYNERGIC COMMUNICATIONS	WEB SITE MAINTENANCE	-493.90
EFT48905	27/11/2008	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	-742.50
EFT48906	27/11/2008	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	-1575.86
EFT48907	27/11/2008	DONNDI SUPER FUND	Superannuation contributions	-215.53
EFT48908	27/11/2008	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-125.40
EFT48909	27/11/2008	EATCHA HEART OUT CAFE	Afternoon Tea - Vancouver Arts Centre	-82.50
EFT48910	27/11/2008	ELDERS LIMITED	bundles 94CM STEEL DROPPERS	-1918.00
EFT48911	27/11/2008	ELEMENT ONE PTY LTD	500MM BAUBLES & HANGER OPTIONAL SAMPLE WASH LIGHT	-25056.70
EFT48912	27/11/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-3023.89
EFT48913	27/11/2008	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	-1848.00
EFT48914	27/11/2008	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-234.22
EFT48915	27/11/2008	FEDEX EXPRESS	IT SUPPLIES	-857.79
EFT48916	27/11/2008	FREEBOROUGH ELECTRICAL PTY LTD	413 SURFACE SOCKET	-72.60
EFT48917	27/11/2008	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	-93.00
EFT48918	27/11/2008	GRACE REMOVALS GROUP	REMOVALS	-206.25
EFT48919	27/11/2008	GREAT SOUTHERN AVIATION	RADIOTELEPHONE OPERATOR CERTIFICATE OF PROFICIENCY COURSE APPLICATION	-66.00
EFT48920	27/11/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-7004.23

EFT48921	27/11/2008	GREAT SOUTHERN TAFE	TRAINING	-907.00
EFT48922	27/11/2008	GREAT SOUTHERN PERSONNEL	CASUAL STAFF	-47.92
EFT48923	27/11/2008	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	Hire of Compactor	-9053.33
EFT48924	27/11/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-478.39
EFT48925	27/11/2008	THE GREAT SOUTHERN FACTOR INCORPORATED	TOTAL INCOME FROM BOX OFFICE	-3136.62
EFT48926	27/11/2008	GSM AUTOMOTIVE ELECTRICAL	VEHICLE PARTS/MAINTENANCE	-35.25
EFT48927	27/11/2008	HAESE'S PICTURE FRAMING & GALLERY	FAREWELL GIFT FOR CHRIS GROGAN	-230.00
EFT48928	27/11/2008	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-318.45
EFT48929	27/11/2008	HARLEY SURVEY GROUP PTY LTD	PDF COPY OF STREET MAPS AND STREET LISTINGS	-220.00
EFT48930	27/11/2008	ANNABELLE HARVEY	FACILLITATOR FEE RECIPE FOR JAM	-537.50
EFT48931	27/11/2008	HBF OF WA	Payroll deductions	-1064.30
EFT48932	27/11/2008	HELEN LEEDER-CARLSON	OVER 50'S WORKSHOP	-376.25
EFT48933	27/11/2008	HIMAC INDUSTRIES	2 X 5 LITRE FLORAGEN	-109.00
EFT48934	27/11/2008	HINKLEY CV/YM	Rates refund t A89824 21 FLINDERS PARADE MIDDLETON BEACH	-314.58
EFT48935	27/11/2008	ICKY FINKS WAREHOUSE SALES	canvasses various	-145.10
EFT48936	27/11/2008	ING LIFE LIMITED	Superannuation contributions	-92.37
EFT48937	27/11/2008	ING LIFE LIMITED	Superannuation contributions	-374.40
EFT48938	27/11/2008	ISIS CAPITAL LIMITED	MONTHLY EQUIPMENT LEASE PAYMENT	-3494.82
EFT48939	27/11/2008	JEM TRUCK SALES	VEHICLE PARTS	-91.30
EFT48940	27/11/2008	JEREMY JONGSMA	CO-ORDINATOR FEE RECIPE FOR JAM	-6000.00
EFT48941	27/11/2008	KLB SYSTEMS	COMPUTER SYSTEM INCL. SOFTWARE & 3 YR WARRANTY	-1314.50
EFT48942	27/11/2008	KW PHILLIPS	ASSORTED JUICES FOR ALAC CAFÉ	-176.55
EFT48943	27/11/2008	LA FREEGARD	FIREBREAKS FOR 2008	-4107.00
EFT48944	27/11/2008	LAWRENCE & HANSON	SAFETY VESTS	-205.70
EFT48945	27/11/2008	LEADING EDGE HIFI-ALBANY	500MA POWERPOINT	-34.95
EFT48946	27/11/2008	LOCK N STORE SELF STORAGE - ALBANY	3 MONTHS RENTAL UNIT 041 20/11/08-20/02/09	-300.00
EFT48947	27/11/2008	LO-GO APPOINTMENTS	ROBERT MOORE ENGINEERING TECHINCAL OFFICER	-1742.84
EFT48948	27/11/2008	LORLAINE DISTRIBUTORS PTY LTD	1 x 20 Litre container of Tec wash for Civic Area Dishwasher	-118.80
EFT48949	27/11/2008	M2 TECHNOLOGY PTY LTD	M2 ON HOLD CUSTOMNET QUARTERLY ENVOICE	-402.60
EFT48950	27/11/2008	ALBANY PARTY HIRE	VANCOUVER ARTS EQUIPMENT HIRE -	-657.75

EFT48951	27/11/2008	MJB INDUSTRIES PTY LTD	TRAFFICABLE MANHOLE COVERS C/W INSERTS 1200D	-11035.31
EFT48952	27/11/2008	MLC NOMINEES PTY LTD	Superannuation contributions	-266.82
EFT48953	27/11/2008	MOORE JOINERY & CABINET MAKERS	Supply Corner Display Cabinets	-2167.00
EFT48954	27/11/2008	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	-80.96
EFT48955	27/11/2008	OCS SERVICES PTY LTD	CLEANING SERVICES	-20933.17
EFT48956	27/11/2008	OPUS INTERNATIONAL CONSULTANTS LTD	CULL ROAD SUBDIVISION - LANDSCAPE ARCHITECTURE	-7128.00
EFT48957	27/11/2008	ORICA AUSTRALIA P/L	CHLORINE FOR LEISURE CENTRE	-438.87
EFT48958	27/11/2008	OTEK AUSTRALIA PTY LTD	PEACE PARK PROFESSIONAL SERVICES SITE REVIEW	-581.63
EFT48959	27/11/2008	AUSTRALASIAN PERFORMING RIGHT ASSOC. LTD	LICENCE FEES FOR PUBLIC PERFORMANCES	-244.07
EFT48960	27/11/2008	PERTH INTERNATIONAL ARTS FESTIVAL	CASH SPONSORSHIP 2009 PUBLIC FUNDING PARTNER	-11000.00
EFT48961	27/11/2008	PETER GRAHAM AND CO LTD	500kg fertiliser	-700.00
EFT48962	27/11/2008	PETER BELLINGHAM PHOTOGRAPHY	PHOTOGRAPHY SERVICES	-3080.00
EFT48963	27/11/2008	HANSON CONSTRUCTION MATERIALS P/ L	Procurement of 2,200 tonne of 10mm seal cover aggregate	-12614.66
EFT48964	27/11/2008	POWELL SECURITY SERVICES	SECURITY SERVICES	-136.00
EFT48965	27/11/2008	PREMIERS ARTISTS	ADAM BRAND & STEVE FORDE WORK HARD PLAY HARD TOUR	-9728.92
EFT48966	27/11/2008	R & L BITUMEN REPAIR SERVICES	hours Hire of Truck	-346.50
EFT48967	27/11/2008	RAINBOW COAST LAWNMOWING	LAWNMOWING AT DAY CARE CENTRE	-110.00
EFT48968	27/11/2008	RECHARGE-IT	REFILL TONER CARTRIDGES	-79.20
EFT48969	27/11/2008	REST SUPERANNUATION	Superannuation contributions	-2976.52
EFT48970	27/11/2008	ALBANY ALUMINIUM FABRICATION	MANUFACTURE AND SUPPLY INDOOR SOCCER GOALS	-1250.00
EFT48971	27/11/2008	ROYAL LIFE SAVING SOCIETY AUSTRALIA	WATCH AROUND WATER REGISTRATION	-70.00
EFT48972	27/11/2008	SEAFARERS RETIREMENT FUND	Superannuation contributions	-236.26
EFT48973	27/11/2008	SECUREPAY PTY LTD	TRANSACTION FEES FOR OCTOBER	-71.08
EFT48974	27/11/2008	SERENITY PARK	DISPOSAL OF DOGS	-120.00
EFT48975	27/11/2008	SESCO SECURITY	QRTLY MONITORING	-320.32
EFT48976	27/11/2008	SHERIDANS FOR BADGES	Albany Public Library name badge	-37.08
EFT48977	27/11/2008	SHEILAH RYAN	VANCOUVER ARTS CASUAL STAFF	-288.00
EFT48978	27/11/2008	SIGNS PLUS	CORPORATE AND CIVIC NAME BADGES	-149.60
EFT48979	27/11/2008	THE SINGING TREE ALBANY	BOOK PURCHASES	-22.46
EFT48980	27/11/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-277.06
EFT48981	27/11/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-2007.03
EFT48982	27/11/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-621.40

EFT48983	27/11/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-158.80
EFT48984	27/11/2008	SKILL HIRE	CASUAL STAFF	-20887.16
EFT48985	27/11/2008	SKYWEST AIRLINES PTY LTD	SKYWEST FLIGHT PERTH -ALBANY NICHOLAS CRAWLEY	-472.40
EFT48986	27/11/2008	SMITHS ALUMINIUM & 4WD CENTRE	REPLACE HADLE ON BBQ COVER	-37.50
EFT48987	27/11/2008	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-5210.88
EFT48988	27/11/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-386.82
EFT48989	27/11/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-1319.21
EFT48990	27/11/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-7725.10
EFT48991	27/11/2008	SOUTH COAST DIVING SUPPLIES	1x only Sharkskin long sleeve diving vest	-179.00
EFT48992	27/11/2008	SPEEDO AUSTRALIA PTY LTD	ASSORTED SWIM COSTUMES	-2609.75
EFT48993	27/11/2008	SPECTRUM SUPER	Superannuation contributions	-119.24
EFT48994	27/11/2008	STAR SALES & SERVICE	bump head for brush cutter	-55.00
EFT48995	27/11/2008	STIRLING CONFECTIONERY PLUS	ASSORTED CONFECTIONERY ITEMS FOR ALAC CAFÉ	-671.01
EFT48996	27/11/2008	ST JOHN AMBULANCE AUSTRALIA	FIRST AID KITS	-22.21
EFT48997	27/11/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-38.86
EFT48998	27/11/2008	SUGGS TIMBER MACHINING	TIMBER MACHINING AS PER ORDER NO. TP18-130	-660.00
EFT48999	27/11/2008	SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN	Superannuation contributions	-291.20
EFT49000	27/11/2008	SUNNY SIGN COMPANY	L .Bracket . 6mm	-1425.42
EFT49001	27/11/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-1758.30
EFT49002	27/11/2008	ALBANY IGA	ASSORTED GROCERY ITEMS	-231.40
EFT49003	27/11/2008	SYNERGY	ELECTRICITY SUPPLIES	-48661.80
EFT49004	27/11/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-2203.76
EFT49005	27/11/2008	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-360.00
EFT49006	27/11/2008	TICKETS.COM	DATABOX SUPPORT	-100.39
EFT49007	27/11/2008	TOLL PRIORITY	FREIGHT	-622.03
EFT49008	27/11/2008	TOTAL EDEN	GARDEN SUPPLIES	-238.77
EFT49009	27/11/2008	TOTAL PACKAGING (WA) PTY LTD	2X CARTONS OF DOG POO BAGS (10,000)	-203.50
EFT49010	27/11/2008	TOTALLY CONFIDENTIAL RECORDS MANAGEMENT	ARCHIVE BOX PURCHASE	-330.00
EFT49011	27/11/2008	TRAILBLAZERS	ASSORTED PAIRS SAFETY BOOKS	-894.90
EFT49012	27/11/2008	WESTERN AUSTRALIAN TREASURY	LOAN REPAYMENT -	-185714.52

EFT49013	27/11/2008 TWU SUPER	Superannuation contributions	-418.32
EFT49014	27/11/2008 ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-273.85
EFT49015	27/11/2008 VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	-17209.89
EFT49016	27/11/2008 WA HINO SALES & SERVICE	LAMP ASSY	-166.91
EFT49017	27/11/2008 WA LOCAL GOVT SUPERANNUATION	Superannuation contributions	-122147.84
EFT49018	27/11/2008 WATERCRAFT MARINE	189metres of 5mmx8ply nylon rope	-151.60
EFT49019	27/11/2008 ALBANY & GREAT STHN WEEKENDER	Full page colour ad for community information page in Weekender.	-1725.60
EFT49020	27/11/2008 THOMAS WENBOURNE	SHIPPING FROM UK AND LANDING FEES	-3579.08
EFT49021	27/11/2008 WESTERBERG PANEL BEATERS	INSURANCE EXCESS	-300.00
EFT49022	27/11/2008 WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-18.35
EFT49023	27/11/2008 LANDMARK LIMITED	30x BLACK 1.35METRES STAR PICKETS	-139.26
EFT49024	27/11/2008 WESTSHRED DOCUMENT DISPOSAL	DOCUMENT DISPOSAL	-370.70
EFT49025	27/11/2008 WESTERN POWER CORPORATION	UNDERGROUND POWER SUPPLY LITTLE GROVE	-1098.00
EFT49026	27/11/2008 WESTSCHEME	Superannuation contributions	-2425.66
EFT49027	27/11/2008 CECILE WILLIAMS	RESURRECT FUEL AND MATERIALS COSTS	-282.72
EFT49028	27/11/2008 DIANNE WOLFER	Breaksea: research and reading	-1180.00
EFT49029	27/11/2008 WOOLLER RD/SJ	Rates refund A51174 31 TANIA ROAD KRONKUP	-149.51
EFT49030	27/11/2008 WREN OIL	COLLECTION OF OIL FROM WELLSTEAD TRANSFER STATION ESTIMATE 2600 LITRES PLUS TRACKING COST APPROXIMATE	-626.00
		TOTAL	-2406579.72

SER047/AM806816

- MINUTES-

ALBANY TOWN HALL THEATRE ADVISORY COMMITTEE

**10:00am on Wednesday 12th November 2008 at
The Albany Town Hall Theatre, Bar Foyer**

1. To:

D. Price	-	City Councillor
C. Lovitt	-	Community Representative
A. Grant	-	Community Representative
M. Flynn	-	Community Representative

ADVISORS

P. Madigan	-	EDC&CS
S. I. Gartland	-	Town Hall Theatre Manager

2. PUBLIC QUESTION TIME

Nil

3. DISCLOSURE OF INTEREST

Nil

4. CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

THAT the minutes of the Town Hall Advisory Committee meeting held on Wednesday 9th July 2008 be confirmed as a true and accurate record of the meeting.

**MOVED: C. Lovitt
SECONDED: A. Grant
CARRIED**

5. MATTERS ARISING FROM PREVIOUS MINUTES

5.1 Nil

6. BUSINESS ITEMS

6.1 Town Hall Manager's Report.

RECOMMENDATION

THAT the Town Hall Manager's Report be received.

**MOVED: M. Flynn
SECONDED: A. Grant
CARRIED**

6.2 Forthcoming Productions Report.

City of Albany presentations in Italics.

Name of Performance	Date	Touring Company/Promoter
Egyptian Odyssey	Sat 15 th November 2008	Sahara Dance
Adam Brand & Steve Forde	Thurs 20 th November 2008	Crossroads Touring Co.
Welcome to Our Cabaret	Mon 24 th November – Sun 7 th December 2008	Albany Academy of Dance
Adam Cook Piano Recital	Sat 20 th Dec 2008	Adam Cook
Events yet to be announced	12 th Feb – 9 th Mar 2009	PIAF
The Year of Magical Thinking	Wed 4 th March 2009	Black Swan Theatre Co
Dorothy the Dinosaur	Thurs 19 th March 2009	The Wiggles Inc
Jimeoin	Tue 24 th & Wed 25 th March 2009	A-List Entertainment
Albany City Band	Sat 28 th March 2009	Albany City Band
Great Southern Grammar School Concert	Tues 7 th April 2009	Great Southern Grammar
Harboursound Festival	Fri 24 th – Sat 25 April 2009	Creative Albany Inc
<i>61 Circus Acts in 60 Minutes</i>	<i>Thurs 30th April 2009</i>	<i>Qld Arts Council</i>
Danny Bhoy	Tues 12 th May 2009	A-List Entertainment
Eisteddfod 2009	19 th – 23 rd May 2009	Albany Eisteddfod Inc
Starsearch	Sat 30 th May 2009	Cystic Fibrosis Soc.
<i>Needle and the Damage Done</i>	<i>Wed 1st July 2009</i>	<i>Regional Arts Victoria</i>
<i>Letters' End</i>	<i>Thurs 6th August 2009</i>	<i>Country Arts WA and The Shneedles</i>
<i>Doug Devries & Diana Clark Trio</i>	<i>Thur 27 August 2009</i>	<i>Hank Van Leeuwen/Australia Northern Europe Liaisons</i>
The Glass Menagerie	Tues 15 th September 2009	Black Swan Theatre Co
Sprung Writers Festival	Sat & Sun 19 th , 20 th Sept 2009	City of Albany
<i>Thursday's Child</i>	<i>Mon 21 & Tues 22nd Sep 2009</i>	<i>Arts on Tour</i>
<i>Dealer's Choice</i>	<i>Sat 10th October 2009</i>	<i>Critical Stages</i>

RECOMMENDATION

THAT the Forthcoming Productions Report be received.

**MOVED: D. Price
SECONDED: M. Flynn
CARRIED**

6.3 Results of Previous Productions.

- 6.3.1 John Starr, *Darryl Braithwaite and Friends* Sat 12th July 2008.
An audience of almost 200 was achieved despite a fairly high ticket price and short selling time. A well presented and well received evening of Iconic Australian rock music.
- 6.3.2 A-List Entertainment, *Puppetry of the Penis*. Tuesday 22nd July.
Another full house for this unusual but very successful production.
- 6.3.3 Monster Piz Productions, *Clare Bowditch*, Thursday 24th July 2008
An audience of around 260 enjoyed an intimate evening of contemporary folk music. We received many positive comments about the show.
- 6.3.4 Black Swan Theatre Company, *Female of the Species*. Tues 29th July 2008
The huge set provided an impressive backdrop for this hilarious and well acted piece; a full house enjoyed a great night's entertainment.
- 6.3.5 Co-opera, *La Traviata*. Thursday 7th August 2008
This opera featured beautiful music, singing, and costumes, and achieved a modest audience of around 130.
- 6.3.6 Arts on Tour, *Millie, Jack & the Dancing Cat* Friday 8th August 2008.
This delightful children's musical attracted a full house including many families. It was very well received.

- 6.3.7 Critical Stages, *The Pitch* Friday 15th August 2008
This brilliantly performed, funny and frantic one-man show left the audience of 130 wondering what had hit them. It is unfortunate that a one-man show is often difficult to sell.
- 6.3.8 Great Southern Grammar School. *Kingfisher Concert*. Thursday 28 August 2008.
The 10th Anniversary Kingfisher concert was, as usual, very successful. The very talented students and teachers performed to a full house; a great night of music including strings, ensembles, choir and original works.
- 6.3.9 Albany Primary School, *Pimpernel*, 12th – 20th September 2008
Another successful production for Albany Primary School and Director Findlay MacNish. Audience numbers were consistently high across the four shows, and a free matinee was enjoyed by nursing home residents and high school students. The set, costumes, live music, and enthusiastic performance by the students made the production a delight to have at the Town Hall.
- 6.3.10 Albany Senior High School, *American Dreams Dance*. Wednesday 25th September 2008
Despite being presented at 11:00am on a weekday, the annual ASHS Dance production achieved an audience of around 200, and was a well presented show performed by talented students.
- 6.3.11 Mellen Events, *Hotel California – The Eagles Experience*. 30th September & 1st October 2008
Two near sell-out shows by this very talented Eagles Tribute band were thoroughly enjoyed by the audience.
- 6.3.12 Friends of UWA, *Amity Lecture*. Thursday 9th October 2008.
Commodore Bob Trotter presented this year's Amity Lecture entitled "Finding the Sydney", which provided detailed information on the search for, and eventual discovery of, the HMAS Sydney. This very informative evening featured multimedia components and music by the Albany String Quartet.
- 6.3.13 Arts on Tour, *The Carpenters from Kempsey*. Saturday 18th October 2008.
This talented duo presented an hilarious parody of the tribute show with their truly Australian version of the Carpenters. With beautiful music and more than a touch of comedy, the audience of nearly 200 were treated to a very enjoyable evening.
- 6.3.14 Laughing Stock Productions. *Heath Franklin's Chopper*. Tuesday 28th October 2008.
- 6.3.15 City of Albany. *Dinosaurs on the Stage*. Wednesday 5th November 2008.
- 6.3.16 Great Southern Factor. *I'm Not There (Film)*. Saturday 8th November 2008.

RECOMMENDATION

THAT the Previous Productions Report be received.

**MOVED: D. Price
SECONDED: A. Grant
CARRIED**

6.4 Proposed Shows.

- 6.4.1 Raz Music. *Slava & Leonard Grigoryan*. September 2009.
Committee Recommendation: That the Theatre Manager write to Raz Music informing them that the City of Albany does not wish to present a performance of Slava and Leonard Grigoryan in 2009.

**MOVED: D. Price
SECONDED: C. Lovitt
CARRIED**

6.5 Other Business.

6.5.1 Great Southern Factor Inc.

Committee Recommendation: That the Theatre Manager writes to Great Southern Factor Inc. advising that the committee recommends the Factor makes an application for financial assistance under the City's Community Financial Assistance Program.

**MOVED: A. Grant
SECONDED: C. Lovitt
CARRIED**

6.5.2 Albany Art Group.

Committee discussed the Albany Art Group letter. Committee recommends that the current exhibition booking dates for Edith Verran and the Albany Art Group remain firm for 2009.

**MOVED: C. Lovitt
SECONDED: A. Grant
CARRIED**

6.5.3 Thank You Letter for Jenni Flottman.

The Committee discussed the excellent job Jenni Flottman did in looking after the Town Hall operations whilst the Manager was on long service leave. Committee recommends that the Town Hall Manager write to Jenni Flottman thanking and commending her on her efforts.

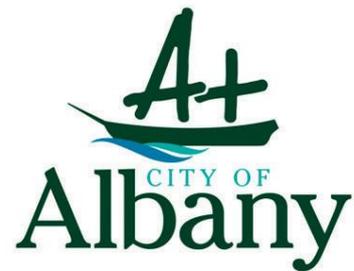
**MOVED: C. Lovitt
SECONDED: D. Price
CARRIED**

7 NEXT MEETING

10:00am Wednesday 4th February 2009, Meeting Room

8 CLOSURE

11:05am



MOTOR-SPORT COMPLEX FEASIBILITY STUDY PROJECT BRIEF

1. PREAMBLE

The purpose of developing the Motor-Sport Complex Feasibility Study for the City of Albany is to determine the feasibility of co-locating motor-sport and driver training facilities to a suitably identified site. The study will consider the following aspects:

- Council strategic objectives;
- Key stakeholder support;
- Recreation Industry trends and standards;
- Motor-sport related trends and standards;
- Market analysis/needs assessment;
- Estimated capital scope and staging options;
- Co-location opportunities;
- Indicative design of complex;
- Project construction and management responsibility;
- Parking and visitor amenity planning;
- Location options and rationale;
- Long term management arrangements;
- Potential funding / resource support;
- Environmental impact;
- Economical impact;
- Social impact;
- Site historical and cultural significance; and
- Site accessibility.

The study will make recommendations in relation to further studies (and estimated costs) / approvals required, which fall outside its scope (i.e environmental noise impact study). Detailed actions to complete this study are identified through the Project Brief Scope of Works (section 8).

2. BACKGROUND

A motocross track was previously located adjacent to the airport, however the club relocated to Roberts Road, Albany in July 1992. The current site is located within the South Coast Water Reserve (Priority 1 Area) and there have been a number of problems in relation to management of the lease, held by the Albany Motocross Club with the City of Albany, including:

- Noise management
- Expansion opportunities
- Clearing of reserve
- Illegal Dumping on the reserve
- Provision of amenities
- Site security
- Visitor parking

On 27th June 2007 the City of Albany facilitated a scoping meeting regarding a potential Motor-Sport Complex Proposal. Representatives from the Albany Motorcycle Club, Albany City Kart Club, Great Southern Street Machine Association, Department of Water, Water Corporation and the City of Albany were in attendance.

The meeting solicited each respective club or organisation's current situation with reference to the proposal. A committee was formed consisting of three members of each of the entities involved to develop a needs assessment on the proposed project. To date this committee has not been reconvened and the needs assessment has not been progressed. The project was to be led and

driven by the community groups with some facilitation by the City in accordance with the Community Development Strategy and a previous Council directive.

Scoping meeting notes indicated the following main issues with the current Motocross track location:

- Receiving noise complaints from neighbours
- Located within the South Coast Water Reserve (Priority 1 area)– 2/3 of Albany water supply comes from the area around the motorcycle lease
- Amenities such as toilets and shelter are sub standard or do not exist
- Further development very limited on current site
- Site security

Scoping meeting notes also indicated that the most suitable site for the Complex will see the co-location of Motor-Sports adjacent to the airport, which is currently occupied by the Albany City Kart Club.

In August 2008 Council decided to undertake a needs analysis / feasibility study in relation to a motorsport complex.

Following receipt of study / recommendations, Council will decide whether to either:

- Undertake the proposal as a City project;
- Support the clubs as they undertake planning, design and construction; or
- Not approve continuation of the project.

3. PROJECT LEAD

The study will be developed 'in-house' by the City of Albany. Manager of Community Development, Mark Weller, is responsible for the overall management of the feasibility study's development. Recreation Planning Officer, Tricia Martin has been engaged to research and develop the feasibility study as the in-house executive officer.

4. INTERNAL LIAISON

This study will allow for collaborative internal liaison with key organisation departments and personnel within the City of Albany to provide information and research data, including;

- **General Management Services**

Personnel: Peter Madigan

Position: Acting Chief Executive Officer

Project role: Review and approval in relation to consequence with the City strategic direction

- **Development Services**

Personnel: Robert Fenn

Position: Executive Director for Development Services

Project role: Strategic direction in relation to planning and land use issues

Personnel: Scott Reitsema

Position: Principal Environmental Health Officer

Project role: Assistance with evaluation of environmental health issues and actions for their potential amelioration

Personnel: Sandra Maciejewski

Position: Reserves Officer

Project role: Assistance with identification of issues and solution pathways in relation to site flora and fauna

- **City Services (leasing)**

Personnel: Ian Neil
Position: Manager City Services
Personnel: Tanya Catherall
Position: Compliance and Inspections Officer
Project role: Identification of issues and solutions in relation to site leasing

- **Community Development Services**

Personnel: Tammy Flett
Position: Community Development Officer - Youth
Project role: Assistance with youth consultation

- **City Works**

Personnel: Peter Brown
Position: Acting Executive Director Works and Services, Manager City Services
Project role: Review in relation to capital / asset management implications

5. EXTERNAL LIAISON

Liaison and consultation with key community stakeholders will be a vital component in developing the Feasibility Study. The following community sporting clubs/associations, community service providers, relevant Government departments and state sporting bodies will form the basis of community consultation.

- **Club: Albany Motorcycle Club**

Personnel: Shane Pearce
Position: President
Email: shanep.79@bigpond.com
Phone:

Personnel: Jess Noakes
Position: Secretary
Email: Jessicanoakes@bigpond.com
Phone: 9844 9432

- **Club: Albany City Kart Club**

Personnel: Wayne Watson
Phone: 9842 9464

Personnel: Tony Perrella
Phone: 9841 4707

Personnel: Norm Gill
Email: norman.gill@police.wa.gov.au
Phone: 9892 9300

- **Club: Great Southern Street Machine Association**

Personnel: Vince Ruffo
Position: President
Phone: 0417 977 730

- Personnel: Steven Panizza
 Email: albanyyai@bigpond.net.au
 Phone: 9841 5565
- **State Agency: *Motorcycling WA***
 Personnel: Rick Gill
 Position: Executive Director
 Email: rgill@motorcyclingwa.org.au
 Phone: 9371 5333
 - **State Agency: *Australian Karting Association***
 Personnel: Michelle Caporn
 Position: Secretary
 Email: secretary@kartingwa.com.au
 Phone: 9185 6466
 - **Gov. Agency: *Department of Sport and Recreation***
 Personnel: Chris Thompson
 Position: Manager – Great Southern Region
 Email: greatsouthern@dsr.wa.gov.au
 Phone: 9892 0100

 Personnel: Rob Didcoe
 Position: Facility Development Manager (Perth)
 Email: rob.didcoe@dsr.wa.gov.au
 Phone: 9492 9822
 - **Gov. Agency: *Department of Water***
 Personnel: Brett Ward
 Email: brett.ward@water.wa.gov.au
 Phone: 9842 5760
 - **Gov. Agency: *Water Corporation***
 Personnel: Adrian Stratico
 Email: adrian.stratico@watercorporation.com.au
 Phone: 0427 190 522
 - **Gov. Agency: *Department of Environment and Conservation***
 Area: Tracks and Trails Unit
 Phone: 9334 0265
 - **Gov. Agency: *Great Southern Police Department***
 Personnel: Nigel Fiander
 Position: Sergeant (Great Southern Traffic)
 Email: nigel.fiander@police.wa.gov.au
 Phone: 9892 9300

 Personnel: David Picton-King
 Position: Divisional Inspector (central)
 Email: david.picton-king@police.wa.gov.au
 Phone: 9892 9300
 - **Agency: *Perth Driver Training Branch***
 Personnel: (contact person yet to be determined)

- **Agency:** *Roadwise Great Southern*
 Personnel: Andrea Smithson
 Position: Roadwise Officer – Great Southern Region
 Email: roadwiseqs@westnet.com.au
 Phone: 9892 1145
- **LGA:** *Shire of Jerramungup*
 Personnel: Bill Parker
 Position: Chief Executive Officer
 Email: ceo@jerramungup.wa.gov.au
 Phone: 9835 1022
- **LGA:** *Shire of Denmark*
 Personnel: Dale Stewart
 Position: Chief Executive Officer
 Email: ceo@denmark.wa.gov.au
 Phone: 9848 0300
- **LGA:** *Shire of Plantagenet*
 Personnel: Rob Stewart
 Position: Chief Executive Officer
 Email: ceo@plantagenet.wa.gov.au
 Phone: 9892 1111
- **Organisation:** *Albany Airport*
 Personnel: Steve Chaplin
 Position: Senior Reporting Officer
- **Key Stakeholder:** *Local Residents*
 Personnel: *Yet to be determined*

6. COUNCILLOR LIAISON

Councillor liaison will be directly linked through the Manager of Community Development, Mark Weller, to the City of Albany Community and Economic Development Strategy and Policy Committee. Councillors will be invited to attend key community consultation sessions.

7. COMMUNITY CONSULTATION

The consultation process for this project will directly target the following key stakeholders located within, or associated with, the identified catchment area:

- Sporting Clubs and Associations specifically effected by the proposed project
- Related State Sporting Bodies
- Related State or Federal Government Departments
- Key community service providers
- Surrounding Local Government Authorities

The consultation process will also include an opportunity for interested community members or members of the community that are directly affected by the current site location or proposed site location to contribute.

8. SCOPE OF WORKS

Following is a list of actions scheduled to undertake this Feasibility Study. To ensure allocated project timeframes are met, each action has been allocated with a predicted timeline to ensure

efficient time management. The timeline is detailed in section 10, Timeframe for the Study, of this brief.

- Review and analyse relevant literature and resources.
- Research and identify current infrastructure standards that directly affect study outcomes.
- Perform a market analysis /needs assessment on the catchment area of this study, utilising all available resources and reference materials.
- Perform an analysis on recreation industry trends and sport specific trends, utilising relevant data and resources.
- Conduct consultation with key stakeholders within the community.

Data collection from user groups to include:

- User group profile
- Level of support and available resources for project
- Current and potential infrastructure utilisation
- Current infrastructure condition
- Future infrastructure requirements
- Current facility management

Data collection from Government agencies to include:

- Potential financial support indication
- Industry trends
- Australian facility standards and regulations
- Western Australian facility sustainability standards

Data collection from State sporting bodies to include:

- Infrastructure / track standards
- Sport specific participation trends and statistics
- Level of support and available resources for project

Data collection from other key stakeholders to include:

- Proposed and current neighbouring property consultation

- List other potential sites and provide brief analysis recommendations for each as a potential alternative.
- Assessment of the preferred site in relation to the following considerations:
 - Council planning objectives;
 - Key stakeholder support;
 - Co-location opportunities;
 - Location rationale;
 - Potential funding / resource support;
 - Environmental impact;
 - Economical impact;
 - Social impact;
 - Site historical and cultural significance;
 - Site accessibility; and
 - Conceptual development options.
- Investigate the feasibility of the following proposed infrastructure:

- Motocross track
 - Motorcycle endurance extension
 - Kart track Motard extension
 - Street machine drag strip (1/4 mile)
 - Street machine burn out pad
 - Driver training facilities
 - Access roads, car park areas
 - Amenities and services
 - Clubhouse/canteen area
 - Race starter box
 - Race viewing box
 - Track and facility lighting
 - Complex fencing and security measures
 - Options for extension with compatible uses which may be identified in the future
- Undertake preliminary environmental, economical and social impact assessments on the proposed complex site and make recommendations for further action.

Environmental

- Greenhouse gas emissions (consider energy efficiency)
- Resource consumption
- Waste production
- Presence of toxic and/or non-biodegradable substances and their disposal
- Potential impact on native plants and animals

Economical

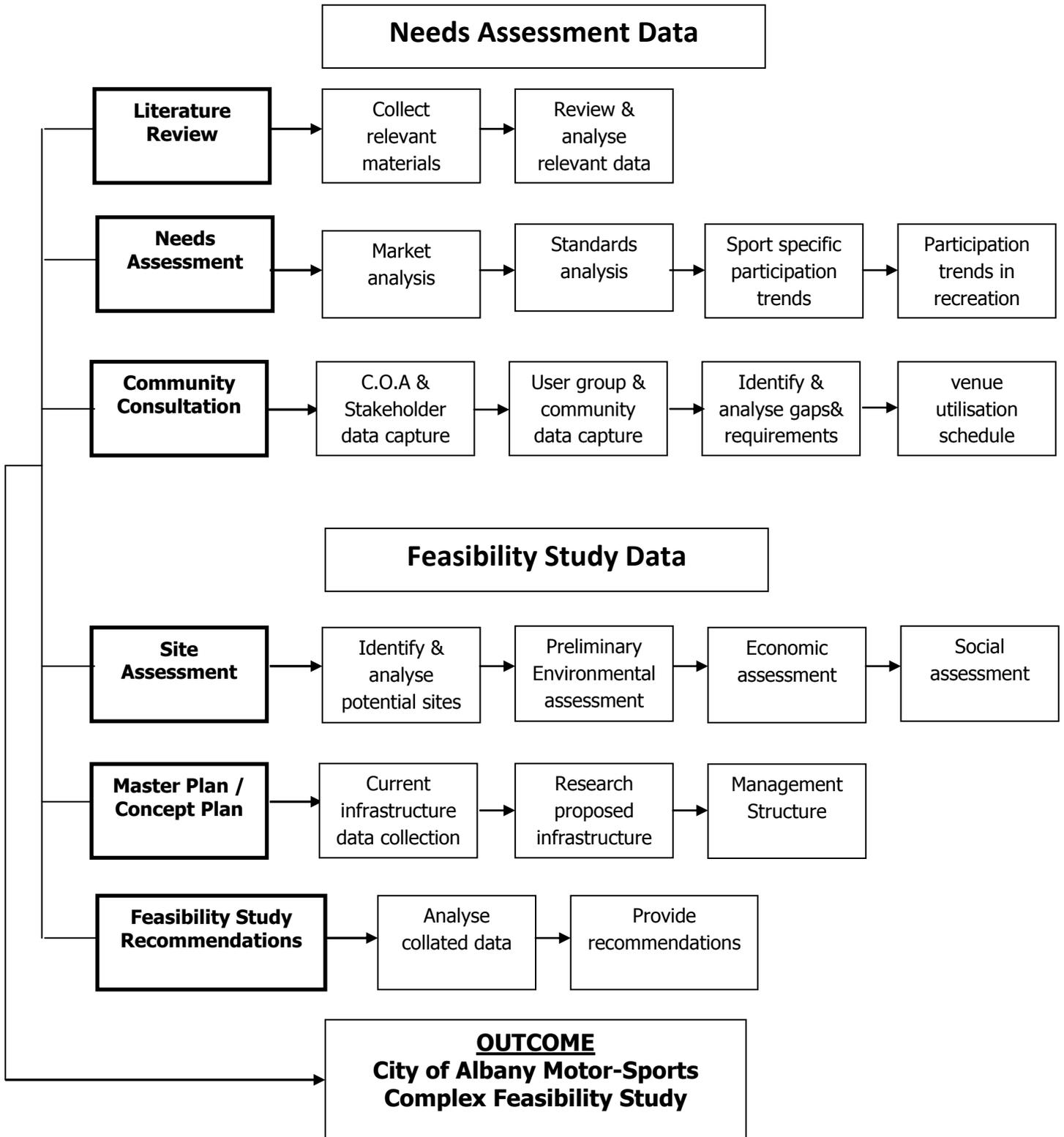
- Capital costs
- Disposal and/or rehabilitation costs
- Ongoing operating expenditure
- Available grant income
- Other contributions
- Ongoing operating income (e.g. land lease)

Social:

- Effect on quality of life of the community
 - Effect on people's ability to gain equitable access to the City's services/assets
 - Effect on the level of physical and cultural activity and/or active citizenship
 - Cultural or religious implications
 - Dependence on fossil fuels
 - Area noise restrictions
 - Surrounding venue/s and private property impact
- Develop/prepare a master-plan/concept plan based at the preferred site, including proposed feasible infrastructure.
 - Outline proposed infrastructure management planning
 - Collate study information and provide recommendations outlining the feasibility of the project

9. METHODOLOGY

The chart on this page depicts graphically, the methodology adopted to undertake the planning process of the City of Albany Motor-Sport Complex Feasibility Study.



10. DELIVERABLES

It is expected that the final document will be a concise report, detailing:

- Process undertaken
- Indication of need
- Scope of recommended facilities
- Estimated capital cost
- Staging options
- Preliminary map view / concept outline
- Recommendation in relation to project lead / management responsibility
- Recommendations in relation to the management structure / bodies
- Indication of scope of ongoing costs and ability of management to sustain these
- Approvals / limitations – further approvals / studies required (ie environmental noise impact) and preliminary recommendations in relation to management of environmental issues such as noise.
- Limitations
- Recommendations

11. TIMEFRAME FOR THE STUDY

The feasibility study timeframe is based on the scope of works indicated within this project brief. See attachment for timeframe details.

12. RESOURCES / REFERENCE MATERIALS

- City of Albany - Strategic Plan
- City of Albany – Recreation Strategy
- City of Albany - Vegetation and Flora Survey for Parker Brook Reserve
- City of Albany – Scoping meeting minutes (27/06/07)
- Department of Sport and Recreation - Facility Planning Guide
- Department of Sport and Recreation - Strategic Directions 4 (SD4) document
- Department of Sport and Recreation – Decision Making Guide
- Ministry of Sport and Recreation – Recreation Planning Guide
- State Sporting Bodies websites
- Australian Bureau of Statistics
- Great Southern Regional Sport and Recreation Plan
- WALGA – The Journey (Sustainability into the Future)

18 JANUARY 2005

12.2.4 Extended Trading Hours within the City of Albany

File/Ward	:	LEG 005 (All Wards)
Proposal/Issue	:	Extended trading hours.
Subject Land/Locality	:	City of Albany Municipality
Proponent	:	City of Albany
Owner	:	City of Albany
Reporting Officer(s)	:	Executive Director Corporate & Community Services (WP Madigan)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 21/09/04 – Item 12.2.5 SCM 27/07/04 – Item 6.0 OCM 20/07/04 – Item 12.2.5 OCM 20/08/02 – Item 12.2.1 OCM 19/03/02 – Item 12.7.2
Summary Recommendation	:	For Council consideration
Bulletin Attachment	:	Nil
Locality Plan	:	Nil.

BACKGROUND

1. At the Ordinary Council meeting on 21st September 2004, it was resolved:-

“THAT Council recommend to the Commissioner for Fair Trading that:

i) extended retail trading hours be permitted for the Christmas school holiday period and the Easter holidays excluding Christmas Day, Good Friday and Anzac Day (until noon) with the opening hours being:-

8.00am to 6.00pm Monday, Tuesday, Wednesday and Friday;

8.00am to 9.00pm on Thursday;

8.00am to 5.00pm on Saturday; and

9.00am to 5.00pm on Sunday.

ii) existing extended trading rights covering Woolworths operations on Chester Pass Road continue for an interim period and then be transferred to the proposed new Woolworths Supermarket currently under construction at the same location. Extended trading rights are to cease as soon as the current premises is vacated or upon the commencement of trading of the new facility which ever occurs sooner.”

2. Advice has been received from John Kobelke, MLA, Minister for Consumer and Employment Protection in relation to the City's request.

Item 12.2.4 continued.

3. Minister Kobelke is satisfied that sufficient community support exists within Albany for Sunday and Public Holiday trading during the Christmas school holidays and over the Easter weekend, and has approved that aspect of the City's application.
4. He has however, expressed concern with the proposed transfer by the Woolworths Supermarket of the extended trading entitlements the company inherited in its acquisition of the Farm Fresh site on Chester Pass Road.
5. He believes that 'a perpetuation of the select trading advantage enjoyed by Woolworths has the ability to destabilize Albany's retailing community and in his view is contrary to the principles of competition', and has encouraged the City to reconsider that aspect of the City's application.

STATUTORY REQUIREMENTS

6. The Retail Trading Hours Act 1987, governs the requirements for retail trading hours variations.
7. For the purposes of this Act retail shops are assigned different categories as follows (Section 10)
 - a) General retail shops;
 - b) Small retail shops;
 - c) Special retail shops; and
 - d) Filling stations.Any retail shop not covered by (b), (c) or (d) above is regarded as a general retail shop.
8. Section 12 of the Act relates to trading hours for retail shops, and includes the provision that *"the Minister may be order published in the Government Gazette fix a time or times from and after which general retail shops shall remain closed on any day in each week instead of the time referred to in any of those provisions"* and by any such order may impose terms, conditions and restrictions as the Minister thinks fit.
9. Section 15 of the Act relates to the issuing of permits to enable operators of retail shops to open other than the times specified in Section 12.
10. The choice of whether Albany has seven day trading is up to the community, Consumer and Employment Protection Minister John Kobelke said today. By media release dated 8th December 2004 Minister Kobelke stated that:-

"Western Australia's retail trading Act allows for regional shire or council areas to choose their own shopping hours, based on demonstrated community support through appropriate consultation and consideration."

This statement is in accordance with Section 5 of the Act, which provides:-

"i) notwithstanding anything in this Act, the Minister may be order published in the Government Gazette provide for exemptions from this Act or such of the provisions of this Act as are specified in the order."

Item 12.2.4 continued.

11. The wording proposed by Department of Consumer and Employment Protection for the currently being drafted Retail Trading Hours permit to be issued for the City of Albany contains:-

"This Permit has no application to retail shops situated within the Farm Fresh Food Market site where Permit number 1156 continues to have full effect."

POLICY IMPLICATIONS

12. There are no City of Albany policy implications relating to this item.
13. The Department of Consumer and Employment Protection has developed guidelines whereby non metropolitan Local Governments are empowered, subject to endorsement, to extend general retail trading hours beyond those stipulated in the Retail Trading Hours Act 1987.
14. Under these guidelines, when forwarding submissions the following details are required:-
- a) Sponsoring authority / contact details;
 - b) Variation to existing trading hours required.
 - c) Location
The exact area where the proposed exemption will apply to eg local government boundaries, town boundaries etc, is to be specified;
 - d) Organisations, Groups or Associations Consulted
Approval of Local Authority extended trading hours applications for permanent or long term adjustments is conditional to assurance that appropriate consultation has occurred with local traders organisations, tourism interest and local members of State Parliament (MLA's and MLC's) and that the views expressed were taken into account. Applicant Local Governments must also confirm that the proposal is supported by the majority of local community members and retailers.
 - e) Rights to Traders to Exercise Individual Discretion
Councils must ensure that all resident traders have been advised of their rights to exercise individual discretion whether to open or not during the proposed trading extension. This is an important feature of retail trading hours policy and the Department of Consumer and Employment Protection requires that traders are aware of:-
 - *their ability to exercise these rights; and*
 - *the Department's commitment to support their decisions**The submission should confirm that traders have been advised that participating in the proposed exemption will be at their discretion.*
 - f) Impact on Nearby Retailers
Where the Department of Consumer and Employment Protection considers that approval of a Local Government extended trading application is likely to impact on nearby retailers, irrespective of which municipality they may be in, the view of the organisation representing the traders concerned will be taken into account.

FINANCIAL IMPLICATIONS

15. There are no financial implications relating to this item.

Item 12.2.4 continued.

STRATEGIC IMPLICATIONS

16. This item directly relates to the following elements from the City of Albany 3D Corporate Plan...

“Community Vision:

A Thriving City – Albany’s community will enjoy economic growth and outstanding opportunities for our youth through being the regional retailing and services hub.

Mission Statement:

At all times we will respect the Community’s aspirations and resources.

Priority Projects:

Nil.”

COMMENT/DISCUSSION

17. Following the Minister’s correspondence, two unsolicited submissions have been received in relation to this item, and these are included in the Elected Members Report and Information Bulletin.

18. Steven Sewell, General Manager – Retail Property, MacQuarie Countrywide Management, has requested that:-

“Council recommend to the Minister to extend the retail trading hours for the municipality of the City of Albany, to include Sunday’s from 8.00am to 6.00pm.”

19. A petition signed by some 2850 petitioners has been received requesting the Minister for Consumer and Employment Protection, the Member for Albany and the Albany City Council to support the following proposal:-

“We the undersigned petitioners call upon you to ensure that Sunday trading hours are retained at Brooks Garden Centre Chester Pass Road, Albany. People of Albany and the Lower Great Southern region have enjoyed the convenience and choice of shopping on Sunday at this centre since 1997. To close this centre on Sunday would deprive our community of jobs, competition and convenience.”

20. There are four options available to Council considering this matter:-

- i) to reiterate its previous decision and recommend to the Minister that the permit applying to the City of Albany be amended to include:-
“existing extended trading rights covering Woolworths operations on Chester Pass Road continue for an interim period and then be transferred to the proposed new Woolworths Supermarket currently under construction at the same location. Extended trading rights are to cease as soon as the current premises is vacated or upon the commencement of trading of the new facility which ever occurs sooner.”

Item 12.2.4 continued.

- ii) to rescind its previous decision, and recommend to the Minister that the permit applying to the City of Albany be amended to reflect the current situation, and include:-
“Retail shops situated within the ‘Farm Fresh Food Market’ site at the corner of Chester Pass Rd and Catalina St, Albany be authorised to open those retail shops from 8am to 6pm on Monday, Tuesday, Wednesday, Friday, Saturday and Sunday and from 8am to 9pm Thursday excluding:-
- *Good Friday;*
 - *Anzac Day (until noon); and*
 - *Christmas Day.*
- in accordance with Permit Number 1156.*
- iii) to rescind its previous decision, and recommend to the Minister that the permit applying to the City of Albany be amended to exclude 7 day trading within the boundaries of the City of Albany for general retail shops; or
- iv) to rescind its previous decision, and recommend to the Minister that the permit applying to the City of Albany be amended to include 7 day trading within the boundaries of the City of Albany for general retail shops.
21. Regulation 10 of the Local Government (Administration) Regulations provides that at least 5 Councillors must support motions that either revoke or substantially amend previous Council decisions. The motion must be carried by an absolute majority.

RECOMMENDATION

For Council consideration.

Councillors Barton, Lionetti, Wellington & Waterman declared an interest in this item and left that Chambers at 8.30pm.

The nature of Councillor Barton's interest is that she works for Coles.

The nature of Councillor Lionetti's interest is that he works within the retail industry.

The nature of Councillor Wellington's interest is that he is the proprietor of a retail shop.

The nature of Councillor Waterman's interest is that she is the proprietor of a retail shop.

**MOVED COUNCILLOR WEST
SECONDED COUNCILLOR WILLIAMS**

THAT Councillors Wellington and Waterman sought the leave of Council to return to the Chambers and take part in the discussion and vote on this item.

MOTION LOST 2-9

A request for the rescission of the motions passed at the September 2004 meeting had been received. The rescission motion was supported by Councillors Evans, Wolfe, Demarteau, Sankey & Emery.

Item 12.2.4 continued.

**MOVED COUNCILLOR EVANS
SECONDED COUNCILLOR DEMARTEAU**

THAT Council rescind item 12.2.5 at the Ordinary Meeting of Council held on 21st September 2004.

“THAT Council recommend to the Commissioner for Fair Trading that:

- i) extended retail trading hours be permitted for the Christmas school holiday period and the Easter holidays excluding Christmas Day, Good Friday and Anzac Day (until noon) with the opening hours being –***
- 8.00am to 6.00pm Monday, Tuesday, Wednesday and Friday;***
 - 8.00am to 9.00pm on Thursday;***
 - 8.00am to 5.00pm on Saturday; and***
 - 9.00am to 5.00pm on Sunday; and***
- ii) existing extended trading rights covering Woolworths' operations on Chester Pass Road continue for an interim period and then be transferred to the proposed new Woolworths Supermarket currently under construction at the same location. Extended trading rights are to cease as soon as the current premises is vacated or upon the commencement of trading of the new facility which ever occurs sooner.”***

**MOTION CARRIED
ABSOLUTE MAJORITY 11-0**

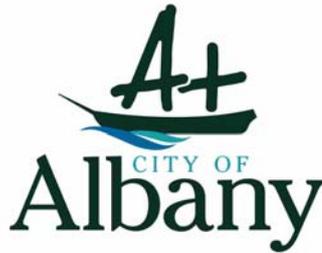
**MOVED COUNCILLOR PAVER
SECONDED COUNCILLOR WILLIAMS**

THAT Council;

- i) conduct a referendum on extended trading hours and direct the WA Electoral Commission to conduct the referendum in conjunction with the 2005 May Local Government Elections pursuant to Section 4.99 of the Local Government Act 1995;**
- ii) ask the question ‘Do you support optional 7 day trading for all retailers in the City of Albany’ on the referendum ballot paper; and**
- iii) give effect to the result of the referendum by advising the Minister no later than 5 working days after the election declaration that the result of the referendum is the specific Council recommendation on the matter.**

**MOTION CARRIED 11-0
ABSOLUTE MAJORITY**

Councillors Barton, Lionetti, Wellington & Waterman returned to the Chambers at 8.47pm.



MINUTES

ALBANY TOURISM MARKETING ADVISORY COMMITTEE

Held at 12.00pm on Wednesday 5th November 2008 at the City of Albany
North Road Office

RECORD OF ATTENDANCE

PRESENT

Committee Members

Cr John Walker

Mr Simon Shuttleworth

Cr Gordon Kidman

Ms Gaynor Clarke (Conference Call)

Staff

Mr Jon Berry – Manager Economic Development

Krysta Guille – Tourism Development officer

Michelle Dayman – Tourism Projects Officer

Note:

Cr Chris Morris (Chris Morris resigned as a Councillor on the 4th November 2008)

1. DECLARATION OF OPENING

The interim Chairperson Cr John Walker declared the meeting open at 12:09pm

2. CONFIRMATION OF PREVIOUS MINUTES

There were insufficient members to confirm the previous minutes held on 5 September 2008. These will be reviewed at the next meeting.

3. MATTERS ARISING FROM PREVIOUS MINUTES

A tourism forum scheduled to be held in mid December 2008 will now be deferred until a full committee is appointed by Council.

A recommendation to appoint the two new committee members (Annette Davis and Pam Lincoln) will be put to the Council meeting on the 18th November, 2008. Cr John Walker will place a motion before the November Council meeting to make the necessary appointments.

A letter of withdrawal of nomination from Graham Harvey (ACCI) was tabled.

A separate briefing and introduction meeting will be held with the new members when they have been appointed. A half day workshop will then be conducted to plan marketing for 2009/10.

4. DISCLOSURE OF FINANCIAL INTEREST

Nil

5. BUSINESS ITEMS

5.1 Committee Vacancies

The resignation of Cr Chris Morris means that there is now a vacancy for a Councillor on the Committee. Jon Berry advised that the vacancies left by the resignation will be considered at the next Council meeting.

5.2 Feedback from operators regarding the Winter Campaign.

Krysta Guille reported on feedback received from tourism operators regarding prize contributions;

- It was suggested that operators who contribute prizes should get appropriate amount of equity in relation to the value of their prize.
- A strategy will be required to provide an incentive for operators to contribute. The strategy will be considered by the new Committee.
- Gaynor Clarke mentioned that there needs to be a scale for contributors so they get exposure dependant on the value of their prize.

Krysta Guille expressed her dissatisfaction of elements of 'The West Australian' newspaper 2008 Winter Campaign, especially in relation to the editorial features. A formal letter has been sent raising the main issues including a lack of new product in editorial content, numerous errors and no editorial input opportunities.

5.3 Website Redevelopment

Krysta Guille reported that a scoping meeting was to be held that afternoon to commence the planning of the website redevelopment www.amazingalbany.com. The early stages of the redevelopment should be underway early next year. The current website does not reflect the quality of the product within our region, and the new website will showcase high quality images, and an interactive and functional home page.

\$20,000 is required to complete the website and additional funding will be sought to cover this deficit through the IT budget.

Currently, the City is undergoing detailed research into best practice websites in order to ensure that the *amazingalbany* website will have the best quality home page and facilities.

5.4 Market Research

Jon Berry mentioned that South Coast NRM has put a proposal to the GSDC to research a number of statistics from different coastal shires within their region

regarding indicators for tourism and its affect on the environment. It was agreed that the City of Albany will write a letter of support for their grant application and see if there is any way we are able to leverage off of their funding.

It was discussed that market research by the City is desirable but will impact the marketing budget. Inexpensive methods of data collection would be further investigated. A formatted evaluation form could be distributed to operators so that the data is uniform and easy to collect. The information gathered from the surveys could then be distributed back to involved operators.

5.5 Entry Statements

The Committee discussed the need for entry statements to reflect the amazingalbany brand. It was suggested that the streetscape and tourism committees could work together on this project. Jon Berry will write up a brief in conjunction with Works and Services Department.

5.6 Feedback from Operators

Krysta Guille mentioned that only a few of the participants from the tourism forum returned their surveys. Potential membership or prize bank contributions will be built into the new tourism strategy.

5.7 Tourism Council of WA (TCWA) Membership Issues

The City of Albany has been required to pay additional TCWA membership fees to enable it to enter the WA Tourism Awards. In previous years the Visitor Centre accreditation fee had been sufficient, however this year both the City of Albany and the Albany Visitor Centre (operated by the City) have been required to become members and be accredited at an additional cost of \$1,200.

The only benefit to being a member is to be able to enter the WA Tourism Awards, as most of the other services are more relevant to Perth based organisations. The Committee agreed that if the accreditation rules are enforced next year, the City of Albany would not enter the Tourism WA Awards, rather focus its energy on the Top Tourism Town Award run by the Visitor Centre Association of WA.

5.8 Caravan Park Signage

Jon Berry indicated that some caravan park signage around the city requires improvement. The City needs to work with caravan park owners to rectify this situation. It was resolved that the City would organise for the blue and white signs notated "other parks" be replaced and at the same time make contact with all Park owners encouraging them to review their business signage and consider making improvements.

6 OTHER BUSINESS

6.1 WA Tourism Awards

The WA Tourism awards will be held on the 29th of November, and Cr Walker and Jon Berry will be attending.

6.2 Top Trails

The Middleton Beach to Port “Boardwalk” has won a top trails award. Cr Walker suggested that Bald Head could also take out an award should the safety signage be amended and safety railing be installed at the end of the track.

Action Point: City to look into additional safety signage and barriers for the trail.

6.3 Australia’s South West Website

Jon Berry tabled a letter from Murray Gomm voicing concern over the lack of information about Albany Wineries and other attractions on the Australia’s South West website. The Committee agreed to write to ASW about this issue seeking feedback.

Action Point: Jon Berry to draft a letter to ASW to present at the next committee meeting.

6.3 Planning Strategy for Caravan Parks

Simon Shuttleworth voiced his concerns over the Draft Tourism Accommodation Planning Strategy. He stated that the Plan may have adverse impact on the economic viability of some local parks due to the restrictions on cabin numbers and permanent residents.

Jon Berry indicated that public submissions were being sought by the City’s Planning Department and encouraged all Park owners to review the report carefully for Council to consider.

7 NEXT MEETING

The next meeting dates were proposed subject to appointment and availability of new members.

26th November 12 noon- Next meeting- Intro new members
3rd December 10am-lunch- Workshop.*

8 MEETING CLOSE

Cr John Walker declared the Meeting Closed at 1:25pm

*** **

Guidelines

Regional and Local Community Infrastructure Program – Strategic Projects 2008-09

1. INTRODUCTION

Under the Regional and Local Community Infrastructure Program – Strategic Projects (RLCIP – Strategic Projects) the Australian Government is making up to \$50 million available in 2008-09 to local government to stimulate additional growth and economic activity across Australia as a part of the Australian Government’s contribution to addressing the global economic crisis.

Under the RLCIP – Strategic Projects funding will be available to local government for a limited number of large strategic projects seeking a minimum Commonwealth contribution of \$2 million.

Larger projects and projects which include partnership funding will be given preference.

Projects will be allocated funding on a nationally competitive basis and will be assessed by the Department of Infrastructure, Transport, Regional Development and Local Government (the Department) on a tight timetable.

All local councils, or groups of councils, are eligible to apply for funds under RLCIP - Strategic Projects. Local councils may also apply on behalf of not-for-profit organisations. There is a limit of one application per Council or group of Councils.

Eligible projects must be additional and ‘ready-to-proceed’ (the project must be ready to commence construction within six months of signing the Funding Agreement [contract]), or be additional stages of projects that are currently underway.

2. PROJECT ELIGIBILITY

2.1 What can the funding be spent on?

RLCIP – Strategic Projects will provide funding for community infrastructure including new and major renovations or refurbishments such as:

- social and cultural infrastructure (e.g. art spaces, gardens);
- recreational facilities (e.g. swimming pools, sports stadiums);
- tourism infrastructure (e.g. walkways, tourism information centres);
- children, youth and seniors facilities (e.g. playgroup centres, senior citizens’ centres);
- access facilities (e.g. boat ramps, footbridges); and
- environmental initiatives (e.g. drain and sewerage upgrades, recycling plants).

Projects that can be funded need to be consistent with the attached list at Annexure A.

Funding can be used for:

- construction or fit-out;
- preparatory work such as necessary engineering and geotechnical studies;
- land surveys and site preparation; and
- project management costs.

2.2 What will not be funded?

Funding will not be available for activities such as ongoing costs (e.g. operational costs and maintenance), transport infrastructure, such as roads, or related infrastructure covered by the Roads to Recovery or Black Spots programs.

2.3 How RLCIP - Strategic Projects proposals will be assessed

2.3.1 The application process

Local councils are required to complete the application form available from www.infrastructure.gov.au/local/index.aspx

Application forms can either be sent in hard copy to:

Regional and Local Community Infrastructure Program – Strategic Projects
Department of Infrastructure, Transport, Regional Development and Local Government.

GPO Box 594

CANBERRA ACT 2601

Or emailed to < RegionalGrants@infrastructure.gov.au > .

A final and complete application form including all supporting documentation must be received by the Department of Infrastructure, Transport, Regional Development and Local Government (the Department) by **4pm (Australian Eastern Daylight Saving Time) on 23 December 2008**.

Incomplete applications will not be considered for funding.

2.3.2 Obtaining information about the project

In order that RLCIP – Strategic Projects can be assessed for funding by the Department, each proponent will need to provide the following:

- details of the Council;
- details of the project funding including other contribution arrangements;
- financial information including quotations, cost estimates and budgets;
- project timeframes;
- project delivery information including project and business plans; and
- all statutory and other approvals required if relevant for the project .

Councils will also need to provide authorisation for the Department to undertake an Independent Viability Assessment if necessary.

2.3.3 Assessment of Applications

Based on the information provided, the Department will conduct a risk analysis of the Council undertaking the proposed project.

Proponent viability

In the risk analysis of the project, consideration will be given to the financial viability of the proponent.

Project viability

Project viability will be considered from two perspectives: whether the project can be completed on time and within budget; and whether the project will be sustainable.

Important aspects that may be considered in relation to the overall viability of the project include:

- evidence of the Council's expertise/skills to deliver the project in a timely manner and sustain it into the future;
- ownership and/or lease arrangements of equipment or facilities or other assets to be used in the delivery of the project;
- the level and status (e.g. contribution received; contribution committed but yet to be received; contribution in negotiation) of any of the funding contributions for the project and whether there are conditions attached to this funding;
- the budget and costings;
- feasibility studies or project plans;
- information on whether there is any need for planning approvals or licences and that these requirements have been met or fully considered;
- business and project plans and cash flow projections;
- ongoing maintenance and management strategies;
- funding that may be required for any future stages of the project;
- whether the project had previous stages, how it was funded in the past; and
- the results of any independent viability assessments if undertaken (copies of independent viability assessments undertaken by the Council should be provided).

Independent Viability Assessments

Where the Australian Government believes there are risks with the viability of the proponent or project that require further consideration, an Independent Viability Assessment (IVA) will be undertaken by a qualified external consultant engaged by the Department. The findings of the IVA will be considered in the project analysis.

Ranking applications

The Department will rank applications under three categories:

- recommended;
- not recommended; and
- non-compliant.

2.3.4 Consultation with the Australian Council of Local Government

Those applications ranked by the Department as recommended will be provided to the Australian Council of Local Government (ACLG) for its comment. These comments will be provided to the decision maker. ACLG members will need to sign a confidentiality agreement and declare any conflicts of interest.

2.4 Approval of Funding

Following the due diligence assessment and ranking of the project by the Department a decision on funding will be sought from the Minister for Infrastructure, Transport, Regional Development and Local Government.

The Minister will consider whether the project is consistent with the requirements of Commonwealth legislation and whether any risk treatments will need to be imposed as a condition of funding, based on risk assessments undertaken.

A letter will be sent to the Council advising whether funding has been approved and if there are any conditions attached to that funding.

Before any funding can be paid, the proponent will need to enter into a Funding Agreement (contract) with the Australian Government that will set out the terms and conditions under which the funding is provided.

Proponents should not make financial commitments based on notification of funding approval from the Australian Government until the Funding Agreement (contract) has been executed by both parties.

Requests for additional funding from the Australian Government will not be approved.

Changes to the partnership arrangements or requests to change the scope of the project that do not involve the provision of additional funding by the Australian Government will be considered.

The Minister for Infrastructure, Transport, Regional Development and Local Government expects to announce successful projects by **February 2009**.

3. Contracting and Funding

3.1 Accountability

The provision of funding for RLCIP- Strategic Projects will be conditional upon proponents entering into Funding Agreements (contracts) with the Commonwealth (represented by the Department of Infrastructure, Transport, Regional Development and Local Government). The Funding Agreement (contract) is a legally enforceable document which defines the obligations of both parties.

3.2 Funding Agreements and Payments

The Department will work with the proponent with the aim of finalising the Funding Agreement (contract) within **4 weeks of the letter of offer**. The offer of funding may be withdrawn if the proponent cannot meet this timeframe or has not obtained agreement from the Department to obtain an extension to this timeframe.

The executed Funding Agreement (contract) will define the obligations of both parties. It will describe the purpose for which Australian Government funding must be used and will provide a description of how, when and where the project must be delivered.

Construction must commence within six months of the Funding Agreement (contract) being signed. Funding Agreements (contracts) will be structured to schedule the release of 100 per cent of funds to proponents on signing of the Funding Agreement (contract) and confirmation of commencement date of construction.

Action may be taken by the Department to terminate Funding Agreements (contracts) where requirements have not been met.

3.3 Progress reports

Once funding is confirmed the proponent will be required to actively manage the project.

It is recommended that proponents consider appointing appropriate project management arrangements proportionate to the size and nature of the project.

The Department will monitor the project's progress through reports received under the Funding Agreement (contract) at agreed milestones and may conduct site visits.

Examples of Community Infrastructure**Social and cultural infrastructure**

- Town halls
- Community centres
- Libraries
- Local heritage sites
- Museums
- Cultural centres
- Enhancement of main streets and public squares
- Theatre/music/art spaces
- Historic buildings
- Parks and gardens
- Internet kiosk infrastructure
- Kitchens for organisations
- Community market areas

Recreation facilities

- Sports grounds and facilities
- Sports stadiums
- Community recreation spaces
- Playgrounds
- Rail trails
- Swimming pools
- Walking tracks and bicycle paths
- Skate Parks
- BMX/Mountain Bike parks/trails
- Surf lifesaving clubs

Tourism infrastructure

- Convention or trade centres
- Memorial halls/walkways
- Tourism information centres
- Local infrastructure to support or provide access to tourist facilities
- Community public attractions
- Buildings for exhibits

Children, youth and seniors facilities

- Playgroup centres
- Youth centres
- Scout/guide halls
- Senior citizens' centres

Access facilities

- Disabled access infrastructure
- Footbridges
- Bus/rail terminal upgrade
- Jetties/wharves/piers/pontoons
- Foreshore development
- Boat ramps

Environmental Initiatives

- Water source and treatment
- Drain and sewerage upgrades
- Water conservation infrastructure
- Waste management and processing infrastructure
- Wastewater infrastructure
- Water recycling plants
- Water catchments
- Recycling plants

Guidelines

Regional and Local Community Infrastructure Program 2008-09

1. INTRODUCTION

Under the Regional and Local Community Infrastructure Program (RLCIP) the Australian Government will provide one-off funding of \$250 million in 2008-09 to local councils to stimulate additional growth and economic activity in Australia as part of the Australian Government's contribution to address the global economic crisis.

These funds will be available for additional and ready-to-proceed community infrastructure projects and for additional stages of projects that are currently underway.

The funding will be provided directly to local governments as a one-off payment. The RLCIP will be administered by the Department of Infrastructure, Transport, Regional Development and Local Government (the Department).

2. PROJECT ELIGIBILITY

2.1 What can the funding be spent on?

The RLCIP will provide funding to local governments for community infrastructure including new construction and major renovations or refurbishments of assets such as:

- social and cultural infrastructure (e.g. art spaces, gardens);
- recreational facilities (e.g. swimming pools, sports stadiums);
- tourism infrastructure (e.g. walkways, tourism information centres);
- children, youth and seniors facilities (e.g. playgroup centres, senior citizens' centres);
- access facilities (e.g. boat ramps, footbridges); and
- environmental initiatives (e.g. drain and sewerage upgrades, recycling plants).

Projects that can be funded need to be consistent with the attached list at Annexure A.

Funding can be used for:

- construction or fit-out;
- preparatory work such as necessary engineering and geotechnical studies;
- land surveys and site investigations; and
- project management costs.

2.2 What will not be funded?

Funding will not be available for activities such as ongoing costs (e.g. operational costs and maintenance); transport infrastructure, such as roads; or related infrastructure covered by the Roads to Recovery or Black Spots programs.

3. FUNDING ARRANGEMENTS

Each Council or Shire will receive a base component of \$100,000 with the balance of the \$250 million to be distributed on a basis of a methodology which includes relative need, population and growth. Funding amounts for each Council are detailed at www.infrastructure.gov.au/local/index.aspx

Councils will be required to provide the Department with details of projects that will be funded by **30 January 2009**. Councils will be required to enter into an agreement prior to receipt of the payment. Funding must be expended by **30 September 2009**.

3.1 Payments

Requests for additional funding from the Australian Government will not be approved.

Payments will be structured to schedule the release of 100 per cent of funds to Councils on signing the agreement.

All funding must be expended by **30 September 2009**, unless an extension of time has been agreed by the Minister for Infrastructure, Transport, Regional Development and Local Government.

3.2 Progress reports

Once funding is confirmed the Council will be required to actively manage the project. It is recommended that Councils consider appropriate project management arrangements proportionate to the size and nature of the project.

The Department will monitor the project's progress and expenditure of the funding through reports received under the agreement and may conduct site visits.

By **30 May 2009**, Councils will be required to provide a progress report on these projects.

By **30 November 2009**, Councils will be required to provide details of progress on these projects; to provide a final report on the expenditure of Australian Government funding; and to demonstrate that they have spent the funding in accordance with the Guidelines. Action may be taken by the Department to recover funds where requirements have not been met.

Examples of Community Infrastructure**Social and cultural infrastructure**

- Town halls
- Community centres
- Libraries
- Local heritage sites
- Museums
- Cultural centres
- Enhancement of main streets and public squares
- Theatre/music/art spaces
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- Jetties/wharves/piers/pontoons
- Foreshore development
- Boat ramps

Environmental Initiatives

- Water source and treatment
- Drain and sewerage upgrades
- Water conservation infrastructure
- Waste management and processing infrastructure
- Wastewater infrastructure
- Water recycling plants
- Water catchments
- Recycling plants

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Building
Subject : Building Activity – November 2008
Date : 1 December 2008

1. In November 2008, eighty nine (89) building licences were issued for building activity worth \$7,655,086.00. This included one (1) demolition licence and two (2) 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 2008, the fifth month of activity in the City of Albany for the financial year 2008/2009.



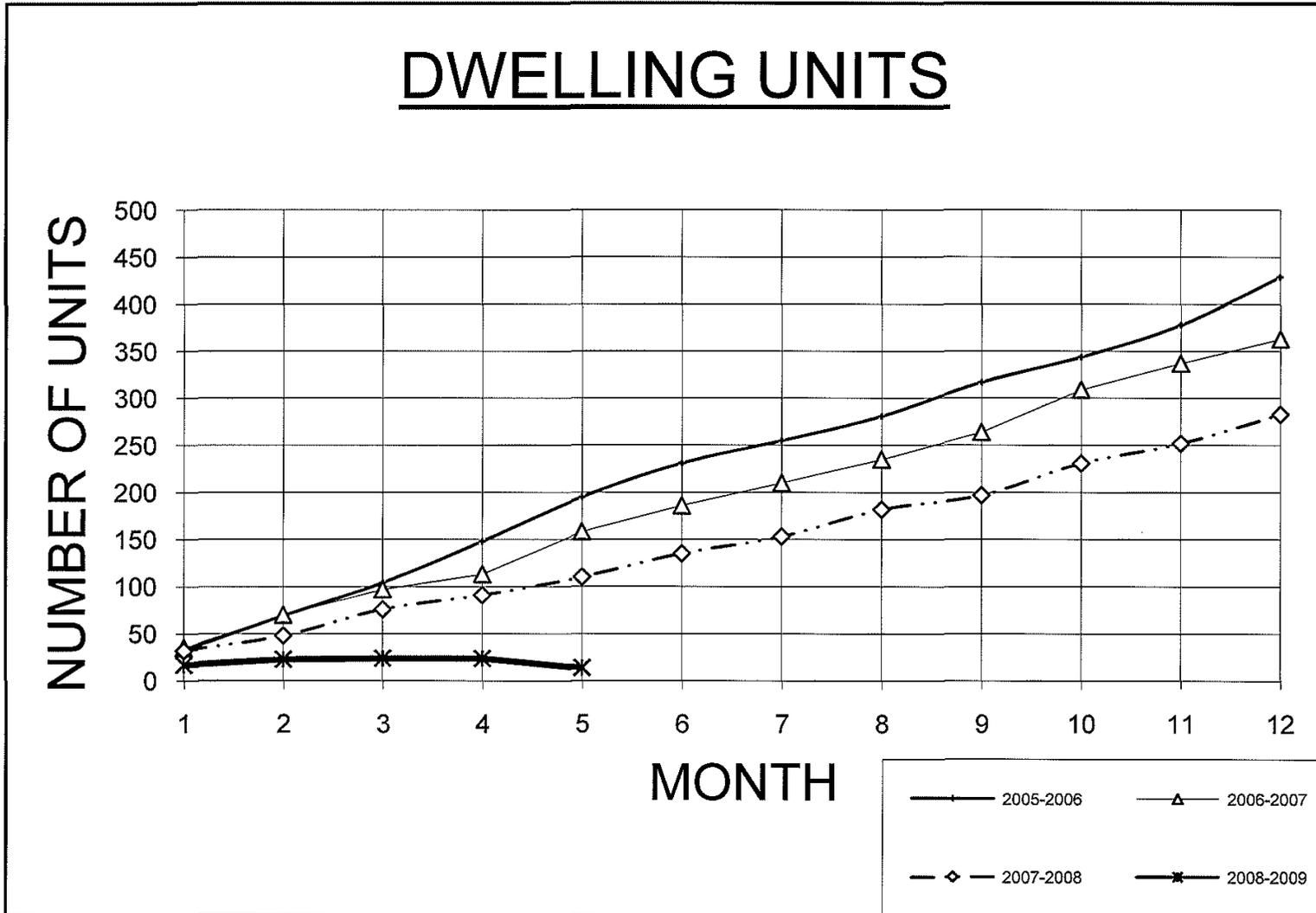
Kerry Fyffe
Administration Officer – Building

CITY OF ALBANY

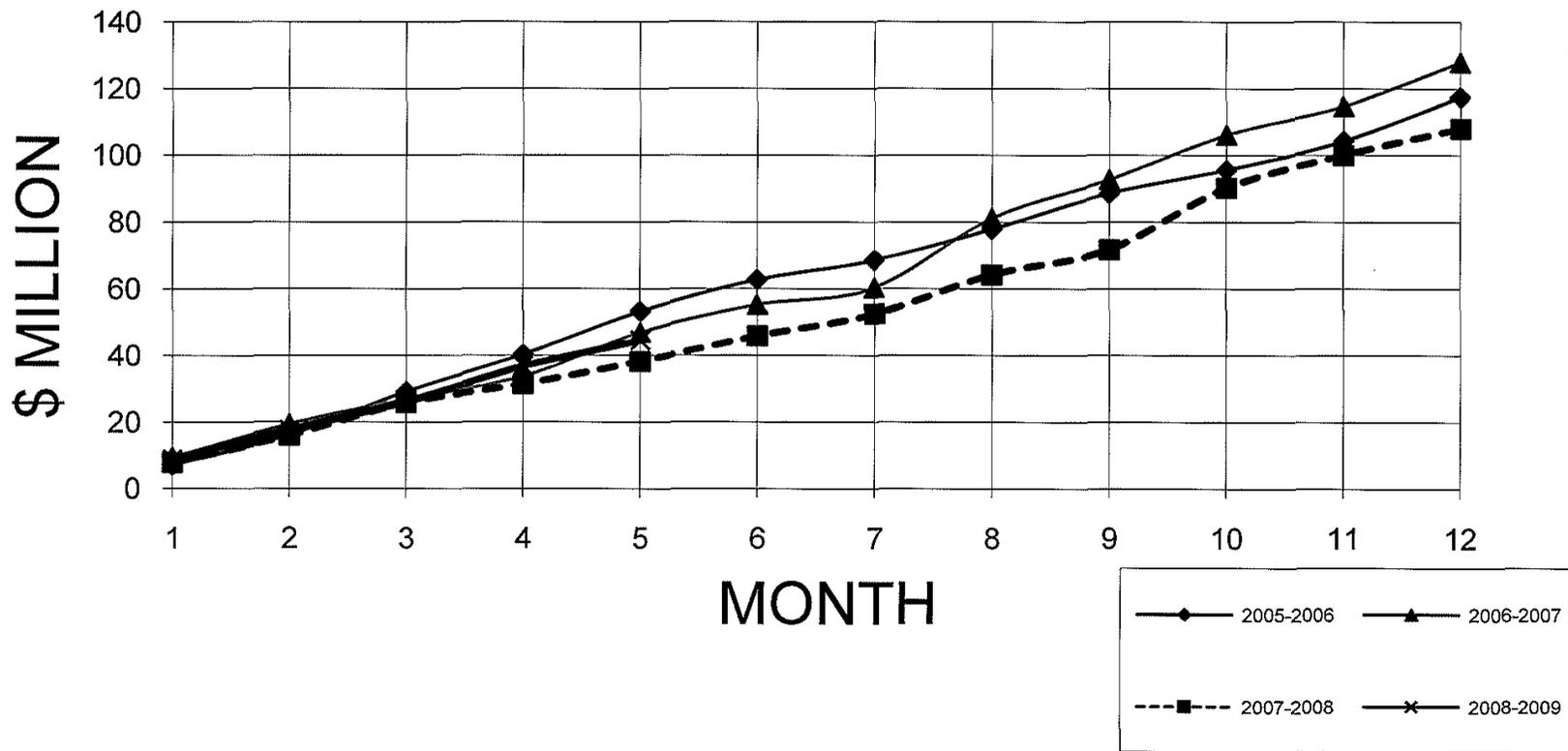
BUILDING CONSTRUCTION STATISTICS FOR 2008-2009

2008/2009	SINGLE DWELLING		GROUP DWELLING		Total	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	14	3,754,653	3	741,775	17	14	199,139	28	643,957	0	0	2	2,450,000	1	200,000	7	900,133	8,889,657
AUGUST	18	6,219,416	5	829,556	23	15	202,083	30	1,114,679	0	0	1	113,025	1	7,000	12	274,989	8,760,748
SEPTEMBER	22	5,746,795	2	374,761	24	16	286,393	27	583,231	0	0	2	553,000	5	551,000	13	293,000	8,388,180
OCTOBER	18	4,370,773	6	1,130,954	24	11	160,761	24	479,552	0	0	0	0	6	4,566,686	10	110,991	10,819,717
NOVEMBER	14	4,150,453	0	0	14	20	394,682	39	2,534,451	0	0	4	377,000	5	164,000	6	34,500	7,655,086
DECEMBER					0													0
2009																		
JANUARY					0													0
FEBRUARY					0													0
MARCH					0													0
APRIL					0													0
MAY					0													0
JUNE					0													0
TOTALS TO DATE	86	24,242,090	16	3,077,046	102	76	1,243,058	148	5,355,870	0	0	9	3,493,025	18	5,488,686	48	1,613,613	44,513,388

DWELLING UNITS



BUILDING ACTIVITY \$M Value



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for November 2008

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280444	M A BOCCAMAZZO	Owner's name & address not shown at their request	PARTIAL CHANGE OF BUILDING FROM CLASS 8	159-197	Location ALB TOWN	STIRLING TERRACE	ALBANY
280634	MOIRA ALISON MALEY	MS M A L MALEY	ADDITIONS TO EXISTING DWELL	14	Location ALB TOWN Lot 169	EARL STREET	ALBANY
280811	SHANE BROWN	Owner's name & address not shown at their request	UNDERPINNING OF EXISTING RETAINING WALL	12	Location AT454 Lot 181	EARL STREET	ALBANY
280969	DOVETAILS ENTERPRISES PTY LTD	BELCAP INVESTMENTS PTY LTD	SHOP SIGNS X 4	169-173	Location TS116 Lot 8	YORK STREET	ALBANY
280970	DOVETAILS ENTERPRISES PTY LTD	BELCAP INVESTMENTS PTY LTD	SHOP FITOUT	169-173	Location TS116 Lot 8	YORK STREET	ALBANY
280990	OLLIE QUANN	G F & G P HILL	RETAINING WALL	17	Location ATL S08 Lot 15	FREDERICK STREET	ALBANY
281046	AIKEN PTY LTD	D A EDWARDS & K M TICE	DWELL GARAGE & VERANDAH	40	Location AT231 Lot 21	FESTING STREET	ALBANY
280857	KOSTERS STEEL CONSTRUCTION PTY LTD	C J & P A BUCKINGHAM	SHED	4	Location 282 Lot 134 117	SHAPCOTT STREET	BAYONET HEAD
280924	SCOTT PARK HOMES PTY LTD	Owner's name & address not shown at their request	DWELL GARAGE & VERANDAH	10	Location 284 Lot 911	ANCHORAGE VISTA	BAYONET HEAD
280983	OWNER BUILDER	MR J C GILL	PATIO	23	Location 3470 Lot 380	GREEN ISLAND CRESCENT	BAYONET HEAD
281024	RYDE BUILDING COMPANY PTY LTD	B W & J L SIMS	DWELL GARAGE & ALFRESCO	11	Location 3040 Lot 462	PRICE STREET	BAYONET HEAD
281029	OUTDOOR WORLD	Owner's name & address not shown at their request	CARPORT	1	Location 282 Lot 145	GOOD STREET	BAYONET HEAD
281041	OUTDOOR WORLD	Owner's name & address not shown at their request	SHED	12	Location 281 Lot 517	CLIVE STREET	BAYONET HEAD
281070	OUTDOOR WORLD	Owner's name & address not shown at their request	PATIO	33	Location 3470 Lot 389	GREEN ISLAND CRESCENT	BAYONET HEAD

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
281062	KOSTERS STEEL CONSTRUCTION PTY LTD	B K & N R SCOTT	PATIO	850	Location 388 Lot 18	FRENCHMAN BAY ROAD	BIG GROVE
280806	OWNER BUILDER	Owner's name & address not shown at their request	SHOP FIT OUT TENANCY SEVEN	302-324	Location ASL 65/66 Lot 200	MIDDLETON ROAD	CENTENNIAL PARK
280981	TECTONICS CONSTRUCTIONS GROUP PTY LTD	Owner's name & address not shown at their request	ALTERATIONS TO MALE TOILETS	302-324	Location ASL 65/66 Lot 200	MIDDLETON ROAD	CENTENNIAL PARK
280984	OWNER BUILDER	Owner's name & address not shown at their request	SHOP FIT OUT TENANCY 8	302-324	Location ASL 65/66 Lot 200	MIDDLETON ROAD	CENTENNIAL PARK
281049	M G NESBITT	PERPETUAL TRUSTEES AUSTRALIA LTD	SHOP FITOUT SIMWORLD	70-88	Location ALB TOWN Lot 105	ALBANY HIGHWAY	CENTENNIAL PARK
281059	OUTDOOR WORLD	Owner's name & address not shown at their request	PATIO	10	Location SL45 Lot 24	ALEXANDER STREET	CENTENNIAL PARK
280933	OUTDOOR WORLD	Owner's name & address not shown at their request	PATIO	147	Location 43 Lot 60	COLLINGWOOD ROAD	COLLINGWOOD HEIGHTS
280959	CREATION HOMES	Owner's name & address not shown at their request	ADDITION TO MEETING ROOM	78	Location 43 Lot 24	LOWER KING ROAD	COLLINGWOOD HEIGHTS
280910	M VAN DER MUELIN	Owner's name & address not shown at their request	PATIO	107-135	Location ALB TOWN Lot 697 698	WRIGHT STREET	COLLINGWOOD PARK
281001	IRONMONGER BUILDING COMPANY	Owner's name & address not shown at their request	2ND STOREY ADDITION TO DWELL	10	Location ATL 02 Lot 9	HOPE STREET	COLLINGWOOD PARK
280902	METROOF ALBANY	Owner's name & address not shown at their request	SHED	Lot 8075	Location RES 1948 Lot 8075	ALBANY HIGHWAY	DROME
281008	GREGORY WILLIAM DAVIES	Owner's name & address not shown at their request	TRANSPORTABLE DWELL	4	Location 366 Lot 66	LITTLE OXFORD STREET	GLEDHOW
280919	TECTONICS CONSTRUCTIONS GROUP PTY LTD	Owner's name & address not shown at their request	DWELL ALTERATIONS	17	Location 2471 Lot 610	ST GEORGE'S CRESCENT	GOODE BEACH
280963	M & A STEEL FABRICATION	D J & J M WOLFE	FARM SHED	324	Location 2447 2446 2658	HUNWICK ROAD	HUNWICK
281000	IRONMONGER BUILDING COMPANY	Owner's name & address not shown at their request	DWELL ADDITIONS	334	Location 497 Lot 184	NANARUP ROAD	KALGAN

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
281028	BUILDING AND MAINTENANCE SERVICES	MS D BLAKE	GARAGE	34	Location 2156 Lot 144	HENTY ROAD	KALGAN
280971	CHESTERS CONSTRUCTIONS	P C PICKETT & S L O'HARA	GARAGE	22	Location TAA 41 Lot 67	FOREST COURT	KRONKUP
280928	DAMIEN LONG	CPT CUSTODIAN PTY LTD	SHOP FIT OUT - BRUMBY'S BAKERY	162	Location 293 Lot 1001	CHESTER PASS ROAD	LANGE
280496	DAMIEN STEVENS HOMES	Owner's name & address not shown at their request	DWELL ADDITIONS	92	Location 24 Lot 99	SYMERS STREET	LITTLE GROVE
281066	PULS PATIOS	Owner's name & address not shown at their request	PATIO	580	Location 24 Lot 35	FRENCHMAN BAY ROAD	LITTLE GROVE
280960	L J BRENTON	Owner's name & address not shown at their request	SHED	8	Location 236 Lot 7	SIMS STREET	LOCKYER
281031	WA COUNTRY BUILDERS PTY LTD	Owner's name & address not shown at their request	DWELL CARPORT & ALFRESCO	39	Location 226 Lot 106	LESCHENAULT STREET	LOCKYER
280472	JEREMY SCOTT HOMES	J HENRY & W K YOUNGSON	NEW DWELL GARAGE & VERANDAH	Lot 300	Location 50 Lot 300	BUSHBY ROAD	LOWER KING
280906	WA COUNTRY BUILDERS PTY LTD	Owner's name & address not shown at their request	DWELL & GARAGE	37B	Location 7 Lot 572	WINDERMERE ROAD	LOWER KING
280976	CONSTRUCTALL METAL FABRICATION	A M & W K FREEMAN	PATIO	66	Location 7 Lot 143	FRANCIS STREET	LOWER KING
281019	JEREMY DZIALOSZ	Owner's name & address not shown at their request	DWELL ALTERATIONS	1	Location 520 Lot 36	SHEPHERD STREET	LOWER KING
281026	OWNER BUILDER	Owner's name & address not shown at their request	SHED X 2	14	Location 527 Lot 31	REDGUM TRAIL	MARBELUP
281048	OWNER BUILDER	Owner's name & address not shown at their request	SHED EXTENSION	7	Location 527 Lot 7	KEMPTON CLOSE	MARBELUP
280759	OUTDOOR WORLD	Owner's name & address not shown at their request	SHED	5	Location 399 Lot 734	STODDART CORNER	MCKAIL
280821	RJ TWEDDLE	Owner's name & address not shown at their request	SHED	8	Location 390 Lot 24	MCKAIL ROAD	MCKAIL
280865	OWNER BUILDER	Owner's name & address not shown at their request	GARAGE PATIO & DECK	8	Location 399 Lot 2	JUNCTION STREET	MCKAIL

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280939	RYDE BUILDING COMPANY PTY LTD	D T SMITH	DWELL GARAGE & ALFRESCO	55	Location 492 Lot 308	PEGASUS BOULEVARD	MCKAIL
280953	TURPS STEEL FABRICATIONS	G C & E M HARRIS	CARPORT	28	Location 488 Lot 124	PARMELIA WAY	MCKAIL
280987	R DELL	J E & R L DELL	SHED	47	Location 492 Lot 19	SCORPIO DRIVE	MCKAIL
281020	NEW HORIZON HOMES (WA) PTY LTD	Owner's name & address not shown at their request	DWELL GARAGE	20	Location 399 Lot 721	GODDARD WAY	MCKAIL
281022	METROOF ALBANY	Owner's name & address not shown at their request	ALFRESCO & VERANDAH GARAGE	29	Location 381 Lot 702	O'KEEFE PARADE	MCKAIL
281042	RYDE BUILDING COMPANY PTY LTD	H SULTAN	DWELL GARAGE AND ALFRESCO	60	Location 492 Lot 296	PEGASUS BOULEVARD	MCKAIL
280958	T & W BRADE	Owner's name & address not shown at their request	2ND STOREY ADDITIONS TO DWELL	33A	Location ASL A14 Lot 3	MARINE TERRACE	MIDDLETON BEACH
281044	WA COUNTRY BUILDERS PTY LTD	Owner's name & address not shown at their request	2 STOREY DWELL AND GARAGE	3	Location ASL A14 Lot 301	SEPPINGS STREET	MIDDLETON BEACH
280942	L HAMMINGA	MR G E MILLS	CARPORT ADDITION TO DWELL	649	Location 4640	HAZZARD ROAD	MILLBROOK
281007	PULS PATIOS	Owner's name & address not shown at their request	PATIO	29	Location 4661 Lot 303	SILVERSTAR COURT	MILLBROOK
280989	FORMATION HOMES PTY LTD	Owner's name & address not shown at their request	DWELL GARAGE & ALFRESCO	8	Location 240 Lot 74	RUFUS STREET	MILPARA
281014	OWNER BUILDER	A F & E C HILL	DEMOLITION - PART ONLY - STORAGE SHED	22	Location 384 Lot 122	CHARLES STREET	MILPARA
280510	S CHANDLER	S D & M CHANDLER	DWELL ADDITIONS & PATIOS	54	Location ASL 379 Lot 20	COLLINGWOOD ROAD	MIRA MAR
281015	OUTDOOR WORLD	Owner's name & address not shown at their request	PATIO	28	Location 44 Lot 152	ANDERSON PLACE	MIRA MAR
281038	TURPS STEEL FABRICATIONS	S A & R MOUNSEY	PATIO & SHED	16	Location 45 Lot 244	HENLEY GROVE	MIRA MAR
280389	DAVID BEECK	D M & G M BEECK	DWELL ADDITIONS & ALTERATIONS	5A	Location SL 138 Lot 103	DENMAN ROAD	MT CLARENCE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280779	AR & DA DOCKING	KENDI NOMINEES PTY LTD & D P SMITH	ALTERATIONS & ADDITIONS TO MEDICAL OFFICES	229	Location AT280 Lot 2	MIDDLETON ROAD	MT CLARENCE
280938	S G & SL KOSTER	Owner's name & address not shown at their request	COMPLETION OF DWELL ORIGINAL BL280154	140A	Location ASL 137 Lot 104	HARE STREET	MT CLARENCE
280843	LITTLE GROVE	D T & C M KINSELLA	RETAINING WALL	75-77	Location ATL 96 Lot 6	FESTING STREET	MT MELVILLE
280993	BRICKLAYING JAMES CARSON	G F & B J HIGGINS	RETAINING WALL	139B	Location ASL 47 Lot 102	ALBANY HIGHWAY	MT MELVILLE
280995	BRIAN NEEDLE & DEBORAH CULLODEN-BOOTH	B J NEEDLE & D CULLODEN-BOOTH	DWELL ADDITIONS & SPA ROOM	17	Location ASL 114 Lot 40	LION STREET	MT MELVILLE
280999	IRONMONGER BUILDING COMPANY	Owner's name & address not shown at their request	VERANDAH EXTENSION	5	Location SL53 Lot 29	JOHNSTON STREET	MT MELVILLE
280833	OWNER BUILDER	A J & B TEN BRINKE	TRANSPORTABLE GAMES ROOM	16	Location 355 Lot 65	ABERCORN STREET	ORANA
280893	PULS PATIOS	Owner's name & address not shown at their request	PATIO X 2	399	Location 231 Lot 2	ALBANY HIGHWAY	ORANA
280994	OUTDOOR WORLD	Owner's name & address not shown at their request	PATIO	3	Location 231 Lot 201	MELOS STREET	ORANA
281053	METROOF ALBANY	Owner's name & address not shown at their request	CARPORT	6	Location 220 Lot 87	MCKAIL STREET	ORANA
280991	OWNER BUILDER	P E L & D W JOHNSON	FARM STABLES	2425	Location 5949	PALMDALE ROAD	PALMDALE
280890	ILAN TROM	I TROM & K T TROM- WRIGHT & I MEIJER & K	DWELL	Lot 3	Location 6636 Lot 3	REDMOND WEST ROAD	REDMOND WEST
281047	OWNER BUILDER	Owner's name & address not shown at their request	SHED	Lot 2	Location 6636 Lot 2	REDMOND WEST ROAD	REDMOND WEST
280982	CELIA	D G & C A	DWELL ALTERATIONS & ADDITIONS	206	Location 33 Lot 6	FRENCHMAN BAY ROAD	ROBINSON
280977	BROCKLEHURST METROOF ALBANY	Owner's name & address not shown at their request	SHED	56	Location ASL 381 Lot 9	DREW STREET	SEPPINGS
280978	METROOF ALBANY	F M TOVEY & G A GRAY	PATIO	110	Location SL386 Lot 11	COLLINGWOOD ROAD	SEPPINGS

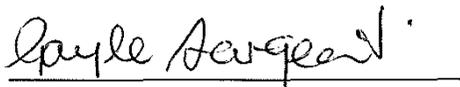
Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270962	MR G L HARWOOD	MR G L HARWOOD	PATIO	48	Location 42 Lot 200	HILLMAN STREET	SPENCER PARK
281006	PULS PATIOS	Owner's name & address not shown at their request	PATIOS X 2	13	Location 42 Lot 192	GAIRDNER ROAD	SPENCER PARK
281036	TURPS STEEL FABRICATIONS	MR L PIETROPAOLO	PATIO	4	Location 42 Lot 577	CAMM CRESCENT	SPENCER PARK
281037	TURPS STEEL FABRICATIONS	B H BARRATT & R A GRAY	PERGOLA	60	Location 42 Lot 31	CAMPBELL ROAD	SPENCER PARK
280878	WA COUNTRY BUILDERS PTY LTD	Owner's name & address not shown at their request	DWELL & VERANDAH	14	Location 4929 Lot 241	MENEGOLA DRIVE	WARRENUP
281035	TURPS STEEL FABRICATIONS	MS C A FEARNLEY	PATIO	14	Location 441 Lot 52	PINASTER ROAD	WILLYUNG
280905	WA COUNTRY BUILDERS PTY LTD	R J & P A FLYNN	SIGN & FLAG POLE	7	Location 243 Lot 634	AGONIS GARDENS	YAKAMIA
281034	TURPS STEEL FABRICATIONS	R & L S RUFFO	SHED	30	Location 176 Lot 139	HOFRAD COURT	YAKAMIA
280440	CHESTERS CONSTRUCTIONS	MR G A SMITH	FARM SHED	410	Location 3538 3403	STANLEY ROAD	YOUNGS SIDING
281054	OWNER BUILDER	Owner's name & address not shown at their request	SHED	718	Location 1110	THOMPSON ROAD	YOUNGS SIDING
281061	KOSTERS STEEL CONSTRUCTION PTY LTD	K M STOTT & G J PRINCE	SHED	50	Location 4980	DAWSON ROAD	YOUNGS SIDING
280907	OUTDOOR WORLD	Owner's name & address not shown at their request	PATIO X 2	19	Location YOUNGS Lot 39 1	STATION STREET	YOUNGS SIDING

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – November 2008
Date : 1st December, 2008

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of November 2008.
2. Within the period there was a total of twenty eight (28) decisions made on active Planning Scheme Consents ;
 - Twenty Four (24) Planning Scheme Consents approved under delegated authority;
 - Three (3) Approved
 - One (1) Withdrawn



Gayle Sargeant
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for November 2008

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
275082	22/03/2007	Verve Energy	Sand Patch Rd	Sandpatch	Wind Farm (Additions)	Approved	10/11/2008	Ian Humphrey
285181	3/07/2008	JP Flowers	Adelaide Cr	Middleton Beach	Shop Restaurant (Alfresco Extension)	Approved	12/11/2008	Jan van der Mescht
285231	8/08/2008	J Power	Hare St	Mt Clarence	Grouped Dwelling (x4)	Delegate Approved	3/11/2008	Graeme Bride
285248	22/08/2008	S Brown	Earl St	Albany	Single House	Delegate Approved	6/11/2008	Jessica Anderson
285264	2/09/2008	Howard & Heaver Archi	Aberdeen St	Albany	Medical Clinic (additions to existing clinic)	Delegate Approved	11/11/2008	Craig McMurtrie
285267	5/09/2008	K Fitzpatrick	Stirling St	Robinson	Warehouse (Storage Units) retaining wall	Delegate Approved	6/11/2008	Craig McMurtrie
285272	9/09/2008	T Docking	Middleton Rd	Mt Clarence	Consulting Rooms - alterations & additions (convert existing garage to internal rooms x 2)	Delegate Approved	3/11/2008	Craig McMurtrie
285273	9/09/2008	A Brandenburg	Parade St	Albany	Holiday Accommodation	Delegate Approved	10/11/2008	Taylor Gunn
285279	12/09/2008	L Knight	Manni Rd	Robinson	Family Day Care	Delegate Approved	28/11/2008	Tom Wenbourne
285290	22/09/2008	G Little	Moortown Rd	Gledhow	Industry - Rural & Shop (Honey Products) additions (store room addition to existing retail/storage building)	Delegate Approved	28/11/2008	Tom Wenbourne
285291	22/09/2008	A Ten Brinke	Aberdeen St	Orana	Single House - additions (outbuilding games room) to be located to rear of house	Delegate Approved	5/11/2008	Craig McMurtrie
285299	2/10/2008	J Cunningham	Symers St	Mira Mar	General Industry (Steel Fabrication)	Approved	11/11/2008	Tom Wenbourne
285302	3/10/2008	WA Country Builders	Seppings St	Middleton Beach	Single House - design code relaxation - side setback relaxation - parapet wall (x2) western boundary and rear wall - northern boundary	Delegate Approved	13/11/2008	Craig McMurtrie
285304	6/10/2008	P Lawson	Redgum Trail	Marbelup	Single House	Delegate Approved	13/11/2008	Craig McMurtrie
285306	7/10/2008	WA Country Builders	Agonis Gardens	Yakamia	Display Home Signs (1 Flag Pole 1 Pylon)	Delegate Approved	11/11/2008	Craig McMurtrie
285307	9/10/2008	Diadem	Albany Hwy	Centennial Park	Horizontal Signs (x 2)	Delegate Approved	14/11/2008	Tom Wenbourne
285311	10/10/2008	M Chilcott	Newbey St	Milpara	Motor Repair Station (diesel repairs & servicing) - extensions to existing building	Delegate Approved	17/11/2008	Tom Wenbourne

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
285316	17/10/2008	K Troughton	Hare St	Middleton Beach	Single House - design code relaxation - cut and fill greater than 600mm within front setback (retaining walls)	Delegate Approved	25/11/2008	Craig McMurtrie
285328	23/10/2008	J Brade	Marine Tce	Middleton Beach	Single House - design code relaxation - overlooking	Delegate Approved	17/11/2008	Jessica Anderson
285331	24/10/2008	J Porter	Spencer St	Albany	Change of Use - Holiday Accommodation	Withdrawn	21/11/2008	Craig McMurtrie
285338	28/10/2008	Co-Op Bulk Handling	Chillinup Rd	Kojaneerup	Industry - Rural (additional open bulkhead for grain storage)	Delegate Approved	24/11/2008	Ian Humphrey
285340	3/11/2008	Scott Park Homes	Anchorage Vista	Bayonet Head	Single House - design code relaxation - side setback relaxation	Delegate Approved	26/11/2008	Ian Humphrey
285344	7/11/2008	ITC Project Managemnt	South Coast Hwy	Green Range	Silviculture	Delegate Approved	20/11/2008	Jessica Anderson
285345	7/11/2008	Powerhouse Architects			Single House - design code relaxation - front & side setback relaxations	Delegate Approved	20/11/2008	Jessica Anderson
285346	10/11/2008	Evoke Design Group	McBride Rd	Goode Beach	Single House / Location of building envelope	Delegate Approved	24/11/2008	Jessica Anderson
285349	11/11/2008	Ryde Building Co	Frenchman Bay F	Big Grove	Relocation of building envelope	Delegate Approved	26/11/2008	Taylor Gunn
285352	13/11/2008	CJ & LM Walker	Redgum Trail	Marbelup	Change boundaries of building envelope / Outbuilding	Delegate Approved	26/11/2008	Taylor Gunn
285363	17/11/2008	S & R Reitsema	Goddard Way	McKail	Single House - design code relaxation - front setback relaxation	Delegate Approved	19/11/2008	Graeme Bride

CITY OF ALBANY

REPORT

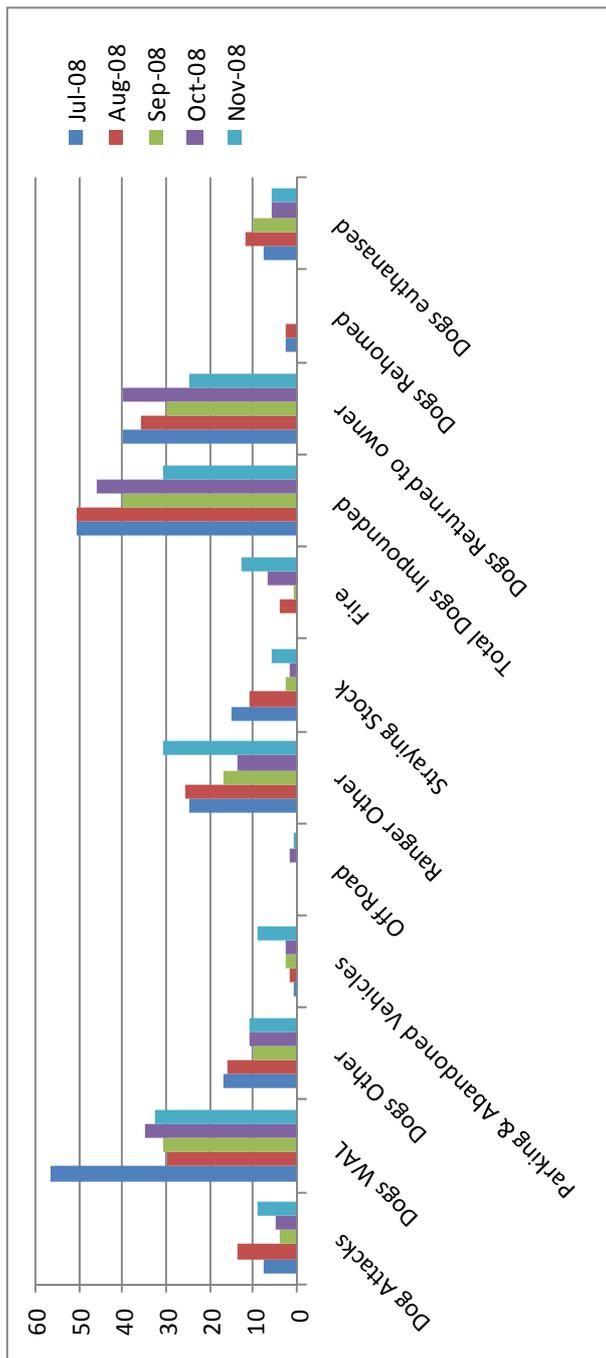
To : His Worship the Mayor and Councillors
From : Administration Officer – Ranger
Subject : Ranger Activity – July 2008 to November 2008
Date : 1 December 2008

1. The attached graphs shows the Customer Service Requests and Infringements issued during the months of July 2008 to November 2008.
2. Within this period there was a total of 487 jobs attended to and a total of 219 dog impounded, with 171 of them returned to their owners.
3. Also within this period there was a total of 204 infringements issued.

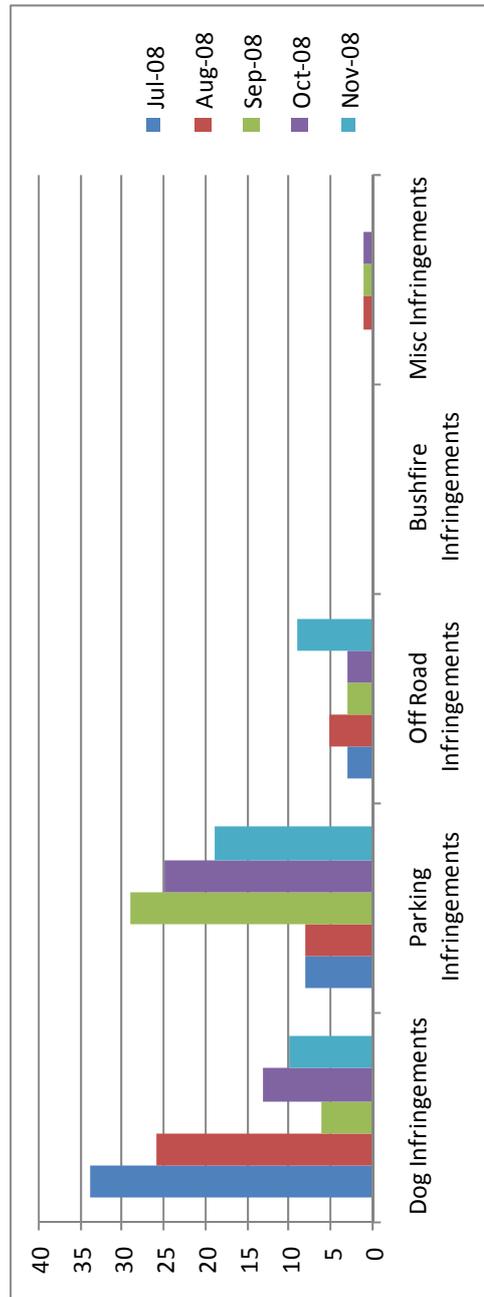


Sarah Abbott
Administration Officer - Rangers

Customer Service Requests 2008



Enforcements 2008





Country High School Hostels Authority
Government of Western Australia



Mr Milton Evans JP
Mayor
City of Albany
PO Box 484
ALBANY WA 6330

City of Albany Recr rds
Doc No: ICR8068694
File: REL122
Date: 30 OCT 2008
Officer: MAYOR1 EACED
Attach:

Dear Mr Evans,

Re: PRESENTATION NIGHT – ALBANY RESIDENTIAL COLLEGE – 24TH
OCTOBER 2008

Thank you for the City's continued support for our recent Presentation/Graduation Awards Afternoon held on the 24th October 2008. We trust you enjoyed the afternoon and the meeting of the students, parents and staff involved in the College.

Our further thanks, for once again donating prizes, and recognising the contributions to the Head Boy Steven Bertola and Head Girl Chantal Tink. Chantal and Steven are very proud recipients of the 2008 Mayoral Award.

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

Yours faithfully,


MIKE SCHUTS
College Manager

28th October 2008



Friends of UWA Albany

Friends of UWA Albany
PO Box 5771, Albany WA 6332
Phone: 9842 0810
Email: Albany.Centre@uwa.edu.au
Website: www.albany.uwa.edu.au

17 October 2008



City of Albany Records
Doc No: ICR8068022
File: REL122

Date: 21 OCT 2008
Officer: MAYOR1

Attach:

City of Albany
His Worship the Mayor & City Councillors
PO Box 484
ALBANY WA 6330

Dear Milton

On behalf of the Friends of UWA in Albany, I would like to thank the City of Albany for their generous sponsorship of the 2008 Amity Lecture. The lecture at the Town Hall attracted over 200 people who heard Cdre. Bob Trotter re-count his work with the Finding the Sydney Foundation. It was an inspiring story.

We really appreciated your help in bringing such an outstanding Australian to Albany. We should also like to acknowledge the assistance given by council staff, both at the City Council Offices and the Town Hall Theatre.

With kindest regards

Meg Hannington
Chair



THE UNIVERSITY OF
WESTERN AUSTRALIA

Achieving International Excellence

