

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

**ORDINARY
COUNCIL MEETING**

Tuesday 16th October 2007

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN
16 October 2007

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 Development Application - Private Recreation (Junior Motorcycle Rider Training) - 290 Piggot Martin Road, Lowlands
[Agenda Item 11.1.1 refers] [Pages 6-42] 37 pages
- 1.1.2 Development Application - Biomass Fuel Pellet Plant - Lot 4 Down Road, Drome
[Agenda Item 11.1.2 refers] [Pages 43-124] 82 pages
- 1.1.3 Local Law – Amendment to Signs Local Law 2006
[Agenda Item 11.2.1 refers] [Pages 125-138] 14 pages
- 1.1.4 Policy Amendment – Central Albany Urban Design Policy
[Agenda Item 11.3.1 refers] [Pages 139-143] 5 pages
- 1.1.5 Adoption of Draft Policy (Final) - Residential Design Code Policy
[Agenda Item 11.3.2 refers] [Pages 144-169] 26 pages
- 1.1.6 Review of Outbuildings Policy
[Agenda Item 11.3.3 refers] [Pages 170-174] 5 pages
- 1.1.7 Sea Containers / Relocatable Storage Units Policy
[Agenda Item 11.3.4 refers] [Pages 175-178] 4 pages
- 1.1.8 Scheme Amendment Request - Lot 1 (7) Young Street, Centennial Park
[Agenda Item 11.3.5 refers] [Pages 179-183] 5 pages
- 1.1.9 Scheme Amendment Request - 7 Lancaster Road, McKail
[Agenda Item 11.3.6 refers] [Pages 184-201] 18 pages
- 1.1.10 Initiate Scheme Amendment - Lot 2 Albany Highway, Drome
[Agenda Item 11.3.7 refers] [Pages 202-240] 39 pages
- 1.1.11 City of Albany Local Emergency Management Committee
[Agenda Item 11.5.1 refers] [Pages 241-252] 12 pages

1.2 Corporate & Community Services

- 1.2.1 List of Accounts for Payment
[Agenda Item 12.1.1 refers] [Pages 254-281] 28 pages
- 1.2.2 2007/2008 Budget Review
[Agenda Item 12.1.2 refers] [Pages 282-286] 5 pages
- 1.2.3 Albany Arts Advisory Committee meeting minutes – 12th September 2007
[Agenda Item 12.8.1 refers] [Pages 287-293] 7 pages

- 1.2.4 Albany Town Hall Theatre Advisory Committee meeting minutes – 12th September 2007
[Agenda Item 12.8.2 refers] [Pages 294-302] 9 pages

1.3 General Management Services Section

- 1.3.1 Draft Report prepared by Pracsys and Landvision
[Agenda Item 14.3.2 refers] [Pages 304-349] 46 pages

2.0 MINUTES OF OTHER COMMITTEES

Nil

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

- 3.1.1 Building Activity Report - September 2007
[Pages 351-361] 10 pages
- 3.1.2 Planning Scheme Consents - September 2007
[Pages 362-365] 4 pages

3.2 Corporate & Community Services

Nil

3.3 Works & Services

Nil

3.4 General Management Services

- 3.4.1 Incoming correspondence to City of Albany

Nil

- 3.4.2 Common Seal

NCSR073490 Partial Extinguishment of Drainage Easement Lot 2
Stead Road, Centennial Park
City of Albany and Goldyield Investments Pty Ltd
Delegated Authority

NCSR073491 Deed of Easement Access Easement over Lot 1517
Princess Royal Drive, Albany
City of Albany and Minister for Lands (DPI)
Delegated Authority

NCSR073492 Restrictive Covenant Restrict access onto Hillman
Street, Spencer Park
City of Albany and Mark Anderson & Pauline Margaret
Anderson
Delegated Authority

- NCSR073493 Deed of Agreement Access to City Property at Lot 2 Lower King Road, Lange City of Albany and Triumphant Nominees (the Developer) and Stephen Robert Bushell and Dalton Leslie Gooding and Terrance Charles Taylor (the Guarantors)
OCM 20-Feb-07 12.7.3
- NCSR073515 Deed of Agreement Providing temporary access to Lower King Road, Lange City of Albany, Lowe Pty Ltd and WA Housing Authority OCM Delegated Authority
- NCSR073516 Restrictive Covenant Sewerage and drainage easements City of Albany, Lowe Pty Ltd and WA Housing Authority Delegated Authority
- NCSR073517 Extension of Lease Lot 7 on Reserve 878 - Recreation, Camping, Holiday Accommodation and Accommodation associated with the Fishing Industry City of Albany and Trevor Wheatcroft Delegated Authority
- NCSR073534 Deed of Restrictive Covenant Ancillary Accommodation 3 Yokanup Road, Bayonet Head City of Albany and J. Cox Delegated Authority
- NCSR073535 TPS No.3 Amdt No. 255: resigning of documents (modified by WAPC) Rezoning Lot 126 Lowanna Drive from Rural to Special Rural City of Albany Delegated Authority
- NCSR073562 TPS No.3 Amdt No.259: Final Approval Amendment of Subdivision Guide Plan and Special Provisions guiding development within Conservation Zone No.1 City of Albany OCM 18/09/07 11.3.5

4.0 STAFF MEMBERS

4.1 Disclosure To Engage in Private Works

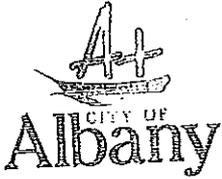
Nil

4.2 Staff Movements

Appointments	Resignation
Kaye Hamilton – Administration Officer Development Services	Robert Hensel, Strategic Planner (End of Contract)
Guy Martin – Community Service Officer, Seniors	
Nicole Bylund – Records Officer	

Agenda Item Attachments

DEVELOPMENT SERVICES SECTION



Postal Ad Doc No: [Agenda Item 11.1.1 refers]
 File: [Bulletin Item 1.1.1]
 Date: 27 JUN 2007
 Officer: PLAN10

Attach:
APPLICATION FOR GRANT OF PLANNING S

PLEASE NOTE THAT PAYMENT MUST BE MADE BEFORE PROCESSING THIS APPLICATION

LANDOWNER	Name: <u>PHILIP MORGAN</u> PPM 62772
	Address: <u>793 Rowley Road, Forrestdale</u>
APPLICANT (if different from landowner)	Telephone: Work _____ Home <u>93 970 970</u> Mobile <u>042 88 77 071</u>
	Email: <u>philmorgan@wn.com.au</u> Fax: _____
	Signature: _____ Date: <u>22.6.07</u>
	(NOTE: APPLICATION MUST BE SIGNED BY LANDOWNER)
DESCRIPTION OF LAND AND NATURE OF PROPOSAL	Name of Contact Person regarding this application: <u>Philip Morgan</u>
	Address: <u>As Above</u>
	Telephone: Work _____ Home _____ Mobile _____
	Email: _____ Fax: _____
OFFICE USE	House No: <u>290</u> Lot No: <u>25</u> Location No: _____
	Street: <u>Piggot Martin</u> Locality/Suburb: <u>Lowlands</u>
	Type of Development/Use Proposed: <u>Seasonal (school holidays)</u>
	<u>motorcycle Rider Training</u>
	<u>(see attached statement)</u>
	Estimated Date of Completion: _____ Estimated Development Cost: \$ _____
THREE COPIES OF BUILDING PLANS AND SITE PLAN OF PROPOSAL MUST BE SUBMITTED WITH THIS FORM	
TPS No: <u>3</u> Zone: <u>Rural</u> Other: <u>NO</u>	
Use Type: <u>Use Not Listed</u> Junior _____	
Description: <u>Private Recreation (Motorcycle Rider Training)</u>	
Assessment No: <u>A70491</u> Building Licence No: <u>NO</u>	
Application No: <u>P275203</u>	RECEPTION RECEIVAL STAMP
Receipt No: <u>243196</u>	
Amount: <u>\$100 -</u>	
Signature: <u>DS</u>	
Date: <u>27 JUN 2007</u>	

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STATEMENT

It is my intention to operate a motorcycle rider training school, essentially for children aged up to 14 years (and perhaps some of their parents), on my property at 290 Piggot Martin Road, Lowlands.

I conducted a similar business in the Williams Shire from 1993 to 2003 and currently operate in the City of Armadale in Perth and have done so for the last 4 years.

In fourteen years of operation, I have never received an objection or complaint from any neighbour or other person.

My intention is to operate 7 days per week during the school holidays (and perhaps some weekends), dependent on demand.

Hours of operation will depend on demand, but will certainly not be before 8am or after 7.30pm (summer only). There will be no operation at night.

The motorcycles and ATV's used will all be low powered and quiet, no noisier than any normal farm bike or 4 wheel farm ATV, as used by any farmer in the area and state wide.

No high performance or motocross machines will be used, as these are totally unsuitable for what I do – ie. introduce kids to motorbikes and teach them basic operational skills and how to ride safely. Nearly all my customers will be beginners and learners riding under strict supervision. There will be no racing or competition of any sort between riders.

I am the only person in WA who is prepared to teach young trail bike and ATV riders and satisfy the demand from responsible parents for such a service.

Many youngsters receive a motorcycle or ATV for a birthday or Christmas gift, especially with so many inexpensive Chinese machines now available in the market place. More and more children are riding these machines. Unfortunately, most of these children receive little or no training and in nearly all cases, inadequate or incomplete training in my opinion. As a result, many experience unnecessary accidents and sometimes injury.

I set out to rectify this and at the same time ensure that education is fun.

My thousands of satisfied customers over 14 years of operation testify to my success in this pursuit.

The aim of the business is to teach any local youngster, male or female (and their parents too if they wish) and any youngsters visiting the area when on vacation.

I am sure that my unique business will prove to be an interesting and valuable addition to the area's list of attractions, appreciated by local kids and their parents and visiting youngsters and their parents as well.

If you would like any further information, please contact me - PHIL MORGAN.
Phone: 042 8877 071 or email me: philmorg@wn.com.au

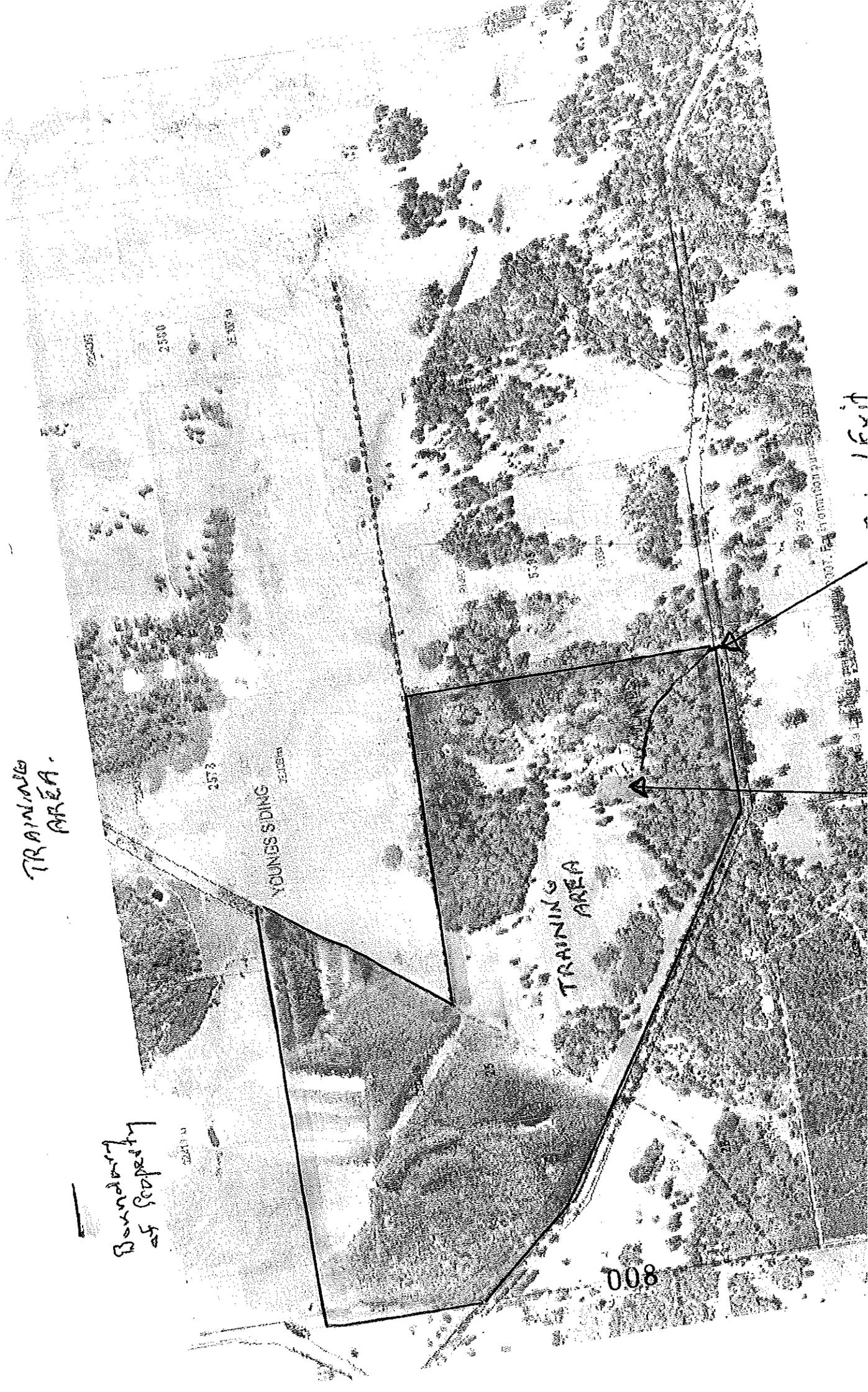
TRAINING AREA.

Boundary of Property

YOUNG'S SIDING

TRAINING AREA

008



ALBANY MOTORCYCLES

70 Chesterpass Road, Albany WA 6330

Ph: 08 9841 6013 Fax: 08 9841 1294

ABN: 57 932 212 601 DL: 18302

Email japbikes@iinet.net.au

City of Albany
Planning Department
PO Box 484
ALBANY WA 6330

Re: Proposal to establish a Junior Motorcycle Riding Training Business at 290 Piggott Martin Road.

I am writing in support of the proposal to establish this business in Albany.

Whilst I realise that some people perceive motorcycles in a negative way, I believe the concept of providing a training venue for junior children can only be of benefit to our community.

The proponent has already been operating for the last 15 years at Quindanning, with full approval of Williams Shire, this proven and successful Business.

Any form of rider training especially at an earlier age must be commended as it teaches good motor skills which are essential for later road vehicle driving practices. My understanding is that all bodies Australia wide are working towards reducing road trauma, driver training is an essential part of this learning curve and as such should be promoted and encouraged 100%.

We all know of the Postie Bikes that do such a good job, well the proposed motorcycles to be used are of a similar and in most cases of a lesser engine size and meet the required legislation for exhaust emissions and noise, I should know as I have been in the motorcycling industry for the last 32 years.

Please consider therefore that this is to be a controlled training facility and at no cost to the City of Albany Ratepayers! Surely this is deserved of full support as an essential learning youth facility.



Gary Dibble
30 August 2007

009



Claudia & Björn Form
233 Piggot Martin Rd
Youngs Siding, WA 6330
Tel & fax (08) 9845 2359
Email: form@bordnet.com.au

City of Albany Records
Doc No: ICR7037044
File: A70491
Date: 29 AUG 2007
Officer: PLAN10

Attach:

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

Youngs Siding, 28 August 2007

***Proposed Private Recreation – Junior Motorcycle Rider Training
P275203 – 290 Piggot Martin Road, Lowlands***

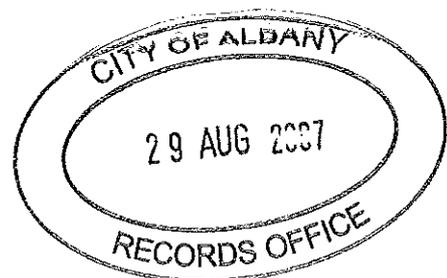
Dear Sir,

We would like to state herewith our firm opposition to the above proposal. We are currently establishing a tourism accommodation activity on our property (2 chalets under construction). It is well known that the noise produced by motorbikes in such a business is enormous. It would therefore significantly hurt our foreseen business aiming at providing calm and relaxation for our guests.

We sincerely hope that you therefore would not authorise the creation of this training centre in our neighbourhood.

With our best regards

Björn & Claudia Form





Doc No: City of Albany Records
ICR7037128
File: A70491
Date: 29 AUG 2007
Officer: PLAN10
Attach:

LJ & VF Nissen
37 Pikadon Rd
KRONKUP WA 6330

29th August 2007

Dear Sir

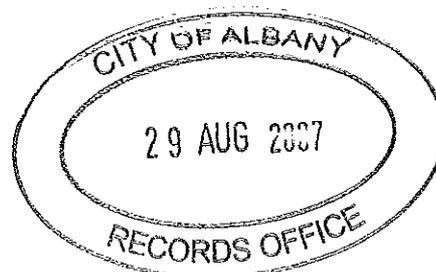
RE PROPOSED MOTORCYCLE TRAINING PARK FOR JUNIORS

I would like to express support for the proposal for the creation of a Motorcycle Training Park for children at the location Piggot Martin Road, LOWLANDS.

No doubt you will receive some negative submissions regarding the proposal, but I would like to suggest that it may be an ideal facility for training young people how to conduct themselves in a safe, responsible manner around motorcycles, and how to avoid accidents. As we are all aware, there are frequent accidents involving two and four wheel motorbikes, many due to inexperience, and I am sure that the community in general would be served well by such an operation.

Yours faithfully

Laurie & Valerie Nissen





City of Albany Records
Doc No: ICR7037129
File: A70491
Date: 30 AUG 2007
Officer: PLAN10
Attach:

28 August 2007

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

Dear Mr Hammond

Please accept our OBJECTION to application P275203 re Junior Motorcycle Rider Training.

Our reasons for this objection are as follows:

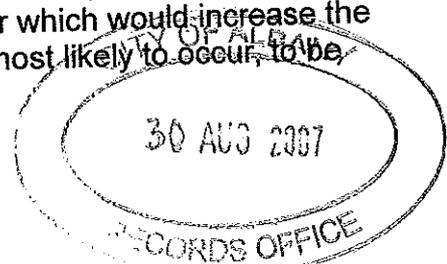
1) The proposed location for the motorcycle training is zoned rural - it is not zoned for recreation. One of the major reasons for people purchasing land in this area is because it is a rural area and hence is quiet - people have to outlay large sums of money to purchase land in this area and it is unfair on the people who have done that to then allow a business such as this, with it's inherent noise, into the same area. *There are already areas within the City of Albany that are zoned for recreation - surely one of those could be used.*

2) The proponent's statement says the motorbikes and ATVs will be quiet. Unfortunately though, all such vehicles create considerable noise - especially en masse, and due to the contours of the land surrounding the proposed training area, the noise will travel several kilometres in some directions - specifically to the north and west.

3) The proposed hours of operation are horrendous: 7 days per week during school holidays and on weekends!! This is when residents are home more than normal and trying to enjoy their homes and properties. The constant noise would be unbearable.

4) Presumably the Christmas School holidays would be the proponent's busiest period, however, that is also peak bush fire time of year. As any vehicle can, the motorbikes and ATVs could easily spark a fire - about 20 years ago, the house on the proposed property burnt down - fires are unfortunately not uncommon in summer. Also, the bush fire brigade at Youngs Siding is manned by volunteers. It would be completely unreasonable to knowingly allow an activity to occur which would increase the probability of fires at a time of year when they are most likely to occur to be

012



responded to by volunteers. These volunteers need to be allowed to also enjoy the Christmas school holidays without such call-outs.

5) There are obviously many animals in close proximity to the proposed training area: numerous horses, cattle, and sheep. These animals can scare easily and cause serious injury (to themselves and other animals and people) when startled. Does the proponent have insurance to cover such eventualities?

6) The proponent states that he has previous and current businesses in the same genre - has the City of Albany verified this? Has the COA also verified that no complaints have ever been received? The proponent also states that his 'thousands of satisfied customers' testify to his success - does the COA have any such testifications?

7) Is the proponent licensed to provide such training? If not and he is allowed to go ahead with this business, the COA could be held liable for any injury which occurs to any customer of his.

In summary, this sort of business is inappropriate in such a rural area - there are more appropriate areas available - already zoned for recreation. And for the reasons listed above, it would be unreasonable to inflict this business on local residents.

Although we understand, as per the notice in the *Albany Advertiser*, that this letter may be included in a report, please withhold our names for our privacy reasons.

489 Thompson Road
Lowlands
WA 6330

27 August 2007

The Chief Executive Officer
City of Albany
P O Box 484
ALBANY WA 6330

**Proposed Off-Road Motorcycle Rider Training School at
290 Piggot Martin Road, LOWLANDS WA 6330**

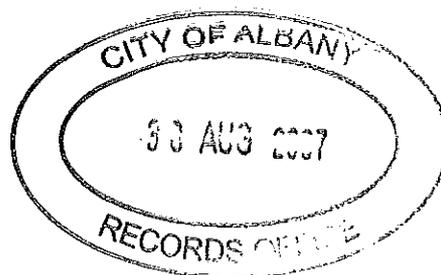
1. Piggot Martin Road is not suitable for any extra traffic: It will incur further expense to the city to maintain.
2. The **noise**, water and soil pollution for the whole Wilson Inlet area will increase dramatically.
3. Has the applicant got ^{Formal Qualifications.} ~~special applications~~ for the project? The local population do not need motor bike training as they get it on farm for rural /farming activities. This is not a service offered for the benefit of *our* community.
4. Have they got First Aid Certificates?
5. Have they got plans for a First Aid Post?
6. Have they got plans for suitable Medical Transport?
7. Have they got provisions for an Ambulance Officer? -- As it is 40kms to Albany or 20kms to Denmark in an emergency.
8. Ultimately, how much will it cost the ratepayers? OR could money be better spent on upgrading the roads and footpaths in the Youngs Siding area?
9. What fire contingencies are there? This proposed motor cycle track borders neighbouring farms and a blue gum plantation.

We say NO to the "Proposed Off-Road Motor Cycle Rider Training School" Planning Consent at 290 Piggot Martin Road, Lowlands

Don and Lois Meeres

DK Meeres

L.E. Meeres





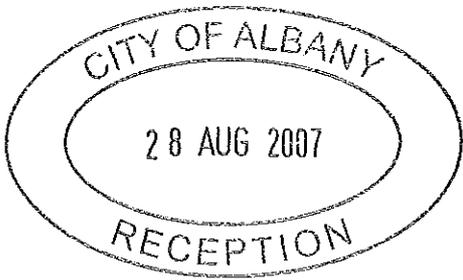
Thompson Rd.,
Lowlands W.A. 6330
20th August 2007

City of Albany Records
Doc No: ICR7036963
File: A70491
Date: 28 AUG 2007
Officer: PLAN10

Regarding the proposal of Phil Morgan's to set up a motorbike training school at 290 Piggot Martin Rd., I wish to register my complete opposition. I suffer a serious illness and would find the added noise intolerable. I purchased my property 14 years ago because of the peace and tranquility and wildlife. If I had wanted to listen to motorbikes all day I would have bought elsewhere. I love our coasthills and don't want to see them ruined by a lot of city kids on expensive toys. Our local kids have been brought up to respect other people's peace and to care for animals and the environment so we don't have problems with them. I do not believe for a moment that clients of this proposed business will not want to hit the coast hills with their new found skills. The property he proposes to establish this business on has breeding populations of red tail and white tail cockatoos and a lot of other wildlife that are unlikely to stay with all that noise.

Yours Faithfully

Robin Bullock *Robin Bullock*



Planning



City of Albany Records
Doc No: ICR7037009
File: A70491
Date: 28 AUG 2007
Officer: PLAN10
Attach:

Thompson Rd
Lowlands W.A. 6330
22 August 2007

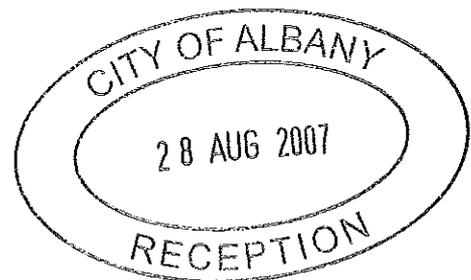
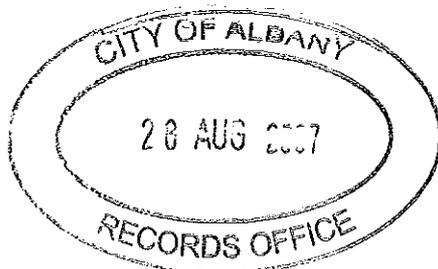
Dear Sir,

I am opposed to the proposal of Phil Morgan to establish a motor bike and atv training track at 290 Piggot Martin Rd Lowlands.

It will be far too noisy, we like our peace and quiet here which is why we live here. The local kids that want to ride bikes have all been taught. We don't need it. The kids will want to ride in the coast hills and will wreck them and frighten the birds and animals. Piggot Martin road is rough at the best of times and will only get worse with more traffic. A business like that will drop property values. People buy in this area because they want peace and quiet.

Yours Faithfully

Laurie Mitchell



016



City of Albany Records
 Doc No: ICR7037011
 File: A70491
 Date: 28 AUG 2007
 Officer: PLAN10

19 Ryan Rd
 Youngs Siding W.A. 6330
 18th August 2007

Attach:

Dear Sir,

I wish to state my objection to the proposal of Phil Morgan to operate a motorcycle/atv rider training school at 290 Piggot Martin Rd Lowlands.

The Lowlands area is essentially a lifestyle community where peace and tranquility are highly valued. The noise from a business such as that proposed will shatter that.

I breed cattle and have experienced losses as a direct result of extended motorbike noise nearby. I also care for a terminally ill person who is very anxious at the prospect of losing his peace and quiet to continued motorbike noise.

Our community works hard to protect local flora and fauna particularly the coasthill areas. We have many tourists walking the Bibbulmun Track. Given that the council has admitted its inability to control 4WD access and resultant degradation to the dune system, inviting motorcyclists and atvs to the area is just begging for trouble. Any road heading towards the coasthills will face increased traffic and private properties will inevitably be intruded on as people try to gain access to the coasthills. As Phil Morgan seems to be aiming at a junior market one can only assume we will see a marked increase in the numbers of unlicenced riders and bikes on the roads. I do not want to see increased numbers of motorbikes in the coast hills and I feel this would be inevitable if this proposal succeeds.

The property concerned has the distinction of supporting nesting populations of both red tailed and white tailed cockatoos, considered endangered. There are also a number of southern brown bandicoots, honey and ringtail possums, and a number of different species of bats and owls. There are many long necked tortoises resident that lay eggs in the softer sand which would be attractive to motorcyclists. One thing that is sure about continued motorbike noise is that, at the least, it disrupts wildlife and does not allow normal breeding patterns. The former owner made a point of revegetating the property in a way that encouraged wildlife and made allowance for profit.

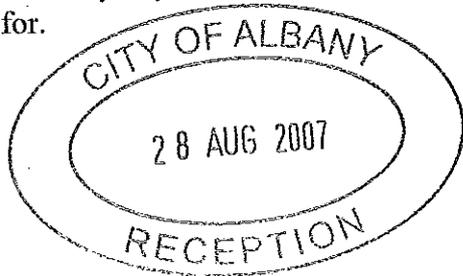
It is my understanding that Phil Morgan has been offered the use of community land more suited to his purposes but has declined that offer.

I have attempted to acquire information about Phil Morgan's motorcycle schools but neither the Williams Council nor the Armadale council has approved these ventures.

There are a number of qualified instructors in the Albany, Denmark, Walpole, Mt Barker areas and I question the need for Phil Morgan's proposal. Locally it seems completely unwarranted. I have successfully taught my own children, as have all the locals I have spoken to. If the aim is to bring people from Albany city then again I feel that is unwarranted as these children are already catered for.



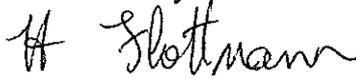
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Piggot Martin Rd is a gravel road not designed for any more traffic than is currently utilizing it. The entry is partly concealed and as such presents a hazard should large numbers of vehicles, particularly with trailers, utilise it.

I am particularly concerned that property values will drop significantly should this proposal be approved. The Lowlands area appeals to people seeking a peaceful environmentally friendly lifestyle and as such is highly valued. With a noisy intrusive business such as is proposed by Phil Morgan, property values will be markedly lowered.

Yours Sincerely

A handwritten signature in cursive script, appearing to read 'H. Flottmann'.

Ms H. Flottmann



Doc No: City of Albany Records
ICR7037013
File: A70491

Date: 29 AUG 2007
Officer: PLAN10

Attach:

**Records
Coversheet**



A70491 27.8.2
Plan 10 Mark Parré
187 Piggot Martin rd.
Lowlands B33e

Dear Sir,

As a resident of Piggot Martin road and owner of several properties in Youngs Siding (Lowlands) I am writing to voice my concern over the proposed motorcycle rider training school at 290 Piggot Martin road.

We live in a quiet rural area and would like to keep it so. While farm activities may generate significant noise at times, it is seasonal and of limited duration. Usually machine noise means that necessary work in agriculture or horticulture is being undertaken and everyone understands and accepts this. However the proposed school goes beyond the normal inconvenience of seasonal work in that it involves an alternative use to the property that could create a significant impact on our community, without the benefit of commodity production.

Many other alternative uses to land in our area would be of much less impact, an example would be chalet or farmstay accommodation, yet if the proposed school is allowed then such developments on adjacent properties would be out of the question. No one would want to holiday where they can listen to motor bikes from 8am to 7.30pm seven days a

week during school holidays.

Piggot Martin road is typical of many of our rural unsealed roads, narrow, winding, pot holed in winter and corrugated in summer. The stretch of road adjacent 290 Piggot Martin road is particularly treacherous, with a recent head on collision despite the 'winding road' signs. We don't need an increase in traffic on this section of road.

There are areas in our local district which are more suitable for this kind of activity, such as the existing site near the Barnholm Hall at Barnholm. I understand this site was suggested to the proponent but that he rejected it.

In conclusion I would like to emphasise that my objection to this proposal is based on its impact on the surrounding community. While the proponent has a right to pursue a means of making a living off of his property he does not have the right to limit or negate the rights of others to do the same. To allow this motor bike school to go ahead would severely impact upon the life style and future development of the surrounding area

Sincerely yours

mark Parne



City of Albany Records

ICR7036939

A70491

Doc No:

File:

Date:

Officer:

28 AUG 2007

PLAN10



Attach:

YOUNGS BUSHFIRE BRIGADE

c/- 157 Lake Sadie North Road

YOUNGS SIDING WA 6330

Ph 9845 2213

Email qicon@bigpond.com

Chief Executive Officer

City of Albany

PO Box 484

ALBANY WA 6331

16th of October 2006

Re: Planning Application P275203 - Private Recreation Junior Motor Cycling Riding School at 290 Piggot Martin Rd.

This application was discussed at the brigade meeting held on the 7th of August and a number of views expressed. This letter deals with the fire risk to our community. It was unanimously agreed that this activity will pose an even more significant fire risk than the last application as the property in question has a blue gum timber plantation and the slash on the ground from the first harvest will pose a significant fire risk.

For this reason we believe a comprehensive fire management plan would be required incorporating the cleaning up of the slash and the need for a mobile fighting unit (eg fast attack or ute with fire unit) to be available on site at any time the school is operating with a competent person available to operate in the event of a fire.

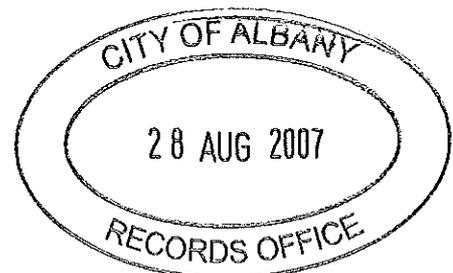
Please contact myself or Kevin Martin if you require any further information.

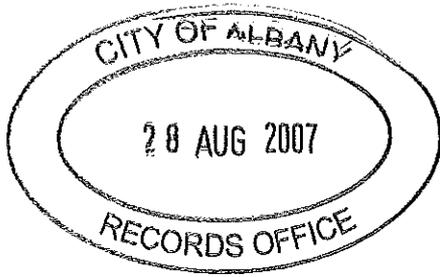
Yours faithfully

Stephen Grimmer

Secretary

Youngs Bushfire Brigade





121 Lake Saide Rd.
Youngs Siding
WA. 6330.
24. 08. 07



City of Albany Records
Doc No: ICR7036938
File: A70491
Date: 28 AUG 2007
Officer: PLAN10
Attach:

Mr Ian Humphrey
Planning Officer
City of Albany.

Ref. Planning Consent Piggott Martin Road.

I wish to register my strongest objection to the proposed motor cycle school at the above address, on the following points:

- For over twenty (20) years this has been a lifestyle property fostering native flora and fauna.
- The same property is adjacent to 121 Lake Saide Rd and the noise element in this rural area for, on occasions, seven (7) days a week is not acceptable.
- Local families own horses and youth and adult riding activities play a large part in their leisure activities.
- The Noise regulations would restrict the hours of business.

Finally Albany itself must have its own school of training rather than 30+ km travel to a rural area.

Sincerely,

ANNE G. PETERSON (SAR)

24 08 07

023

J & K Pamplin (Doust)
6 Hevron Street
North Fremantle WA 6159



3 August 2007

Chief Executive Officer
P O Box 484
Albany WA 6331

City of Albany Records
Doc No: ICR7036937
File: A70491
Date: 28 AUG 2007
Officer: PLAN10

Dear Sir/Madam

**Re: Application for Junior Motorcycle Rider Training – 290 Piggot
Martin Rd, Lowlands. Ref No A70491/PA20969/P275203**

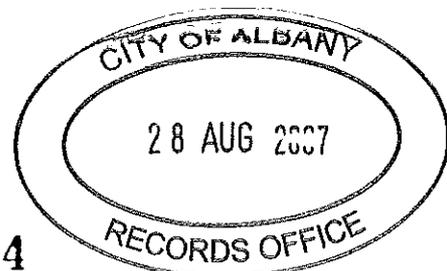
Thank you for information posted to us regarding the above application. We have a few points we would like to raise when council considers the proposal

- The hours of business should take into account the nearby landowners' who will have to listen to the constant motorbike noise (even small off road bike are noisy). The sound will carry directly onto our property as the proposed training area is located on the hill above our boundary.
- Consent should be tied in to restricted hours for the above reason, say one day a month.
- Current applicant may have the best intentions regarding application but will this be honoured if there is a change of ownership?
- Can council enforce high level of responsibility and accountability to ensure rules are adhered to?
- How will 'junior' motorcycle training only be policed? Is there age restriction?

While we don't want to appear totally anti-motorcycle our reason for buying this property in this location is for the peace and quite.

Kind regards

John and Katrina



024



City of Albany Records
Doc No: ICR7036829
File: A70491
Date: 27 AUG 2007
Officer: PLAN10
Attach:

11A Norman Place
SPENCER PARK
Ph 98 449245

27 August 2007

Mr Robert Fenn,
Director of Development Services
City of Albany
ALBANY 6330

Dear Mr Fenn

Re: Proposed Motor Cycle Training - 270 Martin\Piggot Road

I own a small property in Thompson Road, Youngs Siding and the above proposal has been drawn to my attention by several people in the neighbourhood.

I believe that Mr Morgan has already run a similar type of establishment on church property in Armadale, also tried to establish another in Williams and on both occasions the relevant governing bodies did not give approval; also that he lacked appropriate insurance.

If there is any foundation in these rumours it brings to my mind the following concerns:

Property values: Youngs Siding is a rural village with a majority of 'life style' residents on small properties incapable of producing a viable rural income but very attractive to people looking for a 'get-away' type of property, therefore the sale value would be considerably diminished by disrupting the 'peace and quiet' atmosphere.

Noise and life style: Presumably the motor bikes would be in use 7am -7pm so their noise would be disruptive throughout the day to residents within a 5km radius.

Safety: Would there be a minimum age for learners? I understand that a bitumen surface is required as part of gaining riding skills. Also insurance - public risk etc - would be essential.

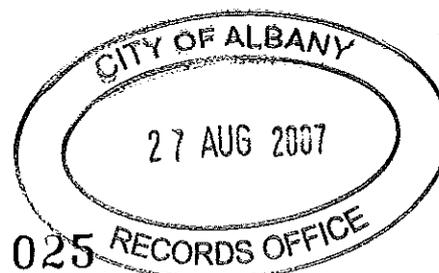
Habitat: South coastal hills get enough damage from 4WD already, surely this could lead to increased pressure on them as well as the flora and fauna there.

Need: Is there a need for this development? There is already an active Motor Cross club with a course within the Council area as well as at least one riding instructor.

I would appreciate information clarifying the points I have raised as the local residents seem to be very concerned.

Yours faithfully

Mavis Flottmann
cc D Wolfe & J Jamieson





Chief Executive Officer
PO Box 484
Albany WA 6331

City of Albany Records
Doc No: ICR7036827
File: A70491
Date: 27 AUG 2007
Officer: PLAN10

24th August 2007



Dear Sir,

Re: Proposed Junior Motorcycle Training Facility at 290 Piggot-Martin road Lowlands.

Our family lives directly opposite this property at 290 Piggot-Martin road Lowlands the entry to this facility is almost directly opposite our gateway.

As a family we are strongly opposed to this proposal for a number of reasons.

The properties surrounding this lot are all used for farming purposes ie: the running of stock-cattle and in our families case racehorses. It is of concern to us that the constant sound of motorbikes could cause undue duress to these animals.

Also of major concern to us is the noise that these motor bikes will generate, our house is on the hill above 290 and sound carries loudly up toward us. We choose to live in this location for the relative peace and tranquillity it possesses.

Can our family be guaranteed that the value of our property will not dramatically decrease because of this proposed venture. After all who wants to live opposite a motorbike facility?

Another major concern is the very increased traffic flow on these unsealed roads. Our family and others ride horses along these roads regularly. We find local residents take heed of this fact, but would tourists busy looking out for a turnoff etc?

In his statement Mr Morgan indicates this is a proposed Junior facility but goes on to add he also has adults as clients. It is his intention to operate during school holidays and maybe some weekends depending on demand, will this then be increased to all weekends and maybe week days depending on demand? There is to be no operation at night but will he install lights?

His motorbikes are apparently all low powered and quiet but how quiet could two, four, six or maybe eight or ten operating at one time all day long be?

Mr Morgan has also indicated that from time to time he has disgruntled clients leaving his facilities in a irresponsible and unsafe manner.

We fail to see how this venture could be an asset to the community as a whole, in fact the impact on the people living in the area is totally detrimental. Should this venture be allowed what would be next?

Ultimately Mr Morgan regardless of his good work is in this business to make a profit at our expense. Listening to motorbikes whining away from 8am to 7.30 at night, having people coming and going in cars all day long seven days a week is hardly an idyllic way of life.

We have no prejudice concerning motorbikes we own two four wheelers ourselves, we don't have the "someone else's backyard" mentality either, but why should one man's business venture be placed ahead of our families and others lifestyles. Surely a facility like this could be situated where it doesn't impact peoples lives.

026

We are confident that the City of Albany will make the right decision in this matter and look forward to your response.

Yours very sincerely

Maxwell and Diane Burke
Samantha Burke
Thomas Burke
David and Jemma Spronk
Alannah Spronk

3390 Lower Denmark Road
Youngs Siding WA 6330



12 August 2007

The Chief Executive Officer
City of Albany
P.O.Box 484
Albany WA 6330

City of Albany Records
Doc No: ICR7036542
File: A70491
Date: 22 AUG 2007
Officer: PLAN10;BS8
Attach:

**Proposed Motorcycle Rider Training School at
290 Piggot Martin Road, LOWLANDS 6330**

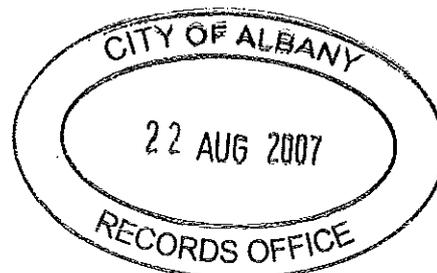
Dear Sir,

I strongly object to this proposal.

I live to the north and within 2 kms of this suggested business. Noise carries very well in this area and as the prevailing afternoon wind is southerly, we would be subjected to any noise from this business.

Thank you for your consideration of my objection.

Brian Cook



15

3390 Lower Denmark Road
Youngs Siding WA 6330



12 August 2007

City of Albany Records
Doc No: ICR7036541
File: A70491
Date: 22 AUG 2007
Officer: PLAN10;BS8
Attach:

The Chief Executive Officer
City of Albany
P.O.Box 484
Albany WA 6330

**Proposed Off-Road Motorcycle Rider Training School at
290 Piggot Martin Road, LOWLANDS 6330**

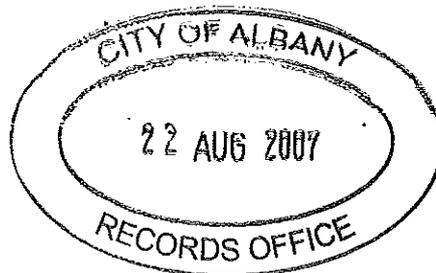
Dear Sir,

We strongly object to this proposal.

We live to the north and within 2 kms of this suggested business. Noise carries very well in this area and as the prevailing afternoon wind is southerly, we would be subjected to any noise from this business.

Thank you for your consideration of our objection.

B.D. and C.J. Cook





16

21st August, 2007

City of Albany Records
Doc No: ICR7036623
File: A70491
Date: 23 AUG 2007
Officer: PLAN10
Attach:

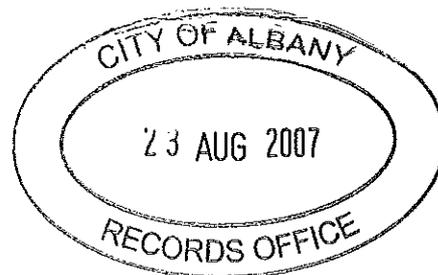
To Whom it may Concern,

I would like to submit my concern at the proposed Junior Motorcycle Rider Training facility on Piggot Martin Road.

My reasons being the increased traffic not only on that road but the surrounding ones on which my daughter rides her horse which she is entitled to do. Her best friend lives across the road from 290 Piggot Martin Road and she often rides her horse there. From where we live on Gilge Road we can easily here vehicles especially motorbikes traveling along Thompson Road so I have no doubt that we will hear the bikes from there.

I really think that such a venture should be placed on the outskirts of Albany as in the Speedway and Go Kart tracks, or in an industrial area perhaps. Not in a location where people have come to live in peace and quiet, that's why we bought here in the first place.

There is a lot of talk in our close knit community about this project and I have not heard anyone speak positively about it. My youngest son does Motocross and we are still against the idea of it being where it is proposed, great idea but definitely not the right location. I also think that the hours are really excessive, imagine sitting out on your back verandah on a lovely summer evening with your family and having the continual hum of motorbikes in the background definitely not what I would call relaxing after a long day at work.



567 Thompson Road
YOUNGS WA 6330

A70491
Plan 10

411 Piggot Martin Road
YOUNGS WA 6330

17



14 August 2007

The Chief Executive Officer
City of Albany
P O Box 484
ALBANY WA 6330

Doc No: City of Albany Records
File: ICR7036374
A70491

Date: 20 AUG 2007
Officer: PLAN10

Attach:

RECORDS OFFICE

**Proposed Off-Road Motorcycle Rider Training School at
290 Piggot Martin Road, LOWLANDS WA 6330**

Dear Sir/Madam,

We strongly object to this proposal.

We moved from a semi urban/rural Hills region in Perth to this area for the peace, tranquillity and farming environment that Youngs/Lowlands offers. Since our arrival we have established an Angus cattle stud, registered with the Angus Society of Australia, on our property. We enjoy the rural peace and tranquillity that the area offers.

It is essential to note that, unless a strong northerly wind is blowing, the sea can be heard CLEARLY from our home which is approximately 5 kilometres from the coast. ALL sounds from surrounding farms can be heard CLEARLY, as ANY sound carries very easily in this area. The vegetation is mixed here and can be viewed on any satellite projection, aerial photograph or, of course, on foot. This proposed off-road motorcycling school would operate within 400 metres of our home and would have a very serious noise impact.

Our property is physically divided by Thompson and Piggot Martin Roads. Our cattle are moved when necessary from paddock to paddock (across these roads) and the increased traffic caused by this proposal would certainly increase the risk of accident or incident, irrespective of any measures that may be taken to prevent them. We also do not care for the increased dust caused by an increase in traffic on the gravel roads.

It appears from the topography that there is surface and subterranean drainage of water from the proposed area that would feed our (and others) stock water supply. From Mr Morgan's STATEMENT, he has "thousands of satisfied customers" and so would find it extremely difficult to prevent accidental spillage of pollutants in the sandy and very well drained soils in this area.

There are, I am sure, other ecological impacts from this kind of business that we are not qualified to comment on. The Wilson Inlet Catchment Committee, Water Corporation and local Fire Brigade should be consulted, if necessary, to identify areas of risk.

Mr Morgan's STATEMENT suggests that "the aim of the business is to teach any local youngster....." Please note that our local youngsters and their parents learn to ride from normal exposure to our rural environment and I would suggest that his business would cater purely for urban families with extra disposable income, no understanding or appreciation of noise/peace, CO2 emissions and global warming. We would prefer that these urban customers share their noise and emissions with like minded people rather than bringing them into our area. We already have to endure an excess of off road enthusiasts who use local gravel roads for weekend "pleasure", and do not wish to encourage any more! No doubt council has a first hand understanding of this through their gravel road maintenance program.

Please also note that Mr Morgan wishes to run a BUSINESS. So that whilst it may be his intention to operate within the stated times, like all businesses they cater for demand. His STATEMENT leaves a window open to accommodate for this (possible increase in) demand. We would appreciate Mr Morgan taking his business to where there IS a demand and find a suitable area where his neighbours do not object. His STATEMENT claims that he has permission and runs this business in the City of Armadale. No doubt the City of Albany will verify this! A good solution for Mr Morgan would be to return to this area where he keeps his thousands of satisfied customers happy and where he does not receive any complaints from his neighbours, or maybe he cannot return there?

I trust that the City of Albany will also take into consideration any other relevant complaints that may be applicable to this application from Mr Morgan's previous application to open this school at 3644 Lower Denmark Road, YOUNGS WA 6330.

Should Phil Morgan wish to conduct a suitable rural or agricultural business on 290 Piggot Martin Road, LOWLANDS WA 6330, we extend a welcoming hand of neighbourly assistance and cooperation.

Very Sincerely



Verity A Holmberg



Peter G Holmberg

Cc. Deputy Mayor, Cr Dennis Wellington
Cr John Jamieson
Cr Des Wolfe

18

Terence Stephens
3430 Lower Denmark Road
Youngs Siding 6330



Chief Executive Officer
PO Box 484
Albany WA 6331

City of Albany Records
Doc No: ICR7036110
File: A70491

Date: 15 AUG 2007
Officer: PLAN10

To whom it may concern,

I am writing to express my strong opposition for the proposed Junior Motorcycle Training for Youngs Siding (290 Piggot Martin Road). I believe it to be an unreasonable activity for the area, for a variety of reasons and therefore am opposed to it going ahead. Below I have outlined some of my reasons for being opposed to such an activity.

The school would attract unnecessary traffic to our area at an already busy time of year.

The movement of any kind of vehicle in a dry paddock in summer poses a fire risk, and is something that should be avoided if at all possible.

This is not an appropriate activity for a rural zoning or for a property with no facilities.

Facilities of this nature exist in Denmark, Albany and Mount Barker, all places close by to many public facilities including medical facilities.

Motorbikes, even small ones produce a great deal of unpleasant noise, that in a quiet area travels and is very disturbing. This is especially true when a great number of bikes are being ridden in an area at the same time, as would be the case with the school.

Property prices may be negatively effected.

After some discussion with locals in the area I am of the opinion that the proposed Motorbike School is unwelcome in our area for a great deal of very valid reasons. Thankyou for your time.

Terence Stephens



City of Albany Records
Doc No: ICR7036109
File: A70491

Date: 15 AUG 2007
Officer: PLAN10

Wendy Stephens
3430 Lower Denmark Rd
Youngs Siding WA 6330

Chief Executive Officer
PO Box 484
Albany WA 6331

(19)

Dear Sir,

I am writing with regard to the proposed Junior Motorcycle Rider Training (290 Piggot Martin Road) which is the subject of an application for Planning Consent. As the co-owner of a nearby property I wish to object for the following reasons.

1. The application is inappropriate for a rural zoning.
2. There are established amenities for this type of activity in Albany, Denmark and Mt. Barker.
3. If this application was successful, it would create a precedent for other similar applications.
4. The increase of traffic on in our area and on minor roads.
5. Noisy activity on a block visable from two roads would create a dangerous distraction for drivers.
6. A large amount of unnecessary vehicular movement in a dry paddock during our driest season could spark a fire.
7. Should an accident occur at the proposed school, it is a long way for an ambulance to come.
8. There is currently no sanitary facilities or shelter, both of which are essential for public venues.
9. The whole neighbourhood would be subjected to unnecessary and unpleasant noise which would significantly affect our enjoyment of the summer months, and would have a negative affect on local farmstay facilities.
10. It has been demonstrated in other areas that property prices decline significantly when this type of activity is established.

Yours Sincerely,

Wendy Stephens.



City of Albany Records
Doc No: ICR7036108
File: A70491

Date: 15 AUG 2007
Officer: PLAN10

Sophie and John Sinclair
3430 Lower Denmark Rd
Youngs Siding WA 6330

20

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

To whom it may concern,

We are taking advantage of the opportunity to put forward our opinion regarding the proposed Junior Motorcycle Rider Training facility, that if successful, would be located at 290 Piggot Martin Road, close to our home. We are strongly opposed to the proposal for many reasons, as we are sure are many who live in the area are, and hope the council will consider all the following drawbacks to the idea, as well as the local opposition.

Firstly, noise is a huge factor with this kind of activity. The revving of a whole group of motorbike engines is not why people choose to live in rural areas, and we believe this alone should be enough reason for the proposal not to go ahead. The summer holidays are also OUR holidays and we, as locals, should enjoy the peace and quiet of our area. Has any information been made available as to how far this kind of noise will travel and on to how many in the area it will be inflicted?

Secondly, we believe that a venue of this kind could have a negative impact of surrounding property prices. Lets face it, most people, particularly possible buyers of a quiet, country property, do not want to live next door or nearby an off road motorbike school. The school, if successful, is to take place during the peak of tourist season and when potential buyers are likely to travel through the area. If in the future it is found that prices have been adversely effected, who is responsible for compensating the owners?

Venues of this kind are available both in Albany and Denmark, so it's not as if people wanting this kind of facility have no where to go. Albany and Denmark are also closer to many public services,

particularly health services. Both have hospitals with doctors close at hand to treat any minor or major accidents. It is well accepted that sports of this nature pose a risk to those who participate, and therefore it makes sense to have venues as close to medical assistance as possible, particularly as the school is to focus on children.

We are also concerned about the bikes being possible fire hazards, as the school has been proposed to take place during our hottest, driest months and the unnecessary use of engines which could produce a spark in a paddock at this time of year poses an unacceptable fire risk. People are going to greater lengths than ever to avoid potential fire hazards at the warmer times of year and rightly so, with fires not so far away having taken devastating tolls in recent years. Any risk is just simply too great.

The property on which this activity would take place is very close to an intersection which we believe could lead to the distraction of drivers. The motorbike school would produce visual and auditory distractions for drivers and possibly make the roads around this facility more dangerous to users and passers by. With the proposed school to take place during peak tourist season, a high number of people already unfamiliar to local roads would be travelling through the area. Extra distraction is extra risk.

The application gives insufficient information regarding facilities at the proposed venue such as public toilets, fire prevention, medical services and extra traffic on minor roads.

Who will stop people using any motorbike tracks that would be set up when the school was not running? If left unattended, riders might take it upon themselves to use the track and without supervision, this could be very dangerous.

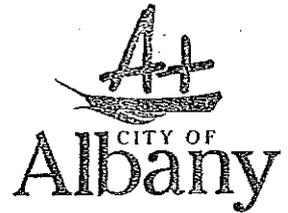
We believe people live in the country to take in a quiet life, without unnecessary noise or traffic around their homes. Most of the people who want to use this facility probably don't even live locally and therefore won't be affected by the drawbacks. This activity is totally inappropriate for a rural zoning and would bring unnecessary noise, traffic and risk to our area as well as set a disturbing precedent. We ask you to consider the local people who live here for the peace and

quiet, and to escape precisely this kind of activity.
Thank you for your time on this matter,

Sophie and John Sinclair

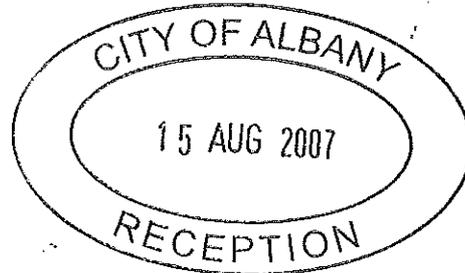
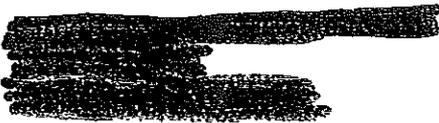
A handwritten signature in black ink, appearing to be 'SS', with a long horizontal stroke extending to the right.A handwritten signature in black ink, appearing to be 'JS', with a long horizontal stroke extending to the right.

Refer Attached



Our Ref : A70491/PA20969/P275203
Cross Ref :
Your Ref :
Enquiries : Ian Humphrey PLANNING OFFICER

31 July 2007



Dear Sir/Madam

NOTICE OF APPLICATION FOR PLANNING CONSENT

Council wishes to advise that it is currently considering an application for Private Recreation (Junior Motorcycle Rider Training) at 290 Piggot Martin Road Lowlands.

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

Should you wish to make a submission on this development proposal, please write to the Chief Executive Officer, PO Box 484, Albany WA 6331, before 30 August 2007.

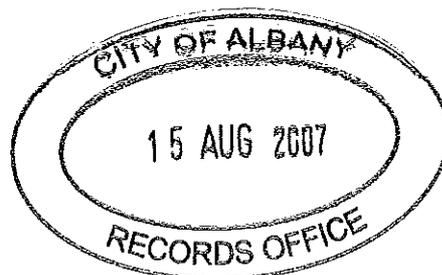
Please note that any comments made may be included in a report to Council on this matter, which will be available to the public. To comply with the requirements of the Freedom of Information Act please advise if you consider any of this information should be withheld.

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

Should you have any queries or wish to discuss this matter, please do not hesitate to contact me on 9841 9223 or via email ianh@albany.wa.gov.au.

Yours faithfully

Ian Humphrey
pp Ian Humphrey
Planning Officer



enc. Copy of Development Proposal

kh:hl

038



City of Albany Records
 Doc No: ICR7035547
 File: A70491
 Date: 08 AUG 2007
 Officer: PLAN10

Attach:

21

Mr S Hughes-Smith
 PO Box 5349
 ALBANY WA 6332
 PH: 0428412180

6 August 2007

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

Dear Sir

REF: A70491/PA20969/P275203
NOTICE OF APPLICATION FOR PLANNING CONSENT
290 PIGGOT-MARTIN ROAD, LOWLANDS

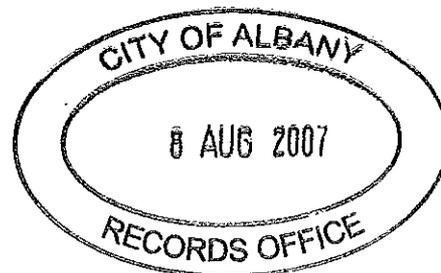
I refer to your letter dated 31 July 2007 in relation to the application for a Junior Motorcycle Rider Training School at 290 Piggot-Martin Road, Lowlands and wish to lodge my strong objection to the proposed application.

I bought my property approximately 8 years ago with the intention of building my dream home for the reason that I wanted to live away from town in a quiet, peaceful rural environment. Obviously a motocross course on the neighbouring property will go a long way to destroying that peace. In my opinion this sort of business is best suited for a 1000 acre property where you would have at least a buffer zone from the noise created from the motorcycles.

I do not believe as Mr Morgan has stated that these "low powered" motorcycles are quiet and will be no noisier than a normal farm bike or 4 wheel farm ATV. A number of the farmers in the area do operate such vehicles but they are not operated over an 11 hour period 7 days a week (between the hours of 8am to 7.30pm as stated in Mr Morgan's statement) but only to check stock, fences etc. When such vehicles are in operation in the area they are audible on my property so therefore 6-8 motorcycles in operation at once (which Mr Morgan stated to me on Sunday, 5 August 2007 was his plan) on the neighbouring property, no more than probably 100 metres away will definitely create a lot of noise. I enclose herewith a copy of your own Public Notice entitled "Noise" which states as follows:

"2 The equipment must not be used for more than-

039



- Two hours per day; or
- One hour per day if it is a musical instrument.

3 *The specified equipment must be used in a reasonable manner and the noise emitted must not unreasonably interfere with the health, welfare, convenience, comfort or amenity of an occupier of premises receiving the noise."*

There are also a number of native birds nesting in our area such as the red tailed black cockatoos which I often sight on my property and this should be taken into consideration as I believe they are an endangered species and their natural nesting areas should not be disturbed.

I also wish noted that Piggot-Martin Road is a narrow gravel road and there have already been a number of accidents on the corner just up from the entrance to the visitor parking area. Cars travel at speed along this road and this could become dangerous for people unfamiliar with the area. Obviously people how live locally are aware of this danger but visitors to the area would not be which may lead to more accidents in the future.

I have informed Mr Morgan of my intention to oppose this application in person when I spoke to him on Sunday, 5 August 2007. Mr Morgan seemed adamant that his motorcycle training school would go ahead regardless of whether people in the area were opposed or not and stated to me *"That before you ring the ranger to complain about the noise can you ring me first"*. If he believes that the motorcycles do not create any noise then why would he make this request.

Please keep me informed of further developments.

Yours faithfully



SIMON HUGHES-SMITH

Encl.



City of Albany Records
 Doc No: ICR7038863
 File: A70491
 Date: 21 SEP 2007
 Officer: PLAN10;MPR
 Attach:

Noel Grover
 C.O. 63 Scotsdale Rd
 Denmark 6373
 98481752.

Dear Sir/Ms,

Firstly I would like to voice my displeasure with the department that handles the responses to applications for development & the public responses to these application.

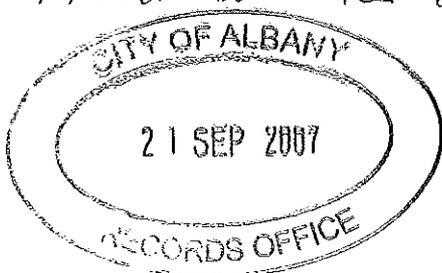
I rang from where I work, asking for more information on the application for a motor bike track at Youngsiding, as the letter & map sent did not show the exact location of the area concerned.

I never received any further information at this address nor did the person living on the property.

As this development is very close to my property which I have since been shown when attending the Shire office for payment of rates, I am very disappointed with the lack of professionalism from the Shire.

I am for the record strongly apposed to the development as is the person living on my property. I hope that this development does not go ahead especially as I received no further information when you were specifically requested to supply it & agreed to, to the above address.

Once again I am severely disappointed in the way that the Shire Office responsible has handled this matter. I hope that the professionalism shown does not extend to other areas of the office.



Yours Sincerely
 041
 Noel Grover.



City of Albany Records
 Doc No: ICR7038861
 File: A70491
 Date: 21 SEP 2007
 Officer: PLAN10
 Attach:

Noel Grover
 C/o 63 Deetsdale Rd
 Denmark. 6333

Dear Sir/Ms,

I am writing to express my views on the proposed motor bike development on Piggot Martin Rd in Young District.

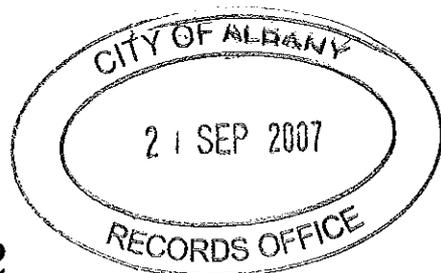
As I had requested further information from this office, I have been out of the country, my agent has not received anything from you.

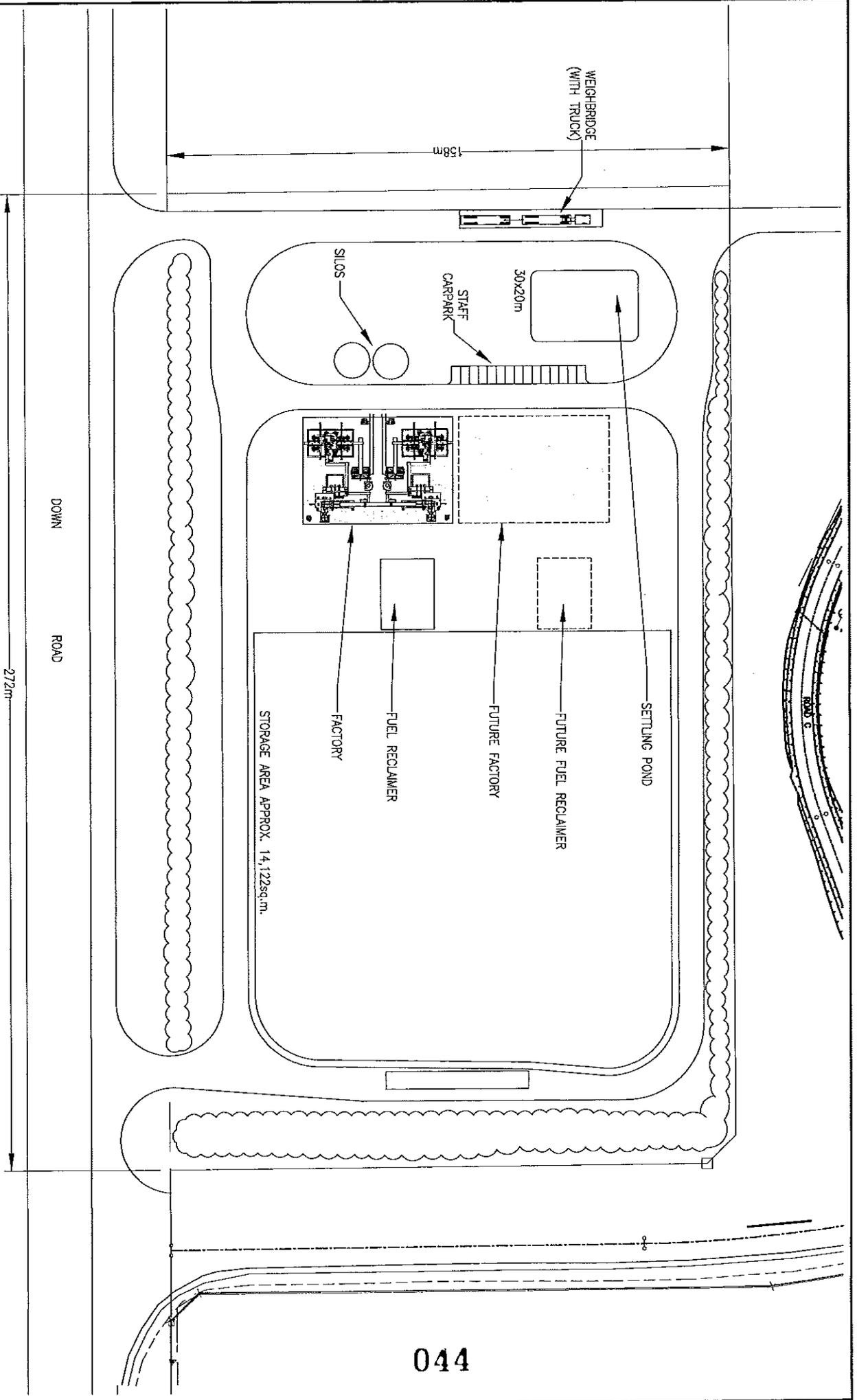
I have since been into the office to pay my rates + asked for clarification. I was told that responses had closed for this proposal, but could write + have it my concern added to the file.

I am very strongly opposed to the development as it appears to join onto my property, end of Lake Sadie + Thompson Rds. I hope that this oversight on your office does not mean that the development will go ahead.

Yours sincerely,

Noel Grover.

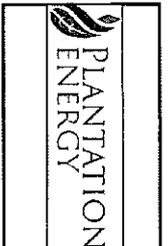




DATE	BY	DESCRIPTION
10/04/07	PLANNING	PRELIMINARY
13/XXX/1	PLANNING	FINAL

APPROVED

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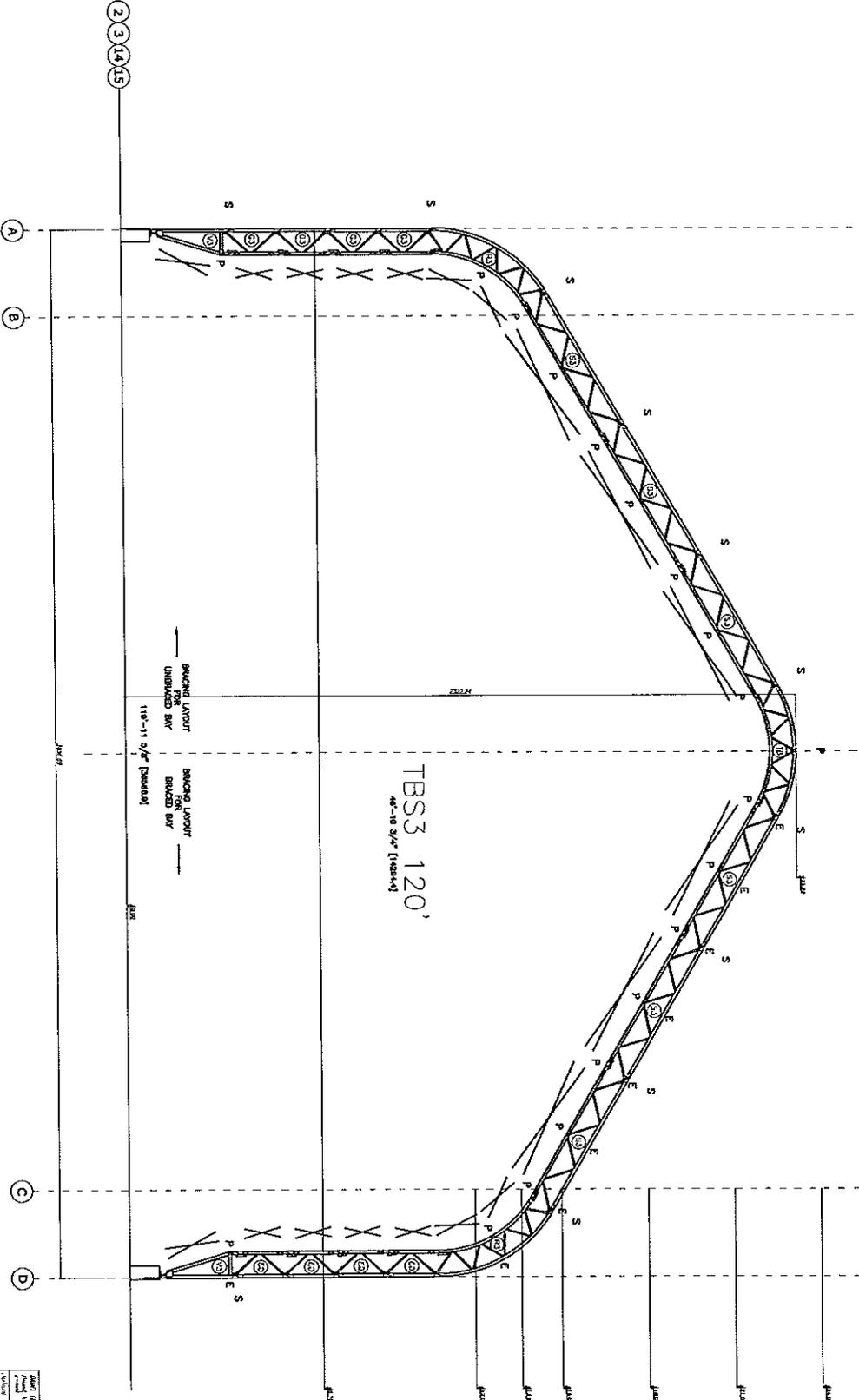


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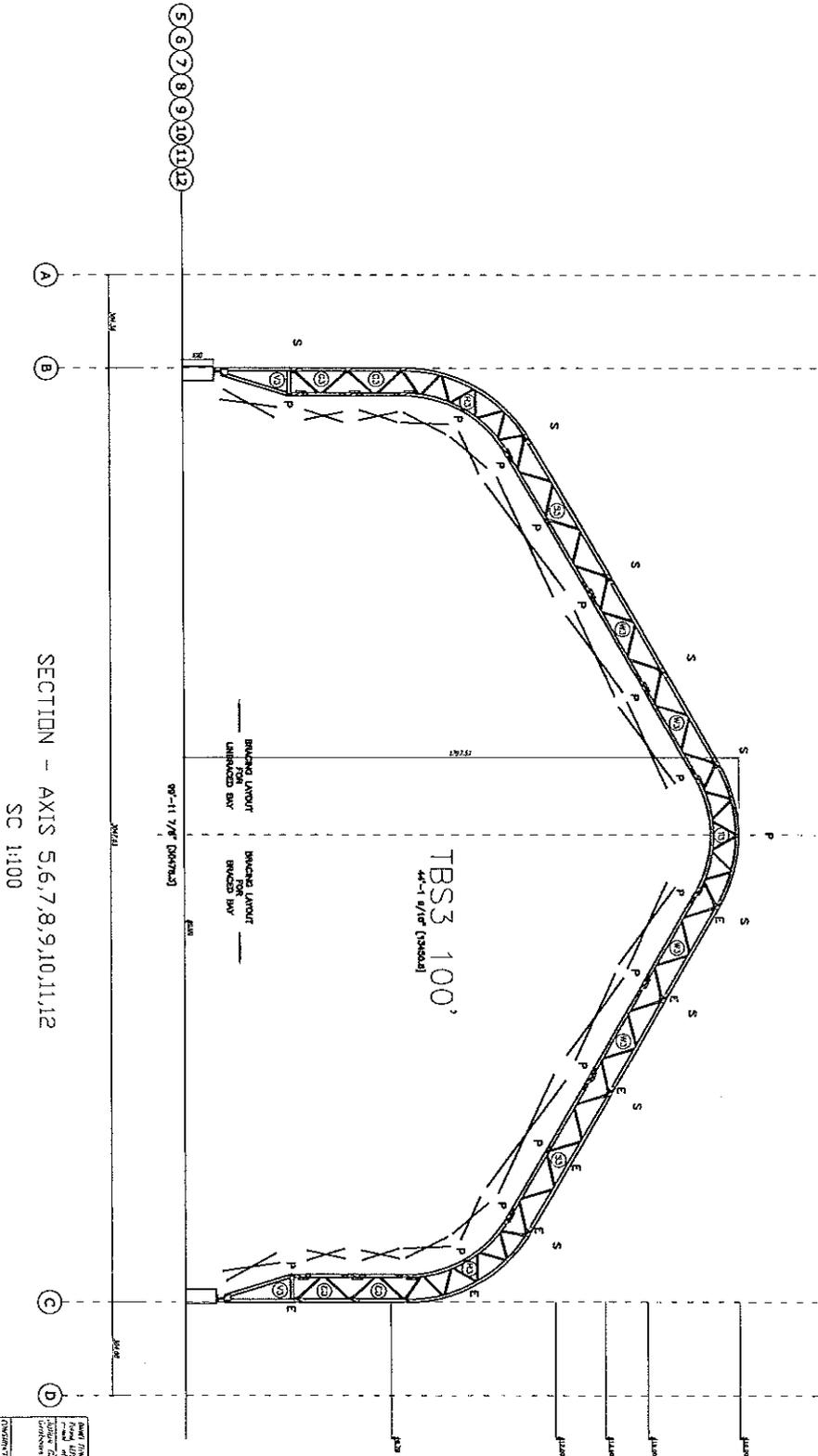
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CONCEPT LAYOUT PLAN FOR 4.3ha SITE	
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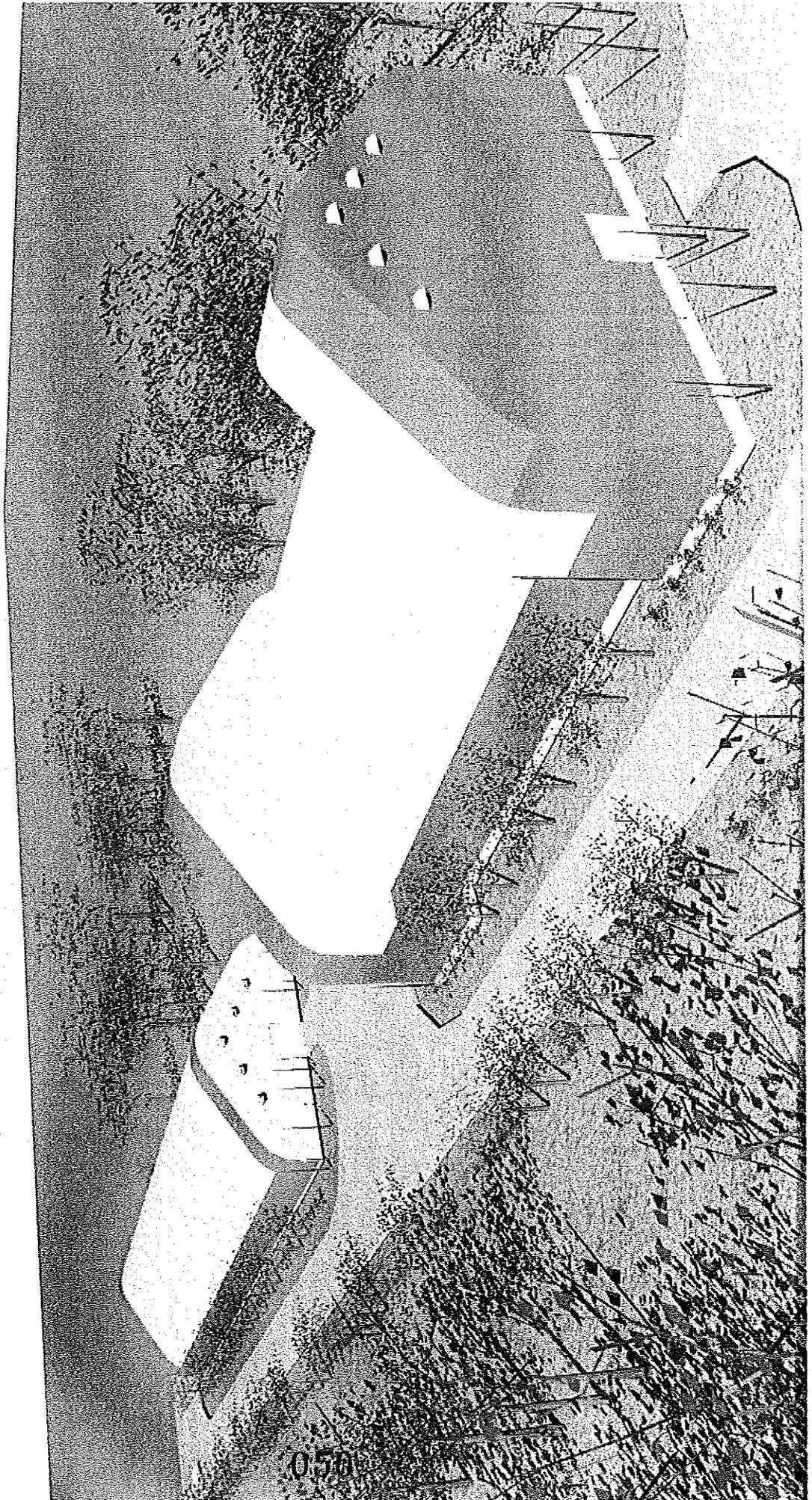
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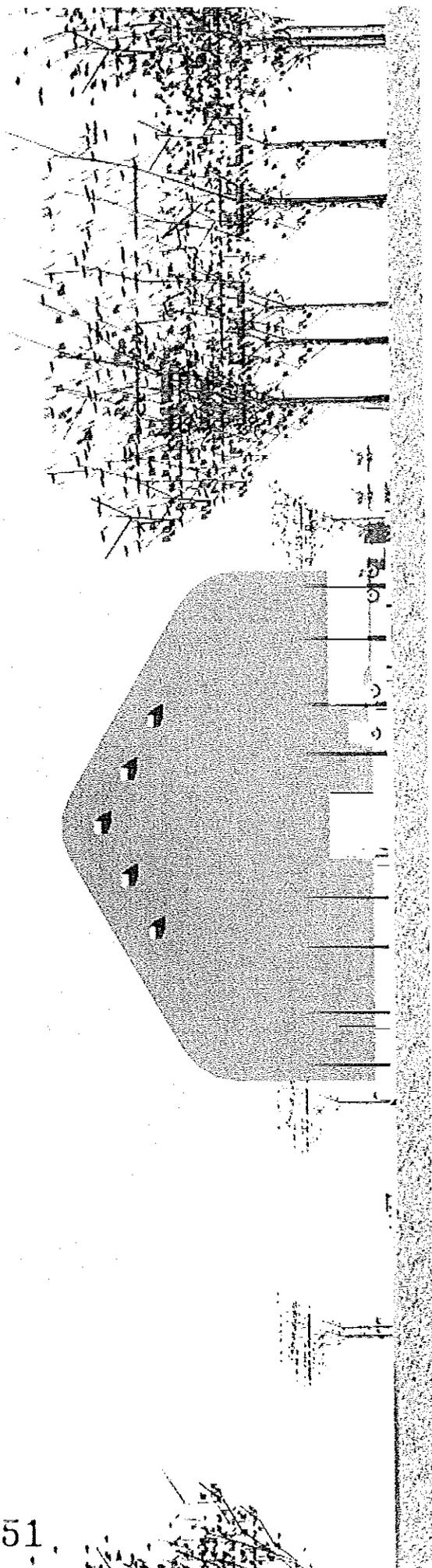
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44'-1 5/16\"/>

Project Name: PLANT BUILDING CONCEPT PROJECT SECTION - AXIS 5,6,7,8,9,10,11,12	
Designer: ES&S INC. CIVIL ENGINEERING	Date: 07/20/2012
Project No: 1100	Drawing No: 1100
Scale: AS SHOWN	Revision: 01
Project Location: 10000 W. 100th St., Overland Park, KS 66204	Drawing Title: SECTION - AXIS 5,6,7,8,9,10,11,12



050



Drainage Calcs

By E. Chadfield 9th July 2007

Checked By E. Messina 2nd July 2007

Lot 1 down road Albany; plantation energy

Storm Flow Estimation - Rational Method

Design 1 in 1yrs Annual recurrence Interval:

ARI = 1 yrs

Area = 42592 m²

Q = 2.78CIA L/s

Where

- Q Flow rate (L/s)
- C Coefficient of Runoff
- I Rainfall Intensity (mm/hr)
- A Catchment Area (Ha)

Pre-Development

Estimated runoff

Q = 2.78CIA L/s

Q = 127.42 L/s

Subcatchment Area (m ²)	Runoff Coefficient	Percentage of Area (%)	Weighted "C"	Surface Characteristics
0	0.95	0.00	0.00	Roof & Sealed Surface
1832	0.50	3.83	0.02	Unsealed Roads
0	0.70	0.00	0.00	Bare Impervious Soil
0	0.10	0.00	0.00	Bare Pervious Soil
0	0.25	0.00	0.00	Urban Gardens
11325.9	0.30	26.59	0.08	Grassed Parkland
0	0.25	0.00	0.00	Partly Bush Parkland
29634.1	0.20	69.58	0.14	Heavy native type bush

Weighted Runoff Coefficient = 0.24

Duration = 10 min

Rainfall Intensity = 45.2 mm/hr

Post-Development

Estimated runoff

Q = 2.78CIA L/s

Q = 355.74 L/s

roof

30.536 L/s

Subcatchment Area (m ²)	Runoff Coefficient	Percentage of Area (%)	Weighted "C"	Surface Characteristics
2558	0.95	6.01	0.06	Roof area
22594	0.95	53.05	0.50	Sealed Surface and driveways
0	0.50	0.00	0.00	Unsealed Roads
0	0.70	0.00	0.00	Bare Impervious Soil
0	0.10	0.00	0.00	Bare Pervious Soil
0	0.25	0.00	0.00	Urban Gardens
9280	0.30	21.79	0.07	Grassed Parkland
0	0.25	0.00	0.00	Partly Bush Parkland
8160	0.20	19.16	0.04	landscaped area

Weighted Runoff Coefficient = 0.66

Duration = 10 min

Rainfall Intensity = 45.2 mm/hr

Note: For small catchment the time of concentration is too small therefore used the assume storm duration as Time of concentration

Amount of Water to Contain on site

Q_{net} = Q_{Postdev} - Q_{Predev}
Q_{net} = 228.31 L/s

V_{net} = Q_{net} x T_c
V_{net} = 136.99 m³

Drainage Structures

1:1yr Swale Properties

No. of Swale = 19
 wetted volume = 14.421 m³
 wetted area = 228 m²

Infiltration Rate

q = 1.00 L/s/m²

Assume 100% of Surface Area

Q_{Per} = q x A x n
 Q_{Per} = 0.1710 m³/s
 V_{Inf} = 102.60 m³

Water tank on site

No. of water tank = 2
 volume /tank = 30.00 m³

infiltration q = 30.54 L/s

Assume 95% of roof runoff stored on site

60.00 m³

V_{net} = 17.41 m³

1:10yr Retention dam Properties (20*30*1)

No. retention dams = 1
 wetted volume = 600 m³
 wetted area = 700 m²

Infiltration Rate

q = 0.50 L/s/m²

Assume 75% of Surface Area

Q_{Per} = q x A x n
 Q_{Per} = 0.2625 m³/s
 V_{Inf} = 157.50 m³

Total Volume Capacity Stored on site

V_{stored} = 277.51 m³

retention dam Outlet Pipe

Manning's Equation

$$V = \frac{R^{2/3} S^{1/2}}{n}$$

V = 0.0000 m/s

Q = AV
 Q = 0.00 L/s
 Q_{capacity} = 0.0000 m³

Properties of Crossing Pipes

Dia. = 0 mm
 L = 15 m
 Grade (S) = 0.025 m/m
 n = 0.013

Design Checks:

pre development flow = 127.42 L/s
 post development target = -64.06 m³

Where:

- V Cross-Sectional Average Velocity (m/s)
- R Hydraulic Radius (m)
- S Slope of pipe (m/m)
- n Manning Coefficient of roughness
- Q discharge (L/s)

Volume of Water Need to Contain on site

V_{cont} = 76.45

Result

Storage: Total Volume Capacity stored on site (V_{stored}) must be greater than the Volume added by Post Development (V_{net})

V _{net} = 136.99 m ³	(Volume of water to contain on site)
V _{stored} = 277.51 m ³	(System Capacity stored on site)
V additional = -140.52 m ³	(additional volume of water storage required on POS site)

Therefore

Storage is Adequate
 Pipe capacity is Adequate

A 1 year event is totally contained on site.

ENVIRON

Densified Biomass Fuel Pellet Plant Down Road West Mirambeena

FOR

Plantation Energy Limited



AUGUST 2007

ENVIRON Australia Pty Ltd
Suite 3, Level 2
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East Perth WA 6006

Telephone: +618 9225 5199
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FINAL
1 August 2007

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1. INTRODUCTION

1.1 THE PROPOSAL

Plantation Energy Limited (Plantation Energy, the Proponent) proposes to build a state of the art, biomass pellet plant (the Project) within the Mirambeena Timber Processing Precinct, Albany. The facility will utilise bluegum plantation harvest residues to produce the biomass fuel pellets.

Densified Biomass Fuel (DBF) Pellets are primarily used as a fuel for domestic or industrial heating and combustion purposes. In northern America, DBF is commonly used in stoves and fireplaces. In European countries, the bulk of pellets produced are used as fuel in central heating stations capable of supplying heat to entire neighbourhoods and cities. High oil prices make DBF pellets an increasingly attractive option for domestic heating, while the coal-power generation sector, especially in Europe, is keen to reduce its carbon emissions with a shift towards co-firing with pellets. By recycling this wood waste material into a clean burning and high heat value fuel, dependence on non-renewable sources of energy such as coal and oil are reduced.

The use of pellets is expected to increase over the coming years due to it being a carbon neutral energy source that generates zero green house gases from combustion and extremely low levels of green house gases from harvesting, processing and transportation. The increased utilisation of wood residues, straw and industrial by-products in the Nordic countries, the rest of Europe and in North America have proven that fuel pellets can become a realistic alternative to fossil fuels.

Wood pellets provide a renewable fuel product that has the following characteristics:

- low moisture content allowing them to be burned with a very high combustion efficiency;
- uniform in size;
- high density per unit volume; and
- calorific (heat) value approximately half that of fuel oil.

The major market for fuel pellets is Europe where the demand has increased rapidly since the adoption of the Kyoto Protocol. The projected total demand for DBF pellets in Europe is estimated to be 60 million tonnes per annum by 2015. Biomass pellets provide a low-cost and immediate solution to greenhouse gas reduction targets. They are used as a heating fuel and as a cheap alternative for coal fired power stations to reduce greenhouse gas emissions by co-burning biomass fuel pellets after making slight modifications to their existing plant. Secondary markets exist within North America and there is further potential for the domestic application of biomass heating within Australia to develop as such technology becomes more widely used.

1.2 THE PROPONENT

Plantation Energy is a West Australian owned and operated company led by an experienced executive team with operations centred in Albany, Western Australia. The pellet manufacturing business has been developed to build on and complement the region's large, well-established plantation timber industry, bringing economic benefits and employment to the Great Southern Region of Western Australia.

Details for the Proponent are:

Plantation Energy
Level 2, 45 Stirling Highway
NEDLANDS WA 6009

Key Personnel:

Gavin Harper, Director
Email: gharper@plantationenergy.com.au

Dick Allen, Director
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General Enquiries
Email: info@plantationenergy.com.au
Tel: (08) 9474 3594
Mob: 0416 427 275

A copy of the Plantation Energy company profile and project description is provided in Appendix A of this report or can be viewed online at:
<http://www.plantationenergy.com.au>

1.3 PROJECT BACKGROUND

The Great Southern region has seen an increase in investment and growth within the bluegum plantation timber industry over the last ten years or so. This has included increases in the amount of ex-agricultural land being developed into plantations, as well as the creation of timber processing precincts and associated facilities.

The Mirambeena Timber Processing Precinct, located on Down Road West, approximately 15 kilometres northwest of Albany (Figure 1) covers an area of approximately 82 hectares, consisting of seven discreet industrial lots (Figure 2).

The Albany Plantation Export Company (APEC) woodchip already exists within the precinct and the following companies also have proposals to establish themselves within the precinct:

- Great Southern Plantations (GSP) proposes to establish a second woodchip mill.
- Lignor Pty Ltd proposes to build an Engineered Strand Lumber (ESL) plant, which would be the first of its kind in Australia to utilise hardwood plantations.
- Great Southern Bioenergy Holdings (GSBH) Pty Ltd proposed to build a 45 MW bioenergy fuelled power station which is currently being assessed by the DEC.

The proposal by Plantation Energy provides a holistic approach for the management and removal of bluegum residues from within managed plantations within the Great Southern region. The amount of residue material available within the plantations is in excess of what plantation industries can utilise. As such, the potential existed for the introduction of a facility with mutual synergies to other projects proposed for the Mirambeena Timber Processing Precinct. Plantation Energy was developed to utilise the excess residue, and in turn produces a sustainable product with international market demand.

Construction of the proposed biomass pellet plant is anticipated to begin in the first quarter of 2008, with the first exports ready for mid 2008.

1.4 BENEFITS OF THE PROJECT

Aside from utilising a resource that would otherwise be burnt, releasing significant volumes of greenhouse gases into the atmosphere, this proposal also has economic and social benefits for the local community and Great Southern Region as a whole. The procurement of the excess residue provides an additional monetary return to plantation owners, whilst reducing the costs associated with handling and disposal of the residue.

The proposal also fulfils the principles of sustainable development whereby synergies with existing facilities and infrastructure are utilised to their maximum potential. The close proximity of the site to existing timber facilities including woodchip mills (APEC) and a second proposed by Great Southern Plantations and the Engineered Strand Lumber (ESL) Plant proposed by Lignor provides great synergies and will facilitate the strategic development of the Timber Precinct into an industry grouping of regional significance.

The precinct is also serviced by a number of primary transport routes including Albany Highway, the Great Southern Railway and the Albany port.

The project will contribute significantly to relieve problems of disposal of the residues from harvesting of timber plantations in the Great Southern Region as well as the fire, and occupational health and safety, hazard represented by these residues.

As a processed natural biofuel, the pellets are carbon neutral because the source material is readily replaced as the plantations are regenerated. Therefore, there is no net emission of carbon when biomass pellets are used to produce energy. Accordingly, wood pellets have a significant and immediate ability to reduce global emissions of carbon from industrial power generation.

There are also benefits to the families directly employed in the development and implementation of this proposal; it is estimated that development and implementation of the proposal will directly employ 15 Full Time Equivalent (FTE's). Indirect benefits relate to industry support and service areas, the diversification in plantation hardwood production and human resources professional development, and as a stimulus for enhancing rural and regional communities.

1.5 PURPOSE OF THIS REPORT

This report describes a proposal by Plantation Energy to develop and operate a Densified Biomass Fuel Pellet Plant within the Mirambeena Timber Processing Precinct. ENVIRON Australia was engaged by Plantation Energy to update an existing report previously prepared by ATA Environmental (ATA, 2006). It is acknowledged that much of the information presented in this current report was prepared by ATA Environmental, but that due to site relocation and operational changes a review and update of the previous report was required.

Certain industrial premises with significant potential to cause adverse environmental impacts are known as 'prescribed premises' under the *Environmental Protection Act 1986* and must obtain a Works Approval for construction and an Environmental Protection Licence prior to operation. Given the nature and scale of the proposal, it is not a prescribed premise under the *Environmental Protection Act 1986*. Whilst ongoing regulation of the proposed facility through licence conditions may not be required, the Department of Environment and Conservation (DEC) has sufficient powers to require the proponent to mitigate unacceptable environmental impacts under the *Environmental Protection Act 1986*.

The Project was previously referred to the Albany Regional Office of the DEC in November 2006 (ATA, 2006). The DEC provided advice concurring that the proposal was not a prescribed premises under Part V of the *Environmental Protection Act 1986* and as such does not require a Works Approval or Licence for construction or operation. A copy of this correspondence is provided as Appendix B, and was also provided to the City of Albany and Department of Water at the time of mailing. Since that advice was given however, Plantation

Energy has altered the chosen site and some of its plant operations, and it is considered that the DEC may wish to reassess the proposal in light of these changes.

This report is intended to provide sufficient information for determination of a level of assessment, and consideration by the DEC of the environmental acceptability of the project.

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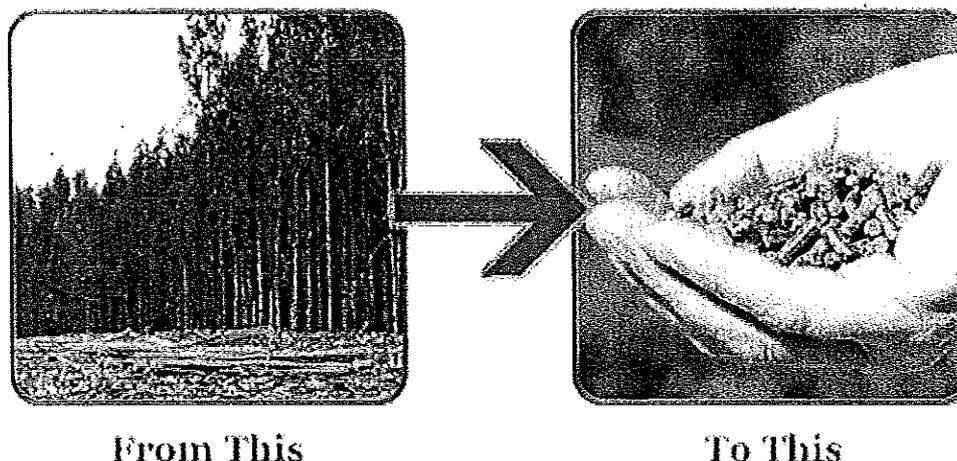
2. PROJECT DESCRIPTION

2.1 PROCESS OVERVIEW

Plantation Energy proposes to build and operate a densified biomass fuel pellet plant within Lot 4 Down Road West, Mirambeena (Figures 1 and 2)

Pellets are a biomass fuel made from harvest residues. The manufacturing process involves reducing and compressing the raw material into cylindrical bars of compressed energy. No bonding additives are necessary as the wood already contains natural bonding agents.

Diagram 1: From Plantation to Final Product



The densified biomass fuel pellet plant will accept up to 240,000 tonnes of bluegum residue per annum from plantation operators.

Up to 185,000 tonnes of pellets will be produced from this resource which will largely be shipped to overseas markets. Densified wood pellets can be used for a variety of purposes including:

- Energy generation, particularly within co-generation plants thereby reducing the consumption of fossil fuels and subsequent greenhouse gas generation.
- Heating, in either large scale applications such as schools or within residential houses.

Pocket road trains with a 55 tonne capacity will be utilised to transport residue to the facility. Up to 17 truck movements per day will be required to transport the residue to the site from the plantations. Table 4 gives a summary of total truck movements to and from the site.

It is proposed that a fully enclosed pellet plant will be installed on the western half of the site (Figure 3). Key infrastructure on site will include:

- Residue wood (raw material) receival and storage yard;
- Raw material infeed (loading apron);
- Residue classifier (metal detector);
- Hammermill;
- Dryer and stack;
- Pelletisers;
- Screener;
- Conveyors;
- Product storage silos (2 x 3600 tonne capacity); and
- Pellet despatch facility.

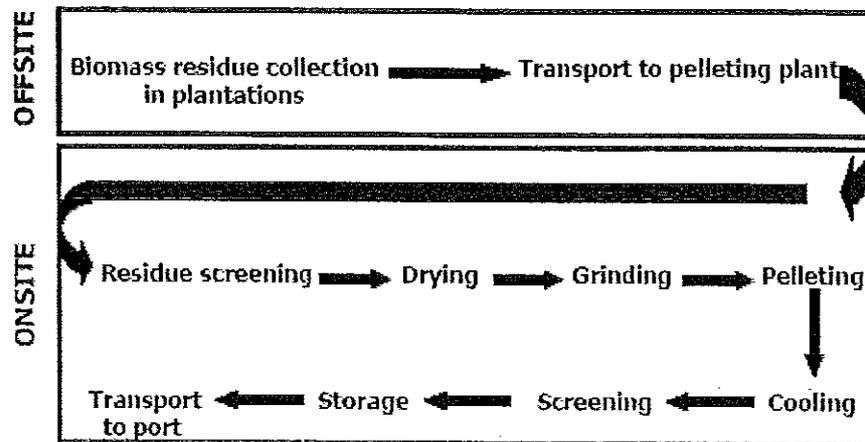
The raw residue will be transported to site, dried to less than 10% moisture and then ground into finer particles. Plantation Energy is working closely with plantation owners and harvesting contractors to develop efficient and environmentally sensitive procedures for collecting the residues and bringing them to the manufacturing facility. All dust generated during manufacture will be captured within the enclosed plant and re-used within the fuel stream.

Moisture will be removed from the residue material prior to pelletising by use of a dryer with a small stack attached. The dryer will be fuelled on low end quality biomass residue (i.e. bark) which is not suitable for pelletising. No liquid fuels will be used within the dryer. Particulate emissions will not exceed $150\text{mg}/\text{Nm}^3$, and it is expected that standard operating concentrations will more likely be in the order $100\text{mg}/\text{Nm}^3$. This is well below the $250\text{mg}/\text{Nm}^3$ criteria specified in the now rescinded *National guidelines for control of emission of air pollutants from new stationary sources* (Commonwealth of Australia, 1985).

There is no requirement for chemicals such as adhesives within the pellet production process. In the process, the raw material is densified approximately 3.7 times, with raw residue having a bulk density of approximately $200\text{ kg}/\text{m}^3$, increasing to approximately $750\text{ kg}/\text{m}^3$ in the pellet form. Diagram 2 gives a diagrammatic representation of the pelleting process. A more detailed schematic is provided as Figure 4.

No chemicals or additives are used in the pelleting process, with the shiny surface of the pellet achieved by the partial plasticising of lignin in the wood due to high pressure and the evaporation of terpenes during the production process. The surface protects the pellets from absorbing any significant amount of airborne water vapour under normal atmospheric conditions. The pellets are however, hydrophilic and highly sensitive to exposure to water. As such, the pellets will be stored at all times within fully enclosed storage facilities onsite and at the port facility.

Diagram 2: Biomass Pelleting Operation



The site will operate on a zero discharge principle in order to prevent impacts on surface or groundwater resources within the Marbellup Brook catchment. The entire site will be bitumenised, with surface water harvested and reused onsite where practicable. A settling pond will be located in the northwestern portion of Lot 4 to which runoff from the staff carpark and residue storage area will be directed. There will be no storage of fuel, or servicing of vehicles onsite.

The plant itself will receive bluegum residue via a reclaimer on the residue stockpile. Transport of the pellets will be via pocket road trains with 66 tonne capacity. It is also envisaged that in the long term, transport of product to the Port of Albany will be via rail following establishment of the rail spur at Mirambeena. A 30,000 tonne capacity storage facility will be connected to either the Cooperative Bulk Handling (CBH) loader or chip loader at the Albany Port.

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3. ENVIRONMENTAL SETTING

3.1 LOCATION

The proposal site is located on Lot 4, Down Road West within the Mirambeena Timber Processing Precinct, approximately 15km north-west of Albany (Figures 1 and 2). The proposed densified biomass fuel pellet plant will be located within the western section of Lot 4, occupying approximately 4.3 hectares of the 6.3 hectare lot (Figures 3). No additional land will be required or cleared beyond that of Lot 4.

The Mirambeena Timber Precinct is being developed with the support of the City of Albany and the Great Southern Development Commission.

3.2 LAND USE AND ZONING

In March 2005, the City of Albany gave final approval to rezone Down Road Lots 101, 102 and Part Lot 103 to "Special Use Zone No. 17", enabling it to become a timber processing precinct. The proposed site falls within the section of Lot 103 which has been rezoned to Special Use Zone No. 17. Other neighbouring facilities within the Mirambeena Timber Processing Precinct include:

- Woodchip Mill operated by APEC since 2001, occupying Lot 100 to the north of the site.

Proposed facilities that may be the subject of separate referrals by other proponents include:

- ESL Plant, proposed by Lignor Pty Ltd to the far east of the site, occupying Lot 1 of the Lot 103 subdivision; and
- Woodchip Mill proposed by Great Southern Plantations Ltd to the northeast of the site, occupying Lot 5 of the Lot 103 subdivision.
- Bioenergy Power Station proposed by Great Southern Bioenergy Holdings Limited to northeast of the site, occupying Lot 2 of the Lot 103 subdivision (currently being assessed under Part V of the *Environmental Protection Act 1986*).

Properties in the immediate surrounding area are zoned Rural, generally supporting pastoral and other agricultural land uses.

The Mirambeena Industrial Estate located approximately 3 km northeast of the site on Down Road is zoned Industrial and includes businesses such as the United Farmers Cooperative's South-West fertiliser distribution plant and Mt Romance, a major exporter of sandalwood products.

The Albany Airport is located 7 km to the southeast, off Albany highway.

The nearest occupied residential property is located approximately 2 km west of the site, with the community of Redmond located approximately 5 km north alongside the Great Southern Railway.

Privately owned vacant rural land to the south and south southwest of the site may be subject to future Development Applications.

As previously stated, the Down Road Nature Reserve is located off Down Road South, approximately 2 km southeast of the site.

3.3 CLIMATE

The site experiences a Mediterranean type climate characterised by hot dry summers with high evaporation, and cool wet winters during which much of the rainfall occurs. Although temperatures are high in summer, they are lower than adjacent inland areas due to local onshore breezes. The evaporation and rainfall control seasonal fluctuations in the superficial aquifer

The weather patterns are derived from the meteorological data recorded at Albany Airport, located approximately 5.5 km southeast of the site. Average maximum temperatures peak in January and February with monthly means of 23°C. Temperatures can exceed 30°C however, with the arrival of hot northerly winds from Western Australia's interior. Winter daily maximum temperatures average 16°C, with an average minimum temperature of 8°C in July and August.

Albany has a long term median annual rainfall of approximately 930mm, though this can vary considerably from year to year. 72 percent of the annual rainfall occurs between May and October, with an average of 178 rain days per year. Like other parts of southwest WA, winter rainfall has decreased over the last 50 years.

Albany generally experiences easterly winds throughout summer and a more westerly component in winter. Summer sea breezes can reach up to 25 knots (46 km/hr), whilst the westerlies associated with winter cold fronts can bring strong to gale force winds.

The average annual pan evaporation at Albany Airport is approximately 1390 mm, with daily figures ranging from just under 2 mm in June to 7 mm in January. These figures can vary considerably in relation to the diverse topography of the Albany district.

3.4 TOPOGRAPHY AND GEOLOGICAL SETTING

The proposed site is generally flat with an elevation of approximately 71 mAHD, lowering to 65 mAHD in the north western corner of the site. The entire Mirambeena Timber Processing Precinct (Lot 5779) has a maximum elevation of 75 mAHD, which drops to 40 mAHD in association with a tributary of the Marbellup Brook which dissects the central part of the timber precinct. The Mirambeena Timber Processing Precinct is part of an extensive, flat to broadly undulating plateau formed in siltstones (McArthur, 1991). Higher rainfall areas of the plateau largely contain yellow duplex soils, whilst the drier areas are comprised of solonetzic soils (McArthur, 1991).

The local geology of the area is founded on pre-quatarnary deposits of quartz sand (often containing iron pisoliths) and deeply weathered mantles of laterite, which overlay sediments of the Pallinup and Werillup Formations (Churchward *et al*, 1988). The Pallinup and Werillup Formations are largely comprised of clay, siltstone, sandstone and lignite, which largely retards the downward percolation of surface water and has good absorptive capacity (BSD, 1999).

Hand auguring conducted by ENV (2004) recorded sand, clayish sand, pisolitic and massive laterite to a depth of approximately 0.4 m on the plateau and elevated areas of the Timber Processing Precinct. Clay of varying thickness underlies this sand, which is further underlain by a sequence of light brown clayish silt.

The lower lying areas of the Timber Processing Precinct are occupied by swamp tracts comprised of humus podzols and yellow solonetzic soils. The percentage of sand within the upper horizons increases with progression downslope.

3.5 HYDROGEOLOGICAL SETTING

3.5.1 Groundwater

Detailed studies by the Geological Survey of Western Australia in this area have found that the occurrence of any appreciable quantities of good quality groundwater is largely confined to the basal sand of the Werillup Formation, deposited in low channels in the underlying bedrock. Seismic surveys and subsequent drilling just south of this area found that even many of these sand-filled bedrock lows contained minimal volumes of groundwater (BSD, 1999). Thus, groundwater of any appreciable quantity for the purposes of the power station is unlikely to be found beneath, or in the vicinity of the site.

The depth to the water table is known to be at least 10 m below the plateau to the north of the site (ATA, 2002) and hand auguring undertaken by ENV (2004) intercepted groundwater at a depth of 1.4 m within the valley floor area of the precinct. It is unknown whether the superficial water table intercepted at the valley floor is connected to any aquifers (SKM, 2004).

Anecdotal evidence from verbal consultations with the local community (undertaken by ATA Environmental on April 18, 2006) indicated that groundwater quality beneath the site was "extremely high" and was indeed a key resource given its connection to regional potable water supplies.

3.5.2 Surface Water

The Timber Processing Precinct forms part of the Marbellup Water Catchment Area, with a minor tributary dissecting the central part of the precinct. In 1986, the Marbellup catchment was recognised as a potential public water supply source and declared a Water Reserve under the *Country Areas Water Supply Act 1947*.

In April 2007, the Department of Water (DoW) released the final *Marbellup Brook Catchment Area Drinking Water Source Protection Plan* (DoW, 2007). The plan aims to ensure the continued availability of safe, good quality drinking water to protect the health of consumers. The plan proclaimed the entire Mirambeena Timber Processing Precinct as a Priority 3 source protection area, including Lot 4, the proposed site for the Project.

Priority 3 source protection areas require management which reduces the risk of pollution to the water source in question. Water sources in Priority 3 areas often co-exist with other landuses such as residential, commercial and light industrial. Proclaiming the area as a Catchment enables the Dec to use by-laws to control polluting activities, regulate land use, inspect premises and manage pollution in the catchment.

The proposal is consistent with the *Marbellup Brook Catchment Area Drinking Water Source Protection Plan* (DoW, 2007) and the Water Quality Protection Note entitled *Land Use Compatibility in Public Drinking Water Source Areas* (DoE, 2004).

The quality of water in the Marbellup Brook has been the subject of a number of investigations by the Water Corporation (2005) and the CSIRO (2001). Whilst raw water quality is generally of good chemical quality, pH, colour, iron and aluminium on average exceed the Australian Drinking Water Guidelines (Water Corporation, 2005). High levels of coliforms (microbial pathogens) consistent with aquatic systems running through agricultural areas are also present (Water Corporation, 2002; DoW, 2007). Cyanobacteria blooms in recent years, particularly in Lake Powell and Marbellup Brook, have caused concern to residents and affected tourism markets (CSIRO, 2001).

The northwestern edge of Lot 2 of the proposed subdivision abuts an area of waterlogging within the Timber Precinct.

There is no evidence of permanent or temporary watercourses within Lot 4, the proposed site for the Project. Measures to ensure zero impact on surface and groundwater resources to meet the environmental objectives for protection of the catchment are discussed in Section 4.4.2.

3.6 BIODIVERSITY

3.6.1 Fauna

Due to the minimal extent of vegetation cover, it is unlikely further development on the site will impinge on faunal habitats. A fauna assessment conducted by ATA Environmental (2000) indicated the presence of one fish, five amphibian, ten reptiles, 45 birds and three native animals within the Timber Processing Precinct. All of these were considered to have wide distributions in the southwest regions of WA. No significant fauna were recorded within the site, however the Priority 4 Southern Brown Bandicoot or Quenda was recorded in areas of higher quality vegetation and denser habitats adjacent to the Timber Processing Precinct. These habitats occurred near the railway line along the eastern boundary of the Timber Processing Precinct and within the adjoining reserve to the south.

A search of the Department of Conservation and Land Management's database at the time of the survey indicated several significant species could occur in the broader region. There is the potential for bird species to fly over the area, or occasionally frequent the precinct for feeding or while in transit to other feeding areas, however none of these bird species are known to breed within the area (ATA, 2000).

Notwithstanding, it is unlikely that these species would habituate the fragmented and degraded habitats of the Timber Processing Precinct.

Evidence of several introduced species was also found during ATA Environmental's fauna survey (2000). Signs of rabbits (*Oryctolagus cuniculus*) and foxes (*Vulpes vulpes*) were widespread and several old nests and burrows of House Mouse (*Mus musculus*) were found.

3.6.2 Vegetation and Flora

Virtually all indigenous vegetation has been removed from the proposed site as a result of clearing for previous agricultural uses. Approximately 0.75 ha of remnant vegetation remains on the site.

A flora survey which covered the entire Mirambeena Timber Processing Precinct was undertaken by ATA Environmental (2000). A large portion of the Timber Processing Precinct has been cleared for agricultural purposes and subsequently replanted with plantation timber. The proposed densified biomass fuel pellet plant site has largely been cleared by previous agricultural use and is dominated by introduced grass, pasture and herb species with only minor remnant vegetation (ATA, 2000). Prior to disturbance for agricultural activities, the Timber Precinct would have supported mainly Jarrah (*Eucalyptus marginata*) and Marri (*Corymbia calophylla*) woodlands with Sheoaks (*Allocasuarina fraseriana*) also present. Pockets of these vegetation complexes are still present. Along the creek line and in the lower valley the vegetation is dominated by low open woodlands of paperbarks

(*Melaleuca preissiana*) over an understorey of smaller tree species including *Agonis linearifolia*, over sedges and rushes (*Juncus* sp.) (ATA, 2000).

A search of CALM's Threatened (Declared Rare) Flora and Priority Species List and the Western Australian Herbarium Specimen database was undertaken (May 2006) within the area bounded by Down Road, Down Road West, and the APEC chip mill site boundary. The following significant species have been recorded in the vicinity of the site. No Threatened Ecological Communities were identified as occurring within the vicinity of the study area.

Table 1: Declared Rare and Priority Flora Identified in the Vicinity of the Study Area

Species/Taxon	Conservation Status	Distribution	Flowering Period
<i>Astartea arbuscula</i>	4	Albany, D'Entrecasteaux, Wilson Inlet	Jan-Dec
<i>Banksia brownii</i>	R	Albany-Stirling Range	Jan-Jul
<i>Banksia goodii</i>	R	Albany, Narrikup, Redmond	Nov-Dec
<i>Centrolepis caespitosa</i>	R	Swan Coastal Plain, Avon Wheatbelt, Jarrah Forest, Esperance Plains	Oct-Dec
<i>Chorizema reticulatum</i>	3	Albany, Mt Barker, Porongurups, Manypeaks, Denbarker, Denmark, Cowaramup, Meelup-Eagle Bay	Aug-Oct
<i>Laxmannia jamesii</i>	4	Albany-Mt Barker, Narrikup, Denmark, Busselton, Yelverton	May-Jul
<i>Lysinema lasianthum</i>	4	Porongurup Range, Albany, Collis Block, Millbrook, Nornalup, Cheyne Beach, West Cape Howe	Jul-Sep, Jan
<i>Synaphea incurva</i>	1	Albany, Denmark, Cheyne Beach	Sep-Oct

Given that the proposed site has largely been cleared of vegetation, it is unlikely that the site supports the abovementioned Declared Rare Flora or Priority Flora species.

3.7 HERITAGE

In April 2000, Australian Interaction Consultants were engaged by LandCorp to conduct an archaeological and ethnographic survey of the entire Mirambeena Timber Processing Precinct in accordance with the *Aboriginal Heritage Act 1972*. No sites of significant were found during this survey which consisted of both desktop and field investigations. (Australian Interaction Consultants, 2000). A supplementary search of the Aboriginal Heritage Inquiry System maintained by the Department of Indigenous Affairs was conducted in 2007 to ensure no additional sites within Lot 4 had been identified since the 2000 survey (accessed 21 June 2007).

A search of the Australian Heritage Commission, Register of the National Estate Database revealed no listed Heritage sites within Lot 4, with the nearest site of interest being that of the Down Road Nature Reserve and adjacent areas which covers over 1000ha located off Down Road South. The Down Road Nature Reserve is managed by the DEC (formerly CALM) and located approximately 2 km southeast of the site. It is not, however a registered site, with no formal nomination having been made.

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4. ENVIRONMENTAL IMPACTS AND MANAGEMENT

4.1 FLORA AND VEGETATION

4.1.1 Potential Impacts

The densified biomass fuel pellet plant footprint will occupy approximately 4.3 hectares of Lot 4 on Down Road West. The site has been previously cleared for agricultural and plantation purposes, with only a small area (< 0.75 ha) of remnant vegetation remaining in the portion of the site proposed to situate the staff carpark and settlement pond.

Other than clearing within the designated pellet plant footprint, there remains a small potential for the introduction and spread of weed species during construction. Dust generated during construction also has the potential to be deposited on remnant vegetation. The leakage or spillage of environmentally hazardous materials or hydrocarbons also presents a small risk to remnant vegetation during the construction phase.

4.1.2 Environmental Management and Mitigation

Removal of remnant native vegetation will be minimal during the construction of the pellet plant, and in accordance with EPA Position Statement No. 2 *Environmental Protection of Native Vegetation in Western Australia* (EPA, 2000a). In accordance with Regulation 5 of the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*, Plantation Energy will not be required to obtain a clearing permit as the maximum area of vegetation to be cleared does not exceed 1 ha.

Vegetation impacts due to construction dust will be minimised through the use of water carts and appropriate dust suppression techniques during construction.

The management and storage of hazardous materials and hydrocarbons that are potentially hazardous to vegetation will be in accordance with the applicable legislation and standards.

Given that no Declared Rare or Priority Flora have been identified within the proposed project area, and that the clearing of remnant vegetation within the project area will be limited, it is considered that unacceptable impacts on vegetation will be prevented.

4.2 FAUNA

4.2.1 Potential Impacts

Specially Protected Threatened Fauna are defined pursuant to Section 14(2) of the *Wildlife Conservation Act 1950*, and are listed in *Wildlife Conservation (Specially Protected Fauna) Notices* that are published periodically in the Government Gazette. The Priority Fauna list is

a working list maintained by the DEC and is regularly updated. Species included on the list do not have any special protection afforded them, other than that conferred to all native fauna under the *Wildlife Conservation Act 1950*. Species included on the list are noted as species in need of monitoring or for which there are insufficient data to justify inclusion in a *Wildlife Conservation (Specially Protected Fauna) Notice*.

No Specially Protected or Priority Fauna (*Wildlife Conservation Act 1950*) habitats are known to be located within the project site boundary, nor were any reported during a field survey in 2000 (ATA Environmental, 2000). Some of the significant species identified on CALM's database at the time of the survey as possibly occurring in the wider region are mobile and may occasionally visit the general area.

4.2.2 Environmental Management and Mitigation

Due to the minimal extent of vegetation present on Lot 4, it is unlikely further development of the site will impinge on faunal habitats. The management practices outlined in Section 4 will be adhered to in order to ensure there are no offsite impacts on surrounding fauna, particularly those which may reside or frequent the vegetation present on Lot 102.

4.3 AIR QUALITY, GASEOUS AND PARTICULATE EMISSIONS

4.3.1 Potential Impacts

There is a potential for dust to be generated from materials (residue) handling and the production process.

The potential for dust emissions during the construction phase would be largely related to local wind conditions, coupled with the frequency and duration of rainfall. During dry weather conditions, the wind may cause re-suspension of dust from areas of construction activity (e.g. where trucks are entering or departing the site). The main activities that may contribute to dust generation during the construction phase include:

- Minor vegetation clearing works;
- Earthmoving activities;
- Unloading trucks;
- Vehicular movement on unsealed tracks; and
- Wind action on cleared/graded areas and soil stockpiles.

The nearest dust sensitive premises are located approximately 2 kilometers from the development site.

Dust emissions arising from construction activities may have the potential to adversely affect human health, visual amenity, and the surrounding vegetation and fauna. The generation of dust during construction also has a nuisance value.

Particulates will be emitted from the dryer stack as a result of biomass treatment to reduce moisture content as well as combustion of low value residues to fuel the drier. Diesel trucks used for transportation to and from the site will also emit pollutants into the atmosphere.

4.3.2 Environmental Management and Mitigation

The following mitigation measures are proposed to limit dust impacts during construction and operation:

- Chipping of all residue material will occur offsite within the plantation prior to import to the pellet plant;
- All pellet production activities will occur within a fully enclosed facility;
- Emissions from the dryer will be directed to a cyclone particulate removal system prior to exiting the stack. Particulate emissions from the stack will not exceed $150\text{mg}/\text{Nm}^3$, and are expected to be more likely be in the order $100\text{mg}/\text{Nm}^3$;
- Dust liftoff from residue stockpiles will be minimized through the use of water sprays or canons;
- Transportation of residue to the pellet plant and transport of pellets from the premises will be via trucks with enclosed trays to prevent dust lift-off during transport;
- Unsealed roads and exposed areas will be regularly watered down to minimise dust lift-off;
- Permanent access roads and the residue (fuel) storage yard will be sealed;
- General housekeeping practices will be undertaken to ensure there is no accumulation of waste materials within the plant site that may generate dust;
- Areas of the site that are disturbed during the construction phase and that will no longer be accessed during operation will be landscaped with native vegetation;
- Dust emissions will be monitored on a regular basis through visual inspections of disturbed and open areas;
- Nearby landusers will be advised of appropriate contacts that will field and address any valid dust complaints;

- Ambient dust monitoring will not be conducted unless dust is determined to be an issue at the site boundary; and
- Dust management during the construction phase will be consistent with the intent of relevant EPA Policies, Guidelines and Criteria for Environmental Impact Assessment No. 18, *Air Quality Impacts from Land Development Sites* (EPA, 2000b) during construction of the pellet plant.

Given the distance to dust sensitive premises, the enclosed nature of the facility and the implementation of measures identified to reduce or control dust, it is believed that dust emissions can be managed to within acceptable levels.

4.4 SURFACE AND GROUNDWATER

4.4.1 Potential Impacts

As part of the construction phase, earthworks and surface contouring will be undertaken at the site. These activities will have the potential to alter the existing surface water flows within and outside the site. The following aspects will be addressed to prevent impacts during the site design and construction phase:

- Control of erosion and sediment transport as a result of diversion of upstream surface runoff around the site;
- Scheme water for dust suppression purposes (if available);
- Disposal of sewerage and grey water;
- Disposal of solid wastes; and
- Accidental release of chemicals or hydrocarbons (fuel, lubricants and oil) required for standard operation and maintenance of earthmoving equipment during construction.

There is no requirement for water abstraction during the operational phase, and potential impacts associated with operation of the pellet plant are primarily related to surface runoff and the residue storage area.

No chemicals or bonding additives are necessary for the pelletising process, as the wood already contains natural bonding agents. Accordingly, no such chemicals will be used nor stored onsite for pellet production purposes.

4.4.2 Environmental Management and Mitigation

As there is no requirement for groundwater abstraction as a part of this proposal and the site will be completely sealed, with no storage of chemicals, there is minimal opportunity for contamination of groundwater.

Likewise, the potential for surface water contamination is small given that no chemicals are used within the production of pellets, and all surface water is harvested and re-used onsite.

Clean water will be captured from roof runoff and stored separately from potentially contaminated stormwater as the primary method of environmental impact mitigation. A High Density Polyethylene (HDPE) lined settlement pond will be established in the north western corner of the site to collect and contain runoff. This water will consist of stormwater from roofs and pavement areas, as well as runoff from the residue stockpile area. Runoff from the residue stockpile will contain concentrations of organic material and separable solids. Water from the settlement pond may be used for dust suppression purposes on the residue stockpiles.

All infrastructure which could potentially leak or spill contaminating substances will be sealed and bunded, with stormwater from these areas diverted into a lined storage area (or sumps) via a sediment trap(s) and oily water separator(s).

All oil collection pits, drainage systems and bunded areas will be inspected at least weekly to ensure these are maintained and operated appropriately. Water and/or sludges from these areas will be pumped out and removed from site by a licensed contractor.

There will be no servicing of mobile equipment or vehicles onsite. Similarly, no washdown of mobile equipment or vehicles will be conducted onsite, thereby avoiding the generation of contaminated washdown water.

Sewerage and grey water will be directed to temporary sealed treatment and storage facilities ('Portaloos') or systems designed to accommodate and treat peak volumes of effluent generated during the construction phase. Treatment systems will be established and operated in accordance with City of Albany requirements under the *Health Act 1911*. Wastes will be collected and removed from site by a licensed liquid waste contractor.

All staff will be trained in the hazards associated with any stored chemicals on site and appropriate procedures to follow in the event of a spill or other emergency.

Refer to Section 5.1 for monitoring and reporting of potential surface and groundwater impacts.

4.5 NOISE

4.5.1 Potential Impacts

To protect the amenity of nearby residents from noise impacts resulting from activities associated with the proposal by ensuring that noise levels meet the *Environmental Protection (Noise) Regulations 1997 (As Amended)*.

The regulations specify assigned outdoor noise criteria as shown in Table 2 which includes a 0dB influencing factor at noise sensitive areas of concern.

Table 2: Assigned Outdoor Noise Level

Time of Day	Assigned Noise Level		
	L _{A10}	L _{A1}	L _{max}
0700 - 1900 hours - Monday to Saturday	45	55	65
0900 - 1900 hours - Sunday & Public Holidays	40	50	65
1900 - 2200 hours - All Days	40	50	55
2200 - 0700 hours - Monday to Saturday	35	45	55
2200 - 0900 hours - Sunday & Public Holidays	35	45	55

Note:

- 1) The L_{A10} noise level is the noise that is exceeded for 10% of the time.
- 2) The L_{A1} noise level is the noise that is exceeded for 1% of the time.
- 3) The L_{Amax} noise level is the maximum noise level recorded.

The assigned noise levels are also conditional on no annoying characteristics existing, such as tonal, modulated or impulsive components. If such characteristics exist, then any measured level is adjusted upwards accordingly. The adjustments that apply are shown in Table 3 below:

Table 3: Adjustments for Annoying Characteristics

Tonality	Modulation	Impulsiveness
+5dB	+5dB	+10dB

The *Environmental Protection (Noise) Regulations 1997 (As Amended)* stipulate the allowable noise levels that can be received at any noise sensitive premises from another premises.

A buffer zone has been created for the Mirambeena Timber Processing Precinct to protect the likelihood of future residential developments occurring in the area. Therefore, to ensure compliance with the regulations, if such residential development does occur, noise received at the edge of the buffer should not be 'significantly contributing', ie less than 30dB. Nearest

residences are currently situated approximately 2km west of the site, with the town of Redmond approximately 5km north.

Noise may be generated at the proposed site during the construction and operation phases. Construction activities will occur during daylight hours and principally during weekdays. Standard construction plant and earthmoving equipment will be utilised, and will be the main source of noise emissions during construction. No blasting will be required as part of any site preparatory works.

During operation, the main sources of noise from the pellet plant will be from residue handling equipment (loaders, conveyors), drying circuit, hammermill, and screening processes. Other than for the residue storage yard and the drying circuit, the entire pellet facility will be located within an enclosed building, thereby reducing significant noise impacts from the production of pellets.

4.5.2 Environmental Management and Mitigation

In accordance with AS 2436-1981 *Guide to Noise Control on Construction, Maintenance and Demolition Sites*, the equipment used for construction will be the quietest reasonably available. Silencers and noise attenuation will be used on equipment as required to meet applicable noise limits.

Personnel will have access at all times to operational manuals for equipment being utilised and must be familiar with the procedures detailed in the operations manual.

Equipment maintenance and inspection schedules will be implemented to ensure that all equipment is operating as per the manufacturer's instructions and within regulatory requirements. This will include ensuring all noise control equipment is correctly fitted and operating at design performance.

Where possible, significant road traffic movements will be scheduled to avoid noise sensitive periods (eg night-time).

Traffic routes for the movement of construction phase traffic including delivery of equipment and materials will utilise primary transport routes such as Albany Highway and Down Road, avoiding sensitive residential areas wherever possible.

Particularly noisy activities will be scheduled for implementation in accordance with the *Environmental Protection (Noise) Regulations, 1997* criteria in order to minimise public disturbance. The majority of construction activities will be undertaken within normal working hours (0700 – 1800 hrs Monday to Saturday).

Noise emissions associated with plant operations will primarily be associated with the drying circuit, hammermill, and screening processes. It is expected that given that the process is

fully enclosed with the exception of the drying circuit within the pellet plant building, and that prescribed regulations will be met in terms of occupational health and safety requirements, the potential for noise emissions to significantly contribute to the overall timber precinct noise profile is small. Notwithstanding, testing of equipment will be conducted prior to commissioning to ensure sound levels are met, and if required, noise attenuation equipment will be installed such that the *Environmental Protection (Noise) Regulations 1997 (as Amended)* are complied with at all times. During operation of the pellet facility, noise received at the edge of the Mirambeena Timber Precinct buffer will be less than 30d B.

Contact details of key operations personnel (Site Manager) will be displayed on signage at the entrance to the site to allow potential complainants to raise noise concerns directly to site. A Complaints Register will be established to record the details of any complaints received, date, nature, and resolution action undertaken. The Site Manager will contact any complainants that have concerns related to noise levels and determine the nature of the noise nuisance. If the nuisance is of an ongoing nature, the Site manager will take steps to ensure that any identified noise source is addressed within 48 hours. If the source is not clear, the Site Manager may initiate additional monitoring or other site evaluation involving a noise specialist. The Site Manager or Noise Specialist will then ensure that appropriate measures are implemented to remove the nuisance if it is caused by the construction or operation of the plant.

Given the abovementioned noise mitigation measures and commitments, it is considered that cumulative noise impacts from the proposed pellet plant will not unacceptably impact upon the nearest noise sensitive premises.

4.6 SOLID AND LIQUID WASTE

4.6.1 Potential Impacts

The construction and operation of the Project will result in the generation of minor quantities of solid waste and domestic waste peaking during construction and small quantities of liquid wastes primarily sewerage from temporary ablution facilities.

Solid waste produced during construction and operations will include packaging crates, wood, paper plastics and domestic rubbish. Organic material from the residue storage yard will be trapped in gross pollutant traps and in the settlement pond which will be reused or will require disposal.

The inappropriate storage and disposal of wastes can lead to environmental problems including:

- the contamination of ground or surface waters;
- flammable hazards;
- the creation of nuisance conditions such as offensive odours or wind-blown waste; and
- encouragement of vermin such as feral cats and foxes.

4.6.2 Environmental Management and Mitigation

The following mitigation measures are proposed to limit impacts associated with poor waste management practices during construction and operation:

- No waste will be permanently stored or disposed of on the premises;
- Solid wastes will be collected and disposed of into merrill or skip bins located on site. These bins will be emptied on a scheduled basis by a licensed waste contractor. Wastes will be disposed of to an appropriately designated landfill site by a licensed contractor;
- Separate merrill or skip bins will be provided to only accept putrescible or inert wastes such as kitchen scraps, or paper, cardboard, wood, bricks, concrete and plastics respectively. These bins shall be inspected regularly to ensure they are in good condition and only contain wastes that the bin has been designated for. Where possible, these bins shall have lids or cage tops to prevent vermin or feral cats entering the bins;
- No waste will be burnt onsite, other than wood residues to run the dryer;
- Experienced contractors (registered or licensed with the DEC, if necessary) will be employed to manage and dispose of these wastes. Waste contractor authorisation will be formalised prior to construction and will include issues such as licensing, dumping receipts, inclusion in site inductions, emergency response plans and equipment maintenance requirements;
- Staff shall be made aware of issues affecting waste management, associated environmental impacts and be given opportunities to improve waste management procedures. Additional opportunities for recycling or reuse will be investigated and implemented where practical and cost effective;
- Recyclable materials such as scrap metal, obsolete or expired equipment electrical cable shall be segregated and stockpiled separately to other wastes to allow recycling or reuse. A dedicated scrap metal and salvage/laydown yard will be established to temporarily store materials that may be recycled or made available for scrap metal merchants;

- Designated merrill or skip bins will be provided, signposted and inspected to ensure that only hazardous wastes are directed to these bins;
- All waste bins shall be inspected regularly to ensure they are in good condition and are not corroded;
- Contaminated soils, oily rags, hydrocarbon wastes and sludges will be collected separately and disposed of by an approved, licensed contractor;
- Waste oils, spent solvents, coolants and other chemical wastes will be collected in drums or holding tanks and will be recycled wherever possible and if not, removed offsite by an approved, licensed contractor;
- In the event that used oils, greases and lubricants need to be stored on site, the storage would be in a designated tank in a bunded area in accordance with AS 1940-2004 *'The Storage and Handling of Flammable and Combustible Liquids'*. Any material stored on site must be transported periodically by a licensed contractor to an oil recycling facility;
- Records will be kept of the disposal of any hazardous materials (including fuel and /or oil spills) including the volume and the method of disposal;
- Wastewater from ablution facilities will be directed to temporary facilities (Portaloos) and eventually to installed septic tanks and leach drains as approved by the City of Albany; and
- Septic tanks and associated above and below ground pipework must be inspected (at least annually) to determine if leaks to the pipework have occurred due to corrosion or other damage.

Given the above management measures, it is considered that the potential impacts from the generation of solid and liquid wastes during the construction and operation of the pellet plant will be minor and manageable.

TRANSPORT

4.6.3 Potential Impacts

The increase in heavy vehicle traffic in Albany associated with the growing plantation timber industry, is a major issue for the community in terms of traffic congestion, amenity and safety.

The construction phase of the Project would result in increased traffic on the access roads to the pellet plant. This increased traffic would result from workforce commuting and construction related deliveries of material and equipment. Traffic associated with the construction phase would build up as the peak construction period is reached and then decrease as the plant nears the commissioning phase.

During the construction phase, the workforce traffic would mostly occur between 6.30am and 7.30am, and again between approximately 5.30pm and 6.30pm. Construction related deliveries will occur during normal construction hours (7.00am to 6.00pm, Monday to Friday).

Hazards to the public range from direct (collision) to indirect (road damage from heavy vehicle use). Professional drivers in licensed and well-maintained trucks will undertake road transport.

During plant operations, biomass residue will be transported to site in pocket road trains capable of carrying up to 55 tonnes per trip. Wood pellets will be transported to the Albany Port via triple trailer road trains capable of carrying up to 66 tonnes per trip. This equates to a total of approximately 56 truck movements per day to and from the site, including the incoming empty triples which pick up the pellets, and the empty pocket road trains which return to the plantations after delivering the residue material. Table 4 shows the breakdown of truck movements to and from the site.

Table 4: Summary of Truck Movements

	Material (tpa)	Transport Vehicle Capacity (t)	Consignments per day ¹	Total
Incoming	Biomass Residue 240,000	Pocket Road Trains 55	17	56
Incoming	-	Triples (empty)	11	
Outgoing	Wood Pellets 185,000	Triples 66	11	
Outgoing	-	Pocket Road Trains (empty)	17	

Note:

1. Assumes a 260 day working year (52 weeks a year, 5 days a week)

All traffic would access the site via Down Road (Figure 3). Trucks importing residue materials for plant fuel will utilise internal plantation access routes as far as practicable before traveling on primary or secondary roads such as Albany Highway, Down Road or Down Road West. Site access will be direct from Down Road West.

The Government and timber industry have taken steps to reduce the potential conflict of heavy haulage vehicles associated with the timber industry and other road users. The access road to the APEC wood chip mill which will be utilised by Plantation Energy has been upgraded and a spur line to the main southern railway line constructed, allowing a greater volume of woodchips to be transported to the port by rail in the future, decreasing heavy haulage vehicle requirements. Berthing infrastructure has also been provided at the port to handle the loading of wood chips transported by rail.

Construction has also commenced on a ring road diverting heavy traffic to the port from Hanrahan Road and minimise the environmental impacts on Albany. The proposal is to construct the ring road in three stages, with the first stage between Chester Pass Road and the Albany Highway now completed. This effectively allows trucks transporting material from the timber plantations to the Mirambeena Timber Processing Precinct to bypass the main roundabout. With the decision by Great Southern Plantations to chip their timber at APEC's Mirambeena mill, the State Government has agreed to fund the first stage of the ring road. The funding of the other two stages of the ring road is not clear at this stage, however, when completed it will become a significant element of the integrated landuse transport strategy to accommodate the future growth of Albany.

4.6.4 Environmental Management and Mitigation

Procedures will be developed and implemented to address the following aspects:

- Coordination of all potential traffic delays during the construction phase with Main Roads WA and the City of Albany;
- Scheduling the movement of construction items that could obstruct regular traffic to off peak periods;
- Flow to minimise delays and road closure;
- Installation of appropriate signage;
- Monitoring the movement of oversize vehicles to and from site;
- Incorporation of road awareness component of induction and toolbox briefings; and

- Notifying the community of any planned night-time transport to or from the proposed site.

The completion of Stage 1 of the Albany Ring Road, will significantly alleviate traffic congestion entering the main Albany roundabout, and reduce the potential risk heavy haulage vehicles pose to other road users.

The extension of the existing rail spur which currently terminates at the APEC chip mill is currently being investigated by the Department for Planning and Infrastructure (DPI), LandCorp, the Department of Industry and Resources (DoIR), local government and the Great Southern Development Commission (GSDC). This will become a greater priority as the Mirambeena Timber Processing Precinct develops, and the timber industry is further encouraged to utilise rail freight. If this were to eventuate, it would allow Plantation Energy the opportunity to transport produced pellets to the Albany Port by rail, rather than trucks. On current calculations, this would reduce daily truck movements to 22 trucks per day, a reduction of 39%.

It is believed that given the relatively small increase in traffic movements to and from the precinct and with the proposed management measures outlined above, traffic can be managed to a level where it does not pose significant disruptions to the local amenity, and will not adversely impact on local road infrastructure.

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5. ENVIRONMENTAL MONITORING AND REPORTING

An internal environmental reporting system will be implemented to address the following key inspection and monitoring regimes:

- 1) Surface and groundwater impacts;
- 2) Potential environmental incidents, exceedances and/or complaints that may arise, and how these were addressed.

5.1 SURFACE AND GROUNDWATER IMPACTS

Natural surface runoff will be harvested for reuse within the project wherever practicable. The proposed settlement pond will be designed to contain a 1:20 year storm event. Accordingly, no specific overflow point has been proposed, averting the need to establish a surface water monitoring programme. This aspect may be reviewed following commencement of operations.

The risk of groundwater contamination as a result of potential impacts from Lot 4 is considered to be low given the environmental management measures described in Section 4. Notwithstanding this, a groundwater monitoring programme will be implemented by Plantation Energy to assess potential impacts from construction and ongoing operations. A preliminary groundwater monitoring programme is described in Table 5 below.

Table 5: Preliminary Water Monitoring Program

Resource	Location ID ¹	Sampling Frequency ²	Parameters ²	Performance Criteria
Groundwater	Onsite bores GW1, GW2, GW3	Prior to construction	pH, Total Dissolved Solids, Total Petroleum Hydrocarbons (TPH), tannins, heavy metals (Cd, Cu, As, Hg, Pb, Zn, Ni, Cr), Total Nitrogen, ammonia, nitrate, nitrite, TKN, Total Phosphorous, Ortho-phosphorous	Baseline data and/or Table 3.3.6 and 3.4.1 of the <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality</i> .
Groundwater	Onsite bores GW1, GW2, GW3	Biannually (During summer and winter)	pH, Total Dissolved Solids, Total Petroleum Hydrocarbons (TPH), tannins, heavy metals (Cd, Cu, As, Hg, Pb, Zn, Ni, Cr), Total Nitrogen, ammonia, nitrate, nitrite, TKN, Total Phosphorous, Ortho-phosphorous	Baseline data and/or Table 3.3.6 and 3.4.1 of the <i>Australian and New Zealand Guidelines for Fresh and Marine Water Quality</i> .

Notes:

- 1) Refer to Figure 3.
- 2) Suite of parameters and sampling frequency may alter subject to ongoing performance.
- 3) *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*. National Water Quality Management Strategy 2000, Australian & New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ).

5.2 INCIDENT AND EXCEEDANCE MANAGEMENT

The results of all monitoring data measurements will be evaluated against the prescribed standards. Monitoring data will be made available to the DEC upon request.

Where trigger levels or emission limits are exceeded, the Site Manager will be notified and the activity causing the problem will be investigated immediately.

The following corrective action will be taken as soon as practicable:

- Recording of the date, time and reason for the incident or exceedance;
- Estimation of the period over which the exceedance occurred;
- Determination of the extent of the discharge over that period and potential or known environmental consequences;
- Establishment and implementation of corrective action taken or planned to mitigate adverse environmental consequences; and
- Establishment of corrective action taken or planned to prevent a recurrence of the exceedance.

The Site Manager will advise the DEC within 24 hours of becoming aware of an incident or exceedance of any measurement which indicates that any prescribed discharge limit has been exceeded. Once the incident has been investigated, the Site Manager will advise the DEC in writing of the status of corrective actions implemented to address the problem.

6. COMMUNITY LIASION

As part of the previous referral to the DEC in November 2006, Plantation Energy provided information on the Project via advertisements the local newspaper. Advertisements were run for two consecutive weeks in both the Albany Advertiser and Albany Extra commencing 30 November 2007. A copy of the advertisement is provided as Appendix C.

Contact details of Dick Allen (Plantation Energy) were provided in the advertisement, and all comments and queries welcomed. No responses were received in relation to the advertisement.

Given the nature and scale of the Project, and lack of response received from the initial consultation, it was deemed that no further consultation was required at this stage.

Outcomes of any further consultation or significant changes to manage environmental impacts from the operation of the pellet plant will be provided to the DEC.

Plantation Energy will continue to work closely with plantation owners and harvesting contractors to develop efficient and environmentally sensitive procedures for collecting the residues and bringing them to the manufacturing facility.

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7. REFERENCES

- (ANZECC) (2000). *Australian and New Zealand Guidelines for Fresh and Marine Water Quality*. National Water Quality Management Strategy, Australian & New Zealand Environment and Conservation Council (ANZECC) and Agriculture and Resource Management Council of Australia and New Zealand (ARMCANZ).
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8. GLOSSARY

APEC	Albany Plantation Export Company
CALM	the former Department of Conservation and Land Management, which now forms part of the DEC
CBH	Cooperative Bulk Handling
DBF	Densified Biomass Fuel
DEC	Department of Environment and Conservation
DIA	Department of Indigenous Affairs
DoE	Department of Environment (now known as the Department of Environment and Conservation)
DoIR	Department of Industry and Resources
DPI	Department for Planning and Infrastructure
EPA	Environmental Protection Authority
ESL	Engineered Strand Lumber
FTE	Full Time Equivalents
GSBH	Great Southern Bioenergy Holdings
GSDC	Great Southern Development Commission
GSP	Great Southern Plantations
HDPE	High Density Polyethylene
mAHD	metres in Australian Height datum
MW	Mega Watt
WA	Western Australia

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LIMITATIONS OF STUDY

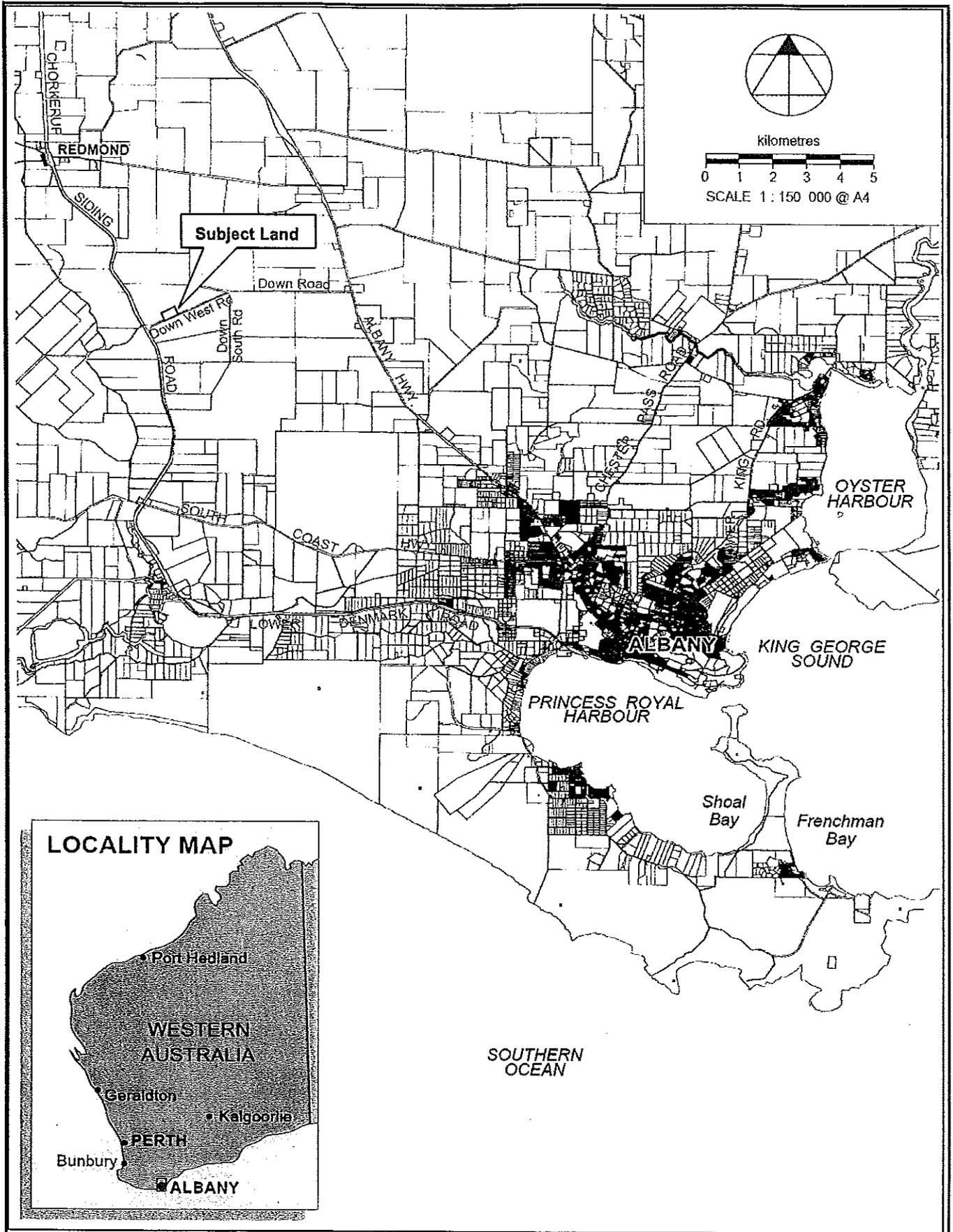
We have prepared this report for the use of Plantation Energy in accordance with generally accepted consulting practice. No other warranty, expressed or implied, is made as to the professional advice included in this report. This report has not been prepared for the use by parties other than the client, the owner and their respective consulting advisors. It may not contain sufficient information for purposes of other parties or for other uses.

It is recommended that any plans and specifications prepared by others relating to the content of this report or amendments to the original plans and specifications be reviewed by ENVIRON to verify that the intent of our recommendations is properly reflected in the design.

Whilst to the best of our knowledge information contained in this report is accurate at the date of issue, ground conditions, vegetation condition, species composition and taxonomy can change over time.

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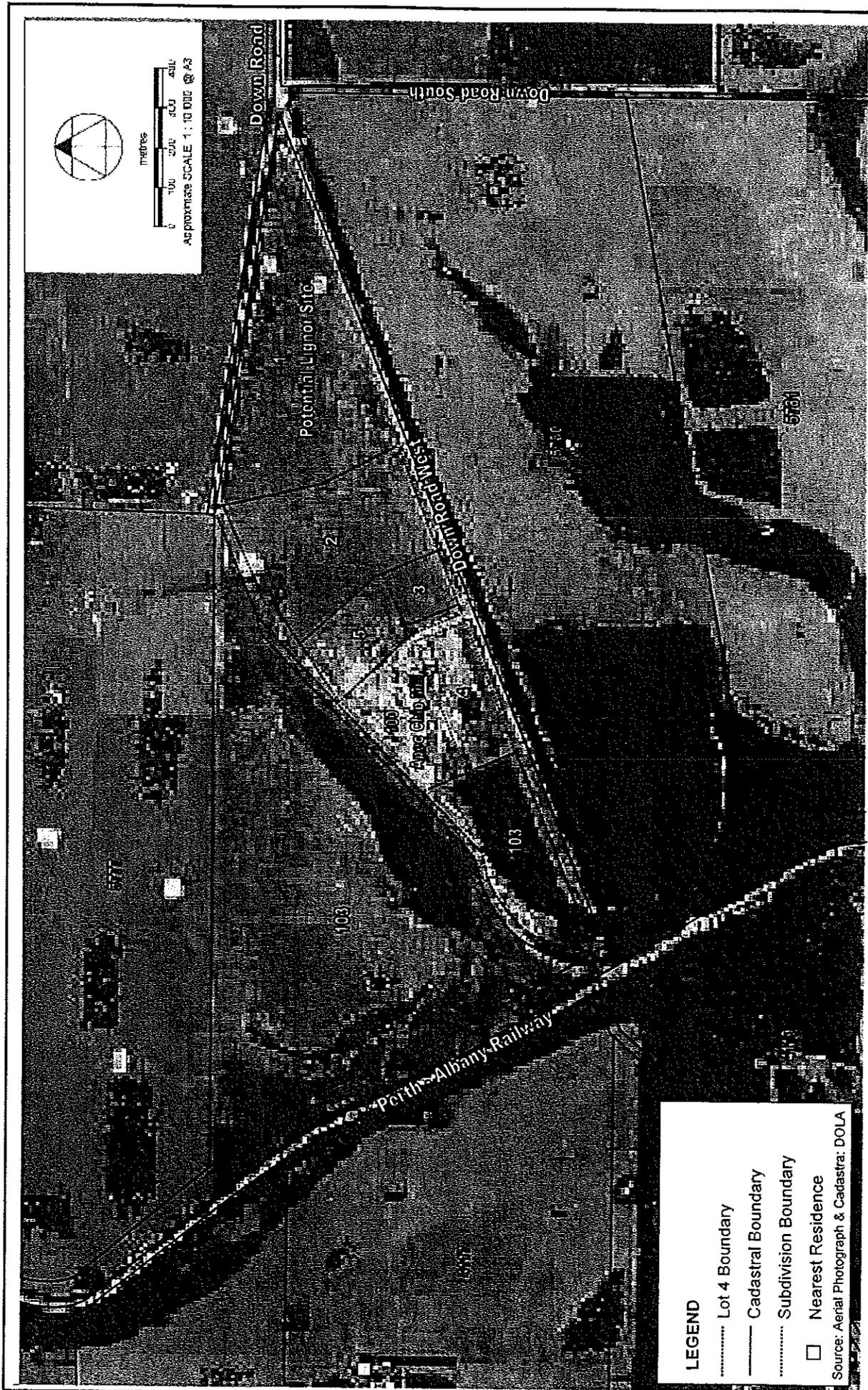
Figures



REGIONAL LOCATION

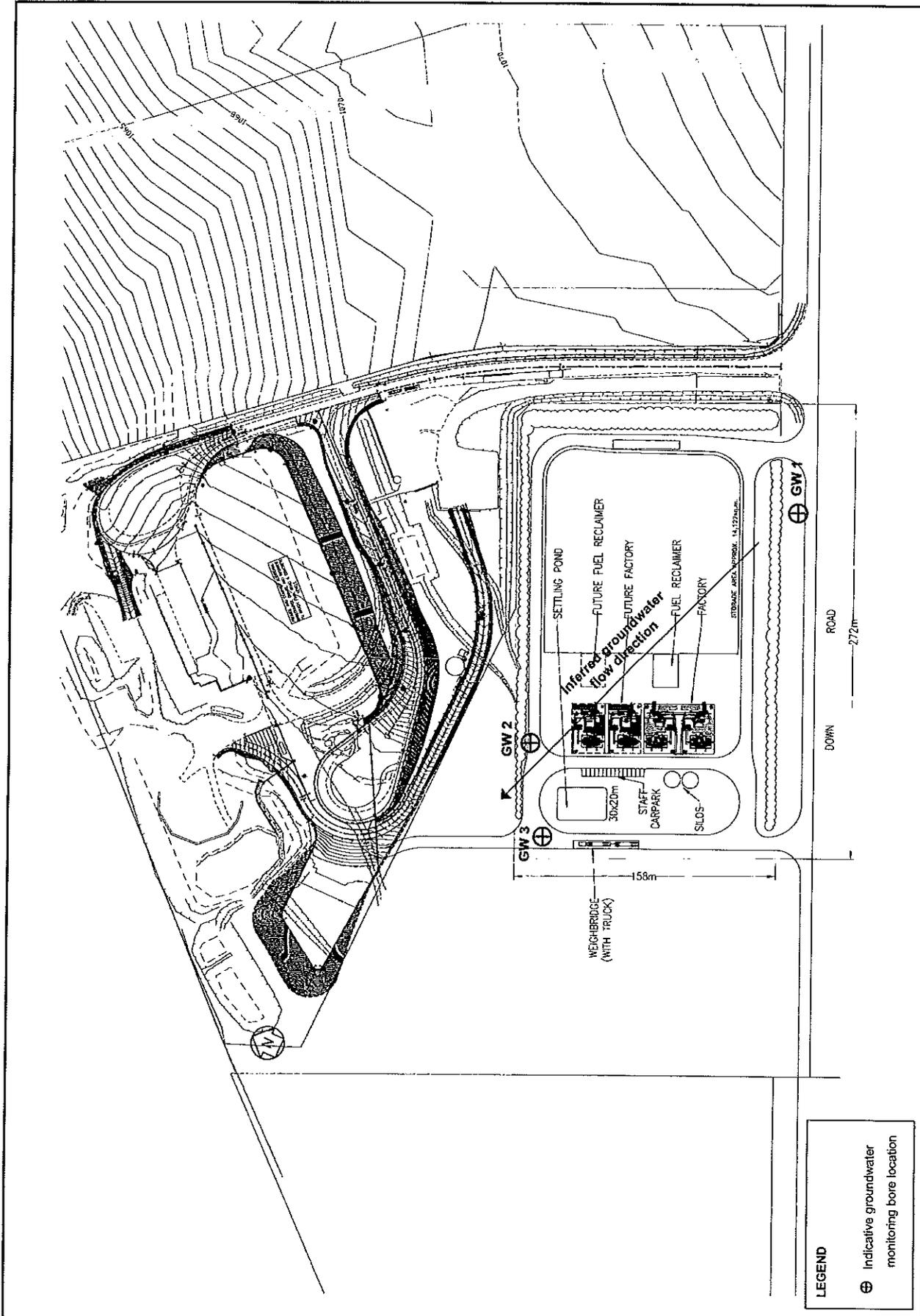
Figure 1

Client: Plantation Energy Ltd		ENVIRON	
Project: Densified Biomass Fuel Pellet Plant, Mirambeena		Author: RK	Date: 4/07/2007



AERIAL PHOTOGRAPH
Figure 2

Client: Plantation Energy Ltd	ENVIRON
Project: Densified Biomass Fuel Pellet Plant, Mirambeena	Author: RK
	Date: 4/07/2007



LEGEND

⊕ Indicative groundwater monitoring bore location

CONCEPT PLAN LAYOUT
Figure 3

Client: Plantation Energy Ltd	ENVIRON
Project: Densified Biomass Fuel Pellet Plant, Mirambeena	Author: RK
	Date: 5/07/2007

Source: OPJS (2007) 'plantation energy/pelleting plant/acad/pelleting plant/2.dwg'

Appendix A

Plantation Energy Limited Corporate Profile



PLANTATION ENERGY

Clean and Renewable Energy from Australia



Plantation Energy is a West Australian owned and operated company led by an experienced executive team with operations centred in Albany. Our pellet manufacturing business builds on and complements the region's large, well-established plantation timber industry bringing economic benefits and employment to the Great Southern Region of Western Australia.

We manufacture and export clean and renewable energy in the form of Densified Biomass Fuel (DBF) pellets – using harvest residue from sustainably managed plantation forest. We manufacture and export clean and renewable energy in the form of Densified Biomass Fuel (DBF) pellets – using harvest residue from sustainably managed plantation forests.



Our Business

We have established **Plantation Energy** as a Densified Biomass Fuel (DBF) producer that will manufacture and export DBF pellets. To do this we use blue gum plantation harvest residues from estates that have been established on previously cleared farm land.

Our renewable energy business builds on and complements the established Australian blue gum timber industry which is focused on providing high-quality wood chip export for the paper industry.

Our initial goal is to manufacture 145,000 tonnes per annum of DBF pellets as a clean and renewable energy source. We will produce DBF pellets in Albany from the residues generated from harvesting the 120,000-plus hectare blue gum plantations in the Great Southern region of Western Australia. Blue gums are grown on a 10-year harvesting cycle which means on average 12,000 hectares of blue gums will be harvested annually producing in excess of 2 million tonnes of chip for export as well as harvest residue of around 600,000 tonnes per annum.

Tried and Tested Technology

Our manufacturing process uses proven and reliable technology. In conjunction with the ongoing and abundant supply of harvest residues this enables us to provide an exportable renewable energy source underpinned by long-term sales agreements.

The size reduction and drying technologies have been established after testing with harvest residue collected from blue gum plantations in the Great Southern region of Western Australia. The pelleting technology is proven and established in DBF pelleting operations in North America and Europe.



Our Product

Pellets are a biomass fuel made from harvest residues. The manufacturing process involves reducing and compressing the raw material into cylindrical bars of compressed energy. No bonding additives are necessary as the wood already contains natural bonding agents. Biomass pellets are very clean and easily handled without any contamination.

The business will relieve problems of disposal of the residues from harvesting of timber plantations in the Great Southern Region as well as the fire, and occupational health and safety, hazard represented by these residues.

Carbon Friendly Fuel Source

As a processed natural biofuel the pellets are carbon neutral because the source material is readily replaced as the plantations are regenerated. Therefore, there is no net emission of carbon when biomass pellets are used to produce energy. Accordingly, wood pellets have a huge and immediate ability to reduce global emissions of carbon from industrial power generation. In addition, pellets can be used alongside other fossil fuels to co-fire power generation plants.

The Market for Pellets

For **Plantation Energy** the major market for fuel pellets is Europe where the demand has increased rapidly since the adoption of the Kyoto Protocol. The projected total demand for DBF pellets in Europe is estimated to be 60 million tonnes per annum by 2015. Biomass pellets provide a low-cost and immediate solution to greenhouse gas reduction targets.

Increased emissions of green house gases (GHG) to the atmosphere during the last century and since then have contributed to global warming with projected temperatures to increase by 3 – 5 degrees celsius over the next 100 years. This projected increase in temperature will result in the loss of species, inundation from rising sea levels of many countries and will severely impact on life as we currently know it. Global warming has thus led to increased interest and demand for carbon neutral and renewable energy sources such as biofuels.

DBF in the form of fuel pellets are an important heating fuel source with an energy value approximating bituminous coal. The use of pellets is expected to increase over the coming years due to it being a carbon neutral energy source that generates zero green house gases from combustion



and extremely low levels of green house gases from harvesting, processing and transportation. The increased utilisation of wood residues, straw and industrial by-products in the Nordic countries, the rest of Europe and in North America have proven that fuel pellets can become a realistic alternative to fossil fuels. Legislated changes in Europe with respect to imposed limits in GHG has expanded the market for DBF as a heating fuel and as a cheap alternative for coal fired power stations to reduce GHG emissions by co-burning DBF after making slight modifications to their existing plant. Co-burning coal with DBF results in an immediate effective reduction in GHG emissions.

Emerging Domestic and Retail Markets

In addition to the power generation market, pellets have become a very popular fuel for domestic residential heating in Europe and North America. This creates a significant secondary market for Plantation Energy and has the further potential to open up a market for domestic application of biomass heating within Australia and other locations.

Modern pellet appliances with automated feed systems i.e. fires or central heating boilers are both attractive and practical. In addition, pellet stoves are 8-10 times more efficient than open fireplaces and similar in efficiency to natural gas furnaces. They can be installed with minimal fuss and are clean and easy to operate, producing little dust or ash, thus allergy-free.



Pellet Manufacturing

Plantation Energy will locate the pellet manufacturing facility within a designated timber precinct just outside of the port of Albany, Western Australia. Within the same precinct there are existing major woodchip operations, and plans exist to establish a biomass power station and other timber processing industries. As well as the manufacturing facility, **Plantation Energy** will establish a storage and export depot within the harbour infrastructure at Albany.

Plantation Energy is working closely with plantation owners and harvesting contractors to develop efficient and environmentally sensitive procedures for collecting the residues and bringing them to the manufacturing facility. Densification of biomass fuels involves drying, size reduction and the formation of fuel pellets under high pressure using a pellet mill. Proven technology for pellet manufacturing currently exists in Europe and North America, and we are working with reputable equipment suppliers to develop efficient and reliable production facilities.



Plantation Energy

Office:

Level 2, 45 Stirling Highway
Nedlands WA 6009

Tel: (08) 9389 8799

Contacts:

Gavin Harper, Director

Email: gharper@plantationenergy.com.au

Dick Allen, Director

Email: dallen@plantationenergy.com.au

General Enquiries

Email: info@plantationenergy.com.au

ACN: 121 153 311

Appendix B

*Department of Environment and Conservation Correspondence
(December 2006)*



Department of
Environment and Conservation

Your ref:
Our ref:
Enquiries:
Phone: SC1152
Fax:
Email: Caron Goodbourn
98424 568

ATA Environmental
Dilhorn House
2 Bulwer Street
Perth WA 6000

Attn: Peter Jansen

Dear Sir

PROPOSED DENSIFIED BIOMASS FUEL PELLET PLANT, DOWN ROAD WEST,
MIRIMBEENA

I refer to your letter dated 4 December 2006, attaching a report for the construction of a biomass fuel pellet plant within the Mirimbeena Timber Processing Precinct at Lot 2 Down Road West. The Department of Environment and Conservation (DEC) has reviewed the documentation and confirms that the proposal is not a prescribed premises under part V of the *Environmental Protection Act 1986* and as such does not require a works approval or licence for construction or operation. Irrespective of this fact, it is expected that the proposal be constructed and operated in accordance with the following:

- Chipping of all residue material will occur offsite prior to import to the pellet plant
- All pellet production activities will occur within a fully enclosed facility with no visible dust emissions from the confines of the enclosed facility.
- Residue material will be unloaded in a shed or enclosure with appropriate dust suppression equipment to prevent the visible emission of dust beyond the confines of the shed/enclosure.
- Dust lift off from residue stockpiles will be minimised through the use of water sprays.
- The base of the residue storage area is concrete sealed and graded to a concrete lined settling basin, which flows to a lined (clay or HDPE) contaminated stormwater storage pond, capable of containing all runoff from a 1 in 10 wet year.
- Ensure compliance with the *Environmental Protection (Noise) Regulations 1997* during construction and operation.
- That a noise management plan for the operation of the facility be developed and provided to DEC's noise branch for review in respect to achieving compliance with the above.
- That the groundwater monitoring programme as described in the document is implemented to assess potential impacts from construction and ongoing operations.
- The establishment of the proposed surface water monitoring programme as part of the bioenergy power station proposal, is supported in recognition of the fact that the tributary located to the north of the site feeds into Marbellup Brook. The specific detail

of this programme should be discussed with the Department of Water and DEC so that potential impacts from Lot 2 on this waterway can be identified and managed if necessary.

- A thorough community consultation process is strongly supported.

Should you have any questions in relation to the above matter, please contact Caron Goodbourn on 98424 568

Yours faithfully



W John Watson
Regional Manager, South Coast

19 December 2006

Copy to: DOW Albany (Chris Gunby)
City of Albany (Robert Fenn)

Appendix C

Community Consultation Advertisement (November 2006)



DENSIFIED BIOMASS FUEL PELLET PLANT MIRAMBEENA TIMBER PROCESSING PRECINCT

Plantation Energy Limited propose to construct a densified biomass fuel pellet plant within the Mirambeena Timber Processing Precinct, approximately 15km to the northwest of Albany. The proposal by Plantation Energy provides a holistic approach for the management and removal of bluegum residues from plantations within the Great Southern region, which will then be converted to densified fuel pellets ready for export. As a processed natural biofuel, the pellets offer a carbon neutral solution to offset global greenhouse emissions which are otherwise generated in the combustion of non-renewable fuels such as natural gas, coal or liquid fuels.

Construction of the proposed biomass pellet plant is anticipated to begin in the first quarter of 2007, with the first exports ready for mid 2007. The Project will be assessed by the Department of Environment and Conservation and other decision making authorities.

For more information please contact:
Dick Allen at Plantation Energy Ltd -- (08) 9389 8799
Renaë Kaciuba at ATA Environmental -- (08) 9328 3488

Or visit Plantation Energy's website:
<http://www.plantationenergy.com.au>

F & E Gatti
PO Box 720
Albany WA 6331



City of Albany Records
Doc No: EF7038136
File: A195699

Date: 12 SEP 2007
Officer: PLAN10

Attach:

September 11, 2007

Senior Planning Officer : Ian Humphrey
Ref : A195699/PA21229/P275266
City Of Albany
102 North Rd
Yakamia
WA 6330

Dear Sir or Madam:

NOTICE OF APPLICATION FOR PLANNING CONSENT

In response to your letter dated 22nd August 2007, we wish to advise that we have reservations about the proposal for a Biomass Fuel Pellet Plant at 405 Down Road, Drome WA.

Our reservations have come about due to current dealings with the City of Albany in relation to the Down Road timber processing precinct. I have enclosed a copy of the most recent letter sent to the City of Albany for your perusal to see our point of view.

We request more information in relation to this proposal, with a more detailed map, and information of how pollutants will be dealt with, this will give us a better indication as to the position of the proposed plant in relation to our property at North Marbelup Road, and whether we should have any concerns about pollution having an affect on our lifestyle and land value.

As we have indicated in previous letters to The City of Albany, we are not opposed to industry progressing in Albany, however we must be protected from pollution emitted from these developments, and any effect they may have on the value of our property. We have worked very hard for many years to improve our land for retirement, and do not believe we should be disadvantaged.

Protection has not been given to us in relation to the Timber processing precinct at Down road, for which we are still awaiting a response from Gregg Harwood at The City of Albany, for tests performed almost 1 year ago, where the sound output exceeded prescribed levels. This is of great concern, how will The City of Albany deal with any further problems of this nature with new developments?

We would appreciate your serious consideration to this letter, and look forward to your response, in hope that this letter is taken seriously.

Yours sincerely

F & Gatti



F & E Gatti
P.O Box 720
Albany WA

20th August 2007

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

Dear Sir/Madam

NOTICE OF APPLICATION FOR PLANNING CONSENT FOR ENGINEERED STRAND LUMBER PLANT AT LOT 100 DOWN ROAD, DROME.

We wish to advise that we have concerns for this proposal of application, as a neighbour to this plant. Reasons being that we currently have an ongoing complaint with the current Down road Timber Processing precinct.

Since receiving notification in February 2006 advising us of the proposed changes to the Rural Zoning changes of land adjacent to Down road, we also received a noise and hazard management policy, which to put briefly, as worded in the policy, "based upon best practice management".

Our property lies adjacent to the Down road precinct, we are at 726 North Marbelup rd. Subsequent to this, following the operation of this Processing precinct we noticed on several occasions what we consider to be excessive noise from the precinct, during times in the evening when we were trying to sleep.

We sent a letter of complaint to the City of Albany advising of this in 2006, we received a response in August 2006 from Gregg Harwood, this advised that noise measuring equipment would be obtained from the Department of Environment to measure noise on our property at different times.

Tests were performed on 28th and 29th September 2006, we did not receive the results for another 6 months, after March 2007. Results were outlined in detail in a report from the Department of Environment and Conservation, I must also add that the dates in the report have been typed incorrectly, they state 28th and 29th of September 2007, which clearly is not correct.

I have enclosed a copy of details in this report and highlighted where it clearly says "the results for the recordings indicate that all the assigned level parameters were significantly exceeded on both occasions" You may also notice that this is the same case with other readings taken from another neighbouring property in February 2007 (also notice error in report for date).

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To conclude, we still have not had any further correspondence from the City of Albany in resolving this matter, so this gives us no reason to support the proposal for a Strand Lumber Plant at lot 100 Down Rd, especially if the City of Albany cannot efficiently deal with the existing complaint.

We have previously stated that we have no objection to the industry and what it will give to Albany, but it must be done with consideration to it's neighbours, without imposing unwanted noise pollution, or any kind of pollution.

We would appreciate a response to our letter advising what is to be done to resolve the existing matter, as well as prevention of unwanted pollution with the new Plant proposal, and any restrictions it may impose on us.

Yours sincerely


F & E Gatti



Doc No: EF7037384
File: A195699

Date: 03 SEP 2007
Officer: PLAN13

Attach:

3rd September 2007

To MR ANDREW HAMMOND CEO

City of Albany.W.A.

REGISTERED COMPLAINT

As a nearby landholder I wish to advise I have inspected the development proposal for the BIOMASS FUEL PELLET PLANT and I classify this development as heavy industrial, and not suitable to locate in the 'Marbelup Water Reserve', 405 Down Road, Drome Albany.W.A.

This location is a declared freshwater reserve 'Marbelup Water Reserve'. All existing and future drinking water source areas are protected under the 'Country Areas Water Supply Act 1986'.

The proposed BIOMASS FUEL PELLET PLANT is considered a heavy industrial development and should not be located in the MARBELUP WATER RESERVE/ MARBELLUP BROOK CATCHMENT AREA/ TORBAY CATCHMENT, which is an Internationally Significant water catchment area.

Marbelup Water Reserve is Albany's future source of freshwater and is hydrologically connected to the Albany Ground Water Area, and should be protected by the City of Albany.

Yours faithfully,

JANE ORCHARD
Lot 1052 Marbellup North Road
Redmond.W.A. 6327

Ref: A195699/PA21229/P275266



Doc No: EF7037382
File: A195699

Date: 03 SEP 2007
Officer: PLAN13

Attach:

3rd September 2007

TO LADY MAYOR AND ALL COUNCILLORS

City of Albany.W.A.

REGISTERED COMPLAINT

As a nearby landholder I wish to advise I have inspected the development proposal for the BIOMASS FUEL PELLETT PLANT and I classify this development as heavy industrial, and not suitable to locate in the 'Marbelup Water Reserve', 405 Down Road, Drome Albany.W.A.

This location is a declared freshwater reserve 'Marbelup Water Reserve'. All existing and future drinking water source areas are protected under the 'Country Areas Water Supply Act 1986'.

The proposed BIOMASS FUEL PELLETT PLANT is considered a heavy industrial development and should not be located in the MARBELUP WATER RESERVE/ MARBELLUP BROOK CATCHMENT AREA/ TORBAY CATCHMENT, which is an Internationally Significant water catchment area.

Marbelup Water Reserve is Albany's future source of freshwater and is hydrologically connected to the Albany Ground Water Area, and should be protected by the City of Albany.

Yours faithfully,

Don Orchard
Lot 1052 Marbellup North Road
Redmond.W.A. 6327

Ref: A195699/PA21229/P275266

Local Government Act 1995

CITY OF ALBANY

SIGNS (AMENDMENT) LOCAL LAW 2007

Under the powers conferred by the *Local Government Act 1995* and by all other powers, the Council of the City Of Albany resolved on _____ to make the following amendment to the *City of Albany Signs Local Law 2006* published in the *Government Gazette* on 23 February 2007.

Title

1. This local law may be cited as the *City of Albany Signs (Amendment) Local Law 2007*.

Operation

2. This local law will come into operation on the fourteenth day after the day on which it is published in the *Government Gazette*.

Principal Local Law

3. In this local law, the *City of Albany Signs Local Law 2006* made under the *Local Government Act 1995* and published in the *Government Gazette* on 23 February 2007 is referred to as the principal local law.

Principal Local Law Amendment

4. The principal local law is amended as described below:-

Item 1. In Clause 12 Insert the words “, or as a condition imposed on a licence, the period of the licence shall be for a maximum of three years and during that period” immediately after the word “law” in Clause 12.

Item 2. Immediately following Clause 12. and before Clause 13. insert the following new Clause 12A -

“Renewal

Clause 12A. Prior to the expiry of a licence, the licensee may apply for the renewal of a licence without having to resubmit details required at the time of the initial application providing there is no substantial change to the operation of the activity and any associated facilities.”

Item 3. Immediately following Clause 14 and before Clause 15 insert the following new Clause 14A and Clause 14B -

“Compliance with Conditions

Clause 14A. (1) Where an application for a licence has been approved subject to conditions, or where a licence is to be taken to be subject to conditions under this local law, the licensee shall comply with each of those conditions.

- (2) The local government may vary the conditions of a licence, and the licensee shall comply with those conditions as varied.

Clause 14B. (1) A licensee may apply in writing to the local government to amend any of the conditions of the licence.

- (2) The local government may, in respect of an application under subclause (1) -

- (a) amend the licence, either in accordance with the application or otherwise as it sees fit; or
- (b) decline to amend the licence.

- (3) The local government may, at any time, amend any of the conditions of the licence.

- (4) If the local government amends a licence under this clause, it is to notify the licensee in writing of the amendment as soon as practicable after the amendment is made and, unless otherwise specified in the amendment, the amended condition of the licence applies from the date of the notification.

- (5) The local government amends a licence otherwise than in accordance with an application from the licensee, it is, as soon as practicable after the decision to amend is made, to give to the licensee written notice of, and written reasons for, its decision to amend."

Dated this day of 2007

The Common Seal of the City Of Albany was affixed by authority of a resolution of the Council in the presence of:

ANDREW HAMMOND
CHIEF EXECUTIVE OFFICER

ALISON GOODE, JP
MAYOR

LOCAL GOVERNMENT ACT 1995

City of Albany

Signs Local Law 2006

Under the powers conferred by the *Local Government Act 1995* and by all other powers, the Council of the City of Albany resolved on 19th September 2006 to make the “*City of Albany Signs Local Law 2006*”.

PART 1 - PRELIMINARY

Citation

1. This local law may be referred to as the *City of Albany Signs Local Law 2006*.

Commencement

2. This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

Repeal

3. The following local laws are repealed on the day this local law comes into operation -
 - (a) the Local Law of the Shire of Albany described as “*Local Laws Relating to Signs, Hoardings and Bill Posting (No 13)*” and published in the *Government Gazette* on 12 October 1979 and amended from time to time, are repealed; and
 - (b) the Local Law of the Town of Albany described as “*Local Laws Relating to Signs, Hoardings and Bill Posting (No 38)*” and published in the *Government Gazette* on 30 October 1987 and amended from time to time, are repealed.

Application

4. This local law applies throughout the district.

Definitions

5. In this local law unless the context otherwise requires:

“**Act**” means the *Local Government Act 1995*;

“**advertisement**” means the publication, display, or presentation of any sign or advertising device;

“**advertising device**” means any object or structure on which words, numbers, figures, designs are written, placed, affixed, painted, projected or otherwise displayed for the purpose of advertising any business, function, operation, event, undertaking, product, or thing whatsoever, and includes an airborne device anchored to any land, building or thing, and also includes any vehicle or trailer or other similar stationary object placed or located so as to serve the purpose herein before referred to;

“**animation**” means the incorporation of movement on, in or associated with a sign or advertising device including but not limited to illumination, rotation, flapping, and any mechanical or electrical device;

“**application**” means the completed form lodged for the purpose of obtaining a sign licence or permit in accordance with this local law;

“appointed place” means a place appointed by the local government or the CEO, of the local government to which signs and hoardings, erected and maintained in breach of this local law, may be:

- (a) placed by the local government; and
- (b) recovered by the sign owner;

“authorised person” means a person authorised by the local government under section 9.10 of the Act to perform any of the functions of an authorised person under this local law;

“bill posting” means the attaching, sticking or posting of a bill, poster or placard, or painting, stencilling or affixing an advertisement on a building, structure, fence, wall, hoarding, sign post, pole, blind, or awning, whether erected on private property or a public place so as to be visible to a person in a street, public place, private property or other land; and to post a bill has a corresponding meaning;

“CEO” means the chief executive officer of the local government;

“direction sign” means a sign erected in a street or public place by or with the approval of the local government, to indicate the direction to another place but does not include a sign erected or affixed by the local government or the Commissioner of Main Roads or a road direction sign erected or affixed by a duly incorporated association or union of motorists authorised in that regard by the Minister for the time being administering the *Road Traffic Act 1974*;

“district” means the district of the local government;

“election sign” means a sign which encourages persons to vote for a candidate, political party or matter, relating to any federal, state or local government election;

“fly posting” means advertising by means of posters placed on fences, walls, trees, rocks and any like places, or things without authority;

“hoarding” means a detached or detachable structure, other than a pylon sign, that is erected for the sole purpose of displaying an advertisement and includes a wall panel or an illuminated panel but does not include a hoarding within the meaning of Section 377 of the *Local Government (Miscellaneous Provisions) Act 1960*;

“illuminated sign” means a sign that is so arranged as to be capable of being lighted either from within or without the advertisement by artificial light provided, or mainly provided for that purpose;

“licence” means a licence issued under this local law;

“licensee” means the holder of a licence;

“local government” means the City of Albany;

“owner” means the owner of the land or building on which the sign is to be or is erected and includes the owner of the business conducted on the land or building, to which the sign relates, or other person, who in the opinion of the local government is responsible for the sign;

“permit holder” means the person issued with a permit;

“planning approval” means an approval given under a relevant town planning scheme;

“private property” means any real property, parcel of land or lot that has a separate certificate of title, which is in private ownership or subject of a lease or agreement with a company or person enabling its use for private purposes and includes any building or structure thereon;

“property transaction sign” means an advertisement indicating that the premises on which they are for sale or for lease or are to be auctioned;

“public property” means any real property, land, lot, or reserve which is open and available for use by the public for public purposes, whether through payment of a fee or not and includes any building or structure thereon;

“rural producer’s sign” means a sign erected on land lawfully used for rural purposes which advertises goods or products produced, grown or lawfully manufactured on the land within the boundaries of which the sign is located;

“sign” means any message, direction or representation whatsoever displayed on a building, structure, board, or clock, other than a clock built into a wall which does not project beyond the face of the wall, or flags and bunting whether they contain a written message or not and includes any display produced by way of video or electronic means and every other type or style of sign defined or referred to in this local law;

“thoroughfare” means any street, way or place that is designed and used for the passage of vehicles and includes the shoulders and embayments at the side or centre of the carriageway used for the parking of vehicles;

“town planning scheme” means any town planning scheme for the time being applying zoning or classification to land within the district;

“vehicle” includes every conveyance, and every object capable of being propelled or drawn, on wheels or tracks, by any means, not being a train, vessel or aircraft while being used as such.

Transitional

6. A sign which -

- (a) was displayed prior to the commencement date; and
- (b) immediately prior to the commencement date was the subject of a valid licence issued under a local law repealed by clause 3,

is deemed to be the subject of a valid licence issued under this local law on the same terms and conditions as the licence issued under the local laws repealed by clause 3, for so long as the sign is not changed, but otherwise the provisions of this local law shall apply to the sign.

PART 2 - LICENCES AND EXEMPTIONS

Licence Requirements

7. Subject to clause 16, a person shall not erect, maintain or display, or permit to be erected, maintained or displayed, any sign or hoarding in, on or above any land or building:

- (a) without a licence; or
- (b) otherwise than in accordance with the conditions of the licence issued in respect of the sign or hoarding.

Planning Approval

8. The requirement for a licence under this local law, in respect of a sign or a hoarding, is additional to the requirement if any, for a planning approval for that sign or hoarding.

Application for Licence

9. (1) Where a person is required under this local law to hold or obtain a licence to display a sign, that person shall apply for the licence in accordance with subclause 2.

- (2) An application for a licence under this local law shall –
- (a) be in the form determined by the local government;
 - (b) be signed by the applicant and by the owner or occupier of the land where the sign is to be displayed;
 - (c) provide two (2) copies of plans drawn to scale of not less than 1:50 showing the size, position, design, and inscription thereon, the method of construction and fixing of the sign for which the licence is sought;
 - (d) be forwarded to the local government with the application fee and licence fee;
 - (e) include, where required by the local government, a certificate from a structural engineer or other person approved by the local government or an authorized person, certifying that the building or structure upon which it is proposed to erect the sign is in all respects of sufficient strength to support the sign, under all reasonable conditions, and that the sign is itself of structurally sound design;
 - (f) include, where the application is for a licence for an illuminated sign and if required by the local government or an authorized person, a written consent to the erection of the sign by or on behalf of the person or body having for the time being the management of traffic control lights within the district;
 - (g) include such other information as may be required by the local government or an authorized person to assist in determining the application.

Determination of Application

10. (1) The local government or an authorised person may refuse an application for a licence that does not comply with the requirements of clause 9, and in any event shall refuse an application for a licence where the required planning approval has not first been obtained, or is inconsistent with the planning approval.
- (2) The local government or an authorised person may, in respect of an application for a licence:
- (a) refuse the application; or
 - (b) approve the application on such terms and conditions as it sees fit.

Licence Issue

11. (1) Where the local government approves an application for a licence, then the local government shall issue to the applicant a licence in the form determined by the local government and may include plans or other documents other than the form of the licence.
- (2) A licence shall not be valid until such time as any public liability insurance policy, if required as a condition of the licence, has been put into effect and a certificate of currency covering the period of the licence has been lodged with the local government.

Term and Validity of Licence

12. Except where otherwise stated in this local law, *or as a condition imposed on a licence, the period of the licence shall be for a maximum of three years and during that period the licence remains valid until:*
- (a) a public liability insurance policy, where required as a condition of the licence, lapses, is cancelled or is no longer in operation;
 - (b) the sign or hoarding is removed;
 - (c) an alteration is made to the structure or area of the sign for which the licence was issued;
 - (d) change is made in the message of the sign or its illumination which is so significant as to amount to a different sign than that in respect of which the licence was issued;

- (e) the sign no longer relates to the business conducted in the building to which it is attached; or
- (f) the licence is cancelled by the local government;

in any of these events an application shall first be made and a new licence issued before the sign or hoarding can be re-erected, changed or altered as the case may be, or a new sign or hoarding erected.

Renewal

12A. *Prior to the expiry of a licence, the licensee may apply for the renewal of a licence without having to resubmit details required at the time of the initial application providing there is no substantial change to the operation of the activity and any associated facilities.*

Inspection of Licence

13. An owner or licensee shall produce the licence when requested to do so by an authorised person.

Cancellation of Licence

14. (1) The local government may, without derogation of any penalty to which a person may be liable, cancel a licence if:-
- (a) the licensee has not complied with a term or condition of the licence;
 - (b) the licensee has not complied with a provision of this local law;
 - (c) variations are made to the sign or to its content which may have the effect that the sign is not that approved by the licence;
 - (d) the licensee is convicted of an offence against this local law; or
 - (e) a licensed sign is so altered that it is determined by the local government to be detrimental to the interests of the public, any adjacent property owner or occupier.

Compliance with Conditions

- 14A (1) *Where an application for a licence has been approved subject to conditions, or where a licence is to be taken to be subject to conditions under this local law, the licensee shall comply with each of those conditions.*
- (2) *The local government may vary the conditions of a licence, and the licensee shall comply with those conditions as varied.*

Amendment to Licence Conditions

- 14B. (1) *A licensee may apply in writing to the local government to amend any of the conditions of the licence.*
- (2) *The local government may, in respect of an application under subclause (1) -*
- (a) *amend the licence, either in accordance with the application or otherwise as it sees fit; or*
 - (b) *decline to amend the licence.*
- (3) *The local government may, at any time, amend any of the conditions of the licence*
- (4) *If the local government amends a licence under this clause, it is to notify the licensee in writing of the amendment as soon as practicable after the amendment is made and, unless otherwise specified in the amendment, the amended condition of the licence applies from the date of the notification.*

- (5) *If the local government amends a licence otherwise than in accordance with an application from the licensee, it is, as soon as practicable after the decision to amend is made, to give to the licensee written notice of, and written reasons for, its decision to amend.*

Right of Appeal

15. When the local government makes a decision as to whether it will:-

- (a) grant a person a licence under this local law;
- (b) renew, vary or cancel a licence that person has under this local law; or
- (c) impose or amend a condition to which a licence is subject;

the provisions of Division 1 of Part 9 of the Act and regulation 33 of the *Local Government (Functions and General) Regulations 1996* apply to the decision.

Licence Exemptions

16. (1) The following signs are exempt from the requirements of clause 7:

- (a) a sign erected or maintained in accordance with any Act;
- (b) a property transaction sign not exceeding 1.0m² for dwellings or 2.5m² for multiple dwellings/commercial/ industrial developments erected on private property or immediately adjacent to the front boundary, where it is not possible to erect it on private property;
- (c) a plate not exceeding 0.6m² in area erected or affixed on the street alignment or between that alignment and the building line to indicate the name and occupation or profession of the occupier of the premises;
- (d) a sign used solely for the direction and control of people, animals or vehicles or to indicate the name or street number of a premises, if the area of the sign does not exceed 0.2m²;
- (e) an advertisement affixed to or painted on a shop window by the occupier thereof and relating to the business carried on therein;
- (f) a sign displaying solely the name and occupation of any occupier of business premises painted on a wall of those premises;
- (g) a sign within a building;
- (h) a sign not larger than 0.7m x 0.9m on an advertising pillar or panel approved by or with the consent of the local government for the purpose of displaying public notices for information;
- (i) a building name sign on any building, where it is of a single line of letters not exceeding 600mm in height, fixed to the facade of the building;
- (j) newspaper or magazine posters, provided they are displayed against the outside wall of the business premises from which the newspapers or magazines are sold so as to cause no obstruction to pedestrian traffic;
- (k) a rural producer's sign less than 2m² in area, which is the only sign on the lot on which it is erected;
- (l) a sign erected by the local government, or with the approval of the local government, on land under the care, control and management of the local government;
- (m) a sign erected and maintained on street furniture, bus shelters or seats in accordance with the terms and conditions of a contract between the local government and the company responsible for those signs;
- (n) a maximum of 4 garage sale signs, each not greater than 0.25m², advertising the sale of second hand domestic goods in domestic quantities, not being part of a business, trade or profession and only being displayed on the day of the sale and on no more than 2 occasions for the same lot in each 6 month period;

- (o) a sign erected by the local government for the purpose of:
 - (i) encouraging participation in voting (but not in favour of any candidate, political party, group or thing) at a local government election, provided that the signs are erected no more than 28 days prior to the election; or
 - (ii) advertising a planning proposal; or
 - (iii) indicating the name and location of a polling place for an election;
 - (p) an election sign which is:
 - (i) Erected on private property with the approval of the owner of that property, where such approval has been obtained prior to the erection of the election sign;
 - (iv) not in excess of 0.75m² in area per property, except a corner property which may display one sign facing each thoroughfare of the corner;
 - (v) Erected not more than 28 days prior to the date of the election to which it relates;
 - (vi) Erected in accordance with the restriction provisions of clause 17;
 - (vii) removed within 7 days of the date of the election; and
 - (q) a sign permanently affixed or painted on a vehicle to identify a company, business, service or product supplied or sold by that company.
- (2) A person shall not erect or maintain a sign which would otherwise be an exempt sign under sub clause (1), if it contains:
- (a) any illumination or radio;
 - (b) animation or movement in its design or structure; or
 - (c) reflective, retro-reflective or fluorescent materials in its design or structure.

PART 3 - RESTRICTIONS

17. A person shall not erect, maintain or display a sign or hoarding, or suffer or permit a sign or hoarding to be erected, maintained or displayed or to remain on any land or building:
- (a) so as to obstruct the view from a street or public place of traffic in a street or public place;
 - (b) so as to be likely to be confused with or mistaken for an official traffic light or sign or so as to contravene the *Road Traffic Act 1974* or the Regulations made under that Act;
 - (c) so as to obstruct access to or from a door, fire escape or window, other than a window designed for the display of goods;
 - (d) except with the approval of the local government or an authorised person on an ornamental tower, spire, dome or similar architectural feature or on a lift machinery room, bulkhead over stairs or other superstructure over the main roof of a building;
 - (e) where the stability of the building is, in the opinion of an authorised person, likely to be affected by the sign;
 - (f) on any light or power pole;
 - (g) on any tree, shrub or plant;
 - (h) which is temporarily or permanently fixed to any vehicle which is parked in one location on private or public property or in a public place, so as to advertise or display a message to the public;
 - (i) which contains glass other than an electric light globe or tube or toughened glass;
 - (j) which contains or has attached to it any paper, cardboard, cloth or other readily combustible material, except posters securely fixed to a signboard or hoarding, flags, banners or canvas awnings;

- (k) except with the approval of the local government or an authorised person on any street, thoroughfare or other public place, if the sign is an election sign.

Fixing of Signs

18. The owner or licensee of a sign must:

- (a) cause it to be securely fixed to the structure by which it is supported, to the satisfaction of an authorised person;
- (b) maintain the sign in a safe condition; and
- (c) ensure that the structure on which a sign is fixed is sound and capable of withstanding any forces that it would be reasonably subjected to without collapsing, deforming or moving from the position on which it is erected.

Headroom

19. The owner or licensee of a sign erected over walkways, accessways or other public land, shall cause it to be fixed to provide a clear headway under the sign of not less than 2.75m, unless otherwise permitted by an authorised person.

Signs to be Kept Clean

20. The owner or licensee of a sign shall keep it clean and free from unsightly matter and shall maintain it in good order and condition.

Bill Posting

21. Subject to clause 16, a person shall not post a bill or paint, stencil, place or affix an advertisement on a street or on a building, structure, fence, wall, hoarding, sign post, blind or awning so as to be visible to a person in a street, public place, reserve or other land, except for a hoarding approved for the purpose by the local government or an authorised person.

Fly Posting

22. A person shall not fly post at any place or location within the district.

PART 4 - REMEDY FOR BREACH

Removal of Signs from Public Property

23. (1) The local government or an authorised person may remove to an appointed place any sign, advertisement, or other advertising device, placed or erected on any thoroughfare, footpath or other public place under the care control and management of the local government, unless placed or erected in accordance with the provisions of this local law.

(2) Where a sign, hoarding, advertisement, or other advertising device is removed to an appointed place in accordance with sub clause (1) and where it is possible to identify the name of the owner of the sign or advertising device, a notice shall be served on the owner advising:

- (a) the location of the appointed place to where the sign has been removed;
- (b) that the sign may be collected during such hours and on payment of such fees and charges as may be specified in the notice.

PART 5 - MISCELLANEOUS

Fees and Charges

24. All fees and charges applicable under this local law shall be imposed and determined by the local government under section 6.16 to 6.19 of the Act.

Public Liability Insurance and Indemnity

25. (1) Where, as a condition of a sign licence or permit, the owner, licensee or permit holder is required to provide a public liability insurance policy, indemnifying the local government against all actions, suits, claims, damages, losses and expenses made against or incurred by the local government arising from any activity, action or thing performed or erected in accordance with the licence and keep that insurance policy current for the duration of the licence, the owner or licensee shall:
- (a) enter into an agreement with the local government to provide the required public liability insurance protection;
 - (b) take out a public liability insurance policy in the name of the owner or licensee and the local government, for a minimum value of \$10m or such other amount as considered appropriate to the risk involved;
 - (c) include a clause in the policy which prevents the policy from being cancelled without the written consent of the local government;
 - (d) include a clause in the public liability insurance policy which requires the owner or licensee and the insurance company, to advise the local government if the policy lapses, is cancelled or is no longer in operation;
 - (e) on the request of an authorized person, provide for inspection, a certificate of currency for the required insurance policy.
- (2) An owner or licensee who refuses or cannot provide a current certificate of insurance within 2 working days as requested in accordance with sub clause (1) commits an offence.

PART 6 - OFFENCES AND PENALTIES

Offences

26. (1) Any person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.
- (2) A person who fails to comply with a notice given under this local law commits an offence.
- (3) Any person who commits an offence under this local law shall be liable, upon conviction, to a penalty not exceeding \$5,000, and if the offence is of a continuing nature, to an additional penalty not exceeding \$500 for each day or part of a day during which the offence has continued.

Offence Description and Modified Penalty

27. (1) An offence against a clause specified in the First Schedule of this local law is a prescribed offence for the purposes of section 9.16(1) of the Act.
- (2) The amount appearing in the final column of the First Schedule directly opposite an offence described in that Schedule is the modified penalty for that offence.

Infringement and Infringement Withdrawal Notices

28. For the purposes of this local law:
- (a) the form of the infringement notice referred to in section 9.17 of the Act is form 2 in the First Schedule of the *Local Government (Functions and General) Regulations 1996*; and
 - (b) the form of the infringement withdrawal notice referred to in section 9.20 of the Act is form 3 in the First Schedule of the *Local Government (Functions and General) Regulations 1996*.

Records to be Kept

29. The local government shall cause adequate records to be kept of all infringement notices given under section 9.16(1) of the Act and modified penalties received.

FIRST SCHEDULE
CITY OF ALBANY
SIGNS LOCAL LAW 2006
OFFENCES AND MODIFIED PENALTIES

Clause	Nature of Offence	Modified Penalty \$
7(a)	Erect or maintain or permit to be erected or maintained, a sign or hoarding without a licence.	100
7(b)	Erect, maintain or display or permit to be erected, maintained or displayed a sign or hoarding otherwise than in accordance with licence conditions.	100
13	Fail to produce a sign licence for inspection when required.	100
16(2)(a)	Erect a sign otherwise exempt under clause 16(1) containing illumination or radio.	100
16(2)(b)	Erect a sign otherwise exempt under clause 16(1) with animation or movement in its design or construction.	100
16(2)(c)	Erect a sign otherwise exempt under clause 16(1) with reflective, retro-reflective or fluorescent materials in design or construction.	100
17(a)	Erect or maintain, suffer or permit a sign or hoarding to obstruct the view of traffic in a street or public place.	100
17(b)	Erect or maintain, suffer or permit a sign or hoarding to be confused or mistaken for official traffic lights or signs.	100
17(c)	Erect or maintain, suffer or permit a sign or hoarding to obstruct access to or from a door, fire escape or window not designed for display of goods.	100
17(d)	Erect or maintain, suffer or permit a sign or hoarding on an ornamental tower, spire, dome or other super structure over the main roof of a building.	100
17(e)	Erect or maintain, suffer or permit a sign or hoarding on a building which the stability is likely to be affected by the sign.	100
17(f)	Erect or maintain, suffer or permit a sign or hoarding on any light or power pole.	100
17(g)	Erect or maintain, suffer or permit a sign or hoarding on any tree, shrub or plant.	100
17(h)	Erect or maintain, suffer or permit a sign or hoarding temporarily or permanently fixed to any vehicle on private or public property to advertise/display message	100
17(i)	Erect or maintain, suffer or permit a sign or hoarding containing glass, other than an electric light globe or tube, in a sign.	100
17(j)	Form part of or attach, paper, cardboard, cloth or other readily combustible material to any sign.	100
17(k)	Erect or maintain, suffer or permit a sign or hoarding on any street, thoroughfare or public place if an election sign.	100
18(a)	Fail to securely fix a sign to a supporting structure.	100
18(b)	Fail to maintain a sign in a safe condition.	100
19	Fail to fix a sign over walkways, accessways or public land to provide clear headway of not less than 2.75m.	100
20	Fail to keep a sign clean and maintained in good order.	100

21	Post a bill, or fix advertisement visible from a street, public place, reserve except a hoarding approved for the purpose	100
22	Fly post at any place or location in district.	100
	Other offences not specified.	100

Dated this 21st day of November 2006.

The Common Seal of the City of Albany was affixed by authority of a resolution of the Council in the presence of:

ALISON GOODE JP
Mayor

ANDREW HAMMOND
Chief Executive Officer



SUBMISSION RE: DRAFT AMENDMENTS TO THE CEJ
URBAN DESIGN POLICY

City of Albany Records
Doc No: ICR7037474
File: STR128
Date: 03 SEP 2007
Officer: SPLO2

Attach:

This submission has been prepared by Dot Price, resident and ratepayer of 70 Spencer Street, ALBANY WA 6330.

I refer to the draft amendments as follows:

9.5.3 Height Datums for Grouped and Multiple Dwelling

I **oppose** the proposed amendments because I think it detracts from the Policy, which provides parameters for all residents and ratepayers equally. The Policy, in its present form is predicated on a clearly articulated planning philosophy which is clear, explicit and equitable. To change this recent policy now, for one development site is, in my view, an attempt to "move the goal posts". There are no reasons supplied for this proposed amendment. Why is it proposed?

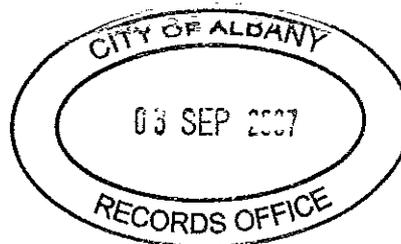
9.5.4 Undercrofts

I **oppose** this amendment because it has the potential to increase dramatically the bulk of buildings within the area. Similarly, the proposed phrase "articulated to break up the bulk and scale of the development" in fact does the opposite. **I am opposed to any attempt to vary the height wording** because it would detract from the clear specifications in the present Policy.

9.5.6 Multiple Dwellings

I **oppose the insertion of this Clause because I think it is totally unnecessary.** The present Policy proposes clear guidelines and it is the responsibility of any developer to design a development which complies; this obligation is independent of any developer's desire to configure a proposed development in a particular way. The onus is on the developer to configure any proposed development in ways which fully comply with all aspects of the Policy. This is why the Policy exists. To insert this clause is to diminish the safeguards built in to the Policy precisely to prevent any attempts to circumvent the Policy requirements.

Dot Price
Resident and Ratepayer
70 Spencer Street
ALBANY WA 6330
2nd September 2007





City of Albany Records

Doc No: ICR7037472
File: STR128

SUBMISSION RE: COLLIE STREET PROPERTY
CENTRAL ALBANY URBAN DESIGN

Date: 02 SEP 2007
Officer: SPLO2

This submission has been prepared by Dot Price, 70 Spencer Street Al Attach:

I refer to the document as follows:

1.0 Introduction

The first sentence in this section is categorically incorrect. The Council has resolved to prepare a Business Plan for the proposed sale of any land it owns in Collie Street, in compliance with the Local Government Act. This Business Plan, once developed, must be presented in its draft form for public consultation. No sale can proceed before the Business Plan is duly adopted. While the Council may intend to sell the public assets in Collie Street, it cannot do so unless or until it has complied with the law. The Business Plan will need to show the benefits to the community deriving from any proposed sale of land. The formal intention and motion to sell land in Collie Street or elsewhere, comes after the preparation of the Business Plan. Where is the Business Plan? Is it possible that the Design Brief for the Collie Street property is an attempt to "test the waters" for a Business Plan, to discover what a partially informed public will accept and then prepare the Business Plan to fit? **This process is fundamentally flawed in my opinion.**

5.0 Multiple Dwelling

I disagree strongly with the assertion that "the current policy does not formally address the issue of multiple dwelling". At Point 9.5.4 of the present Policy, there is a clear reference to "dwellings", to "the development" (not "the building" or "the residence") and the diagrams on page 24 of the copy of the Policy supplied to electors wishing to respond to this proposal clearly portrays multiple dwellings. I believe this statement to be a nonsense in and of itself. **The original Policy clearly does deal with the issue of multiple dwellings and any proposal to develop Collie St should be fully compliant with the Policy as it stands.**

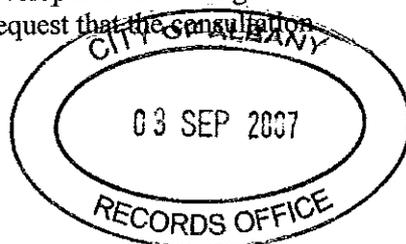
6.0 The Exercise of Discretion Under the Policy

Additional Height

I believe the statement "Should a design incorporate commercial uses on the ground floor facing grey Street East (sic West) the council would be willing to apply the provisions of the Central Business Zone to the Grey Street East (sic West) frontage to a depth of 20m." **is an attempt to effectively re-zone this portion of the precinct without going through the proper process for re-zoning. I totally oppose this proposal under Additional Height.** The present Policy provides clear guidelines relating to height and does not need this attempt to have a **de facto re-zoning.**

8.0 Mokare's Grave

I strongly support the retention of Mokare's Grave site, without disturbance, for the reasons stated in this document. I request that Aboriginal Elders be consulted about development near the grave site and that they be consulted about development on this whole precinct. I request that the consultation outcomes be publicised before this development proceeds.



9.0 Council Land between the Town Hall and the Library

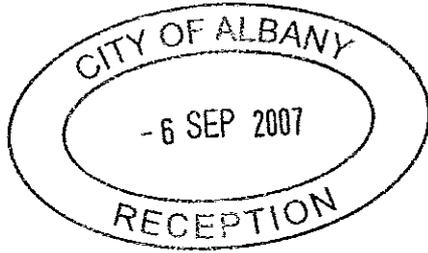
In my opinion, the land between the Town Hall and the current library is already bound by guidelines, and in fact the by CAUDG, which is Policy. **No further "guidelines" are needed. Whatever is developed in this area must comply with this existing Policy in all respects.**

10.0 Development Parameters for the Site

I understand that the attached diagrams should not be interpreted as a definitive scheme required for the land. **What I will be looking for is certainty that any development in this precinct is fully compliant with the existing CAUDG Policy.**



Dot Price
70 Spencer Street
ALBANY WA 6330
2nd September 2007



City of Albany Records
Doc No: ICR7037826
File: STR128
Date: 06 SEP 2007
Officer: SPLO2
Attach:

Jill Bostock 111 Rainbows End, Little Grove

6 September 2007

SUBMISSION; COLLIE STREET PROPERTY
CENTRAL ALBANY URBAN DESIGN POLICY

Firstly I would like to point out that I consider it totally wrong that the City and this council are rushing through such important changes, so close to an election.

Secondly I disapprove of employing consultants at great cost, if their advice is ignored. Consultants are instructed to produce what the City wants, so largely recommendations mirror those requirements, yet dissatisfaction remains and the boundaries are continually being pushed.

With the AEC Mr De Villier placed a height restriction of 20 metres. The Precinct Plan was 24 metres. The actual building 35 metres.

What is the point of wasting the people's money on endless reports, plans, investigations, if council repeatedly ignore their expert advice?

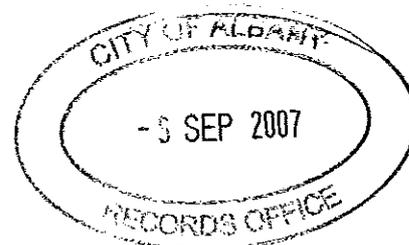
To return to Collie Street, Mr De Villier recommended the majority of building to be 2 storeys with no more than 40% group dwellings to be 3 storeys and the 3 storey component less than 50 sq metres inclusive of terrace or balcony.

The changes suggested by the city will reverse this; there will be a much greater proportion of 3 storey building with the possibility of a fourth storey. There will be a greater density of building, it will be higher and the amount of open space will be reduced.

What is most worrying is the way these changes are introduced in the most insidious way. The reports presented to council are rarely clear. There is a tendency to include irrelevant information, so the pertinent detail is lost. Indeed one is disturbed by the thought that there may be a deliberate attempt to mislead.

I personally questioned Robert Fenn about the height of this development, being particularly concerned with the changes sought for 5 storey. He reassured me that those changes do not apply to Collie Street and referred me to Residential Design Codes of Western Australia (R Codes).

Building Height Requirements
37.1 Table 3 Category B.



Indeed when I went into the council offices this was copied and highlighted, the implication being that Collie Street would be bound by this, allowing 2 storey development only.

What was NOT highlighted: "except where stated otherwise in a Local Planning Policy or equivalent" – namely "Central Albany Design Code Policy". Council are being asked to endorse changes to a policy barely one year old.

I ask where is the thoughtful long term plan, the desire to build a wonderful city with a cohesive community. It has been lost for short term financial gain.

Councillors this is a magnificent city, the damage being done by your "development at any cost" attitude is tragic.

Collie Street has the potential to be a central focus, a vibrant attractive centre, including shops, cafes, apartments, town houses and public open space. Do not miss this opportunity, vote against these changes and keep the development on a human scale.

J Borbeck.



City of Albany Records
Doc No: ICR7037475
File: STR239
Date: 03 SEP 2007
Officer: SPLO2
Attach:

SUBMISSION RE: CITY OF ALBANY RESIDENTIAL DESIGN (

This submission has been prepared by Dot Price, 70 Spencer Street A

I refer to the document as follows:

2.0 General Principles

Height:

I disagree with the heights proposed. I consider that the maximum heights should be two storeys, with three storeys provided as per the CAUDG. In my opinion, this protects the amenity of the areas under consideration and provides ample opportunity for development.

4.2.2 Building Heights

I disagree with the heights proposed for the reasons above. I believe that increasing heights to four storeys will detract from the amenity of the area and turn these areas into "just another high-rise city by the sea". These areas can be developed within the heights adopted in the CAUDG Policy with increased habitation, public urban facilities and a mixed life-style without going any higher.

4.2.3 Building Setbacks

I am of the opinion that the setbacks provided for in the CAUDG Policy should apply for all developments in these areas.

4.3.1 Building Heights.

Please see above. I request that building heights should be no higher than CAUDG Policy.

4.3.2 Building Setbacks

Please refer to 4.2.3 (above.)

4.4 Woolstores

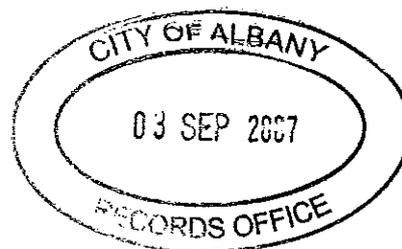
I strongly endorse the need for any necessary remedial environmental cleanup to be developed and approved by the EPA. I consider that this should be done prior to the development of any Development Guide Plan because the environmental remediation may impact upon the outcome of any DGP.

4.4.2 Public Structure

I endorse all proposals under this heading.

4.4.3 Building Heights

Please see 4.2.2 (above)



4.4.4 Building Setbacks

Please see 4.2.3 (above)

4.4.5 Built Form

Attached Buildings

I disagree strongly with the notion of buildings being built boundary to boundary. I believe the primary aim should be to ensure as much visibility of the foreshore as possible rather than the continuity of the "urban edge". Visitors and residents are attracted to Albany primarily because of the lack of urban edge. There is plenty of scope for development without this.

6.1.2 Building Heights in Village Centre

I strongly disagree with the heights proposed and recommended height levels to be the same as CAUDG Policy.

6.2.1 Land Use

I strongly concur with the establishment of short-term accommodation only in this area.

6.2.2 Building Heights

I agree with these proposals except that I believe that any component of three storey development should be limited to 40% of the total footprint on the site.

6.2.4 Built Form

Assessing Impacts on the Natural Topography and Landscape

I strongly endorse all specifications under this heading.

7.1 Residential Development on Steep Sites

I submit that any relaxations to the height provisions on steep sites be limited to situations where the proposed dwellings, and the blocks on which they are to be situated, back onto granite outcrops or onto reserves which cannot subsequently be rezoned. In all other circumstances, I believe there should be no height relaxations and, further, that heights be limited to the provisions of CAUDG Policy.


Dot Price
70 Spencer Street
ALBANY WA 6330
2nd September 2007

S.J. AUSTIN
45 LIMBURNERS ROAD
BIG GROVE ALBANY 68330
W.A. PHONE: (08) 9844 4250

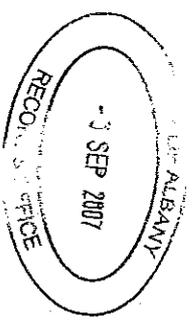
Sept 3/2007
The Chief Executive Officer
City of Albany

The submission Building Heights for
City of Albany

1/ Albany City Council. Restrict heights
which will affect areas to areas behind
Business Royal Decree to one or two
levels.

Throughout City generally maximum heights
where levels with the existing departments in
locations which match. Not interfere
with certain existing or future planned
constructions.
each application to be treated separately,
agreed. After Question 3/9/2007

45 S.J. AUSTIN
LIMBURNERS ROAD
BIG GROVE ALBANY 68330
W.A. PHONE: (08) 9844 4250





City of Albany
North Rd. Albany .6330.

Doc No: City of Albany Records
File: ICR7037731
STR239
Date: 06 SEP 2007
Officer: SPLO2

Attach:

Submission about the Residential Design Code

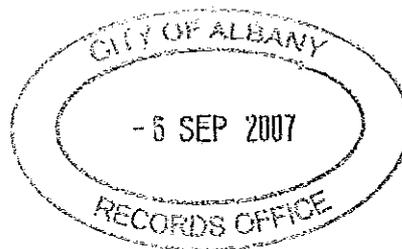
On the coastal areas I would like to see no more than two storeys if it is going to block sea views from the public and no more than three storeys otherwise and only after consideration as to whether it fits with the style of the surrounds.

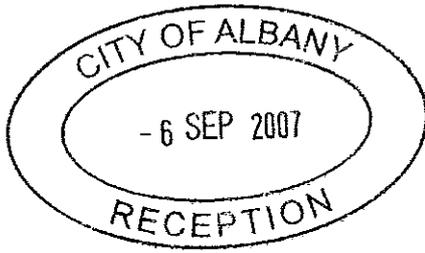
- On the Albany waterfront I ask for no more than one storey (and only east of the jetty) as any more will completely take away the views.
- At Middleton Beach—no more than three storeys to replace the hotel and only three storeys elsewhere on the beachfront if it is not going to block views .
- No more than two storeys between Middleton Beach and Emu Point anywhere where it might block the sea views from the public.
- No more than three storeys in the CBD unless placed next to a building that is already more than this and not affecting the public's views of the sea.

I did not see any ads in the papers about this and if there were any they were inadequate. I found out from someone else the day before it was due in.

Yours faithfully

Ian Hill
43 Limeburners Rd
Big Grove. WA. 6330
6th Sept, 2007





60 Campbell Road
Spencer Park 6330
6 September 2007



Chief Executive Officer
Albany City Council
North Road
ALBANY W.A. 6330

City of Albany Records
Doc No: ICR7037728
File: STR239
Date: 06 SEP 2007
Officer: SPLO2

Dear Sir

Attach:

SUBMISSION RE DRAFT RESIDENTIAL DESIGN CODE POLICY

The proposal to amend the City of Albany Residential Design Code appears to be based on two assumptions:

1. The projected growth of Albany's population exceeds the availability of serviceable land to meet those needs and, or, the types of accommodation provided under the existing provisions are not adequate for present or future demand.
2. The existing accommodation does not meet projected or desired tourism requirements.

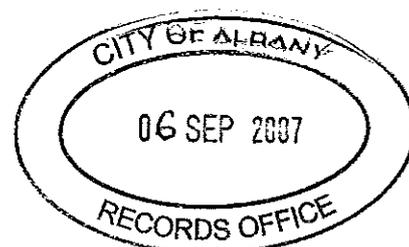
The draft Policy promotes the following solutions:

1. increasing residential density through allowance of development up to four levels in most of the scenic foreshore locations, and in one case five levels; and
2. consolidation of residential development around the CBD by the same method.

If the Council Administration believed these situations to be true then they have far reaching implications for Albany. They should have engaged an independent consultant to conduct an in-depth investigation, including serious consultation with the Community regarding:

1. the nature and degree of the assumed problems, including the consequences of leaving the existing Code provisions unchanged; and
2. the range of solutions to identified problems. The ensuing report should suggest the impact that each solution would have on the amenity and character of Albany and the ethos of its population. For comparison purposes the report should comprehensively identify the impact of the proposed solutions where these occur elsewhere in Australia

These reports should have been made available to the public for comment. Genuine consideration of submissions should have preceded any attempt to prepare a draft policy change for Council's approval.



To the best of my knowledge these procedures have not been followed and for that reason. I am also extremely disappointed that the Council did not make a concerted effort to obtain Community support in this regard. The great majority of people that I have spoken to are not aware of the proposed policy changes or of their right to make comment.

For all of the above reasons I can only assume that the motivation for this proposed Code change is not out of necessity but to benefit vested sectional interests. I can only say that I am disappointed as once again as this Council in my opinion seeks to circumvent genuine Community consultation on important policy matters or to adopt a basic professional approach to its responsibilities. If the Administration is affronted by this statement it should consider the obvious, that acting clandestinely on important matters breeds deep suspicion among its constituents.

Apart from my attached recommendations relating to the draft policy itself, it is my strongest recommendations that:

1. summary reports as identified above should now be prepared for Community consideration;
2. this Policy alteration should not be passed by the present Council in the dying days of its tenure; and
3. the draft Policy content should be put to public debate for consideration in the context of the upcoming Council elections.

In the interests of the broader community I would appreciate the most serious consideration be given to this submission.

Yours faithfully


Ross Gray

**SUBMISSION BY ROSS GRAY REGARDING
ALBANY DRAFT RESIDENTIAL DESIGN CODE POLICY**

METHOD OF ANALYSIS

The submission only comments on those aspects which is considers unacceptable. Most comments relate to height limits. Where no comment is made it can be assumed that the policy as proposed is generally accepted.

CONCLUSIONS

1. In the absence of objective comprehensive reports relating to the need for increased residential density and tourist industry needs and impact upon the existing community and environment, the overriding conclusion is that the set criteria as they relate to height limits are considered specious; set to warrant a pre-ordained but unsupported result.
2. The Administration has made no attempt to confront the negative impact of higher development or to pay attention to the broad principle adopted elsewhere in coastal locations around Australia, i.e. limiting all development to three and in many cases two storeys.

RECOMMENDATIONS

1. The Administration prepare a paper identifying projected growth, existing available subdivided land within various boundaries of the City and propose alternative methods for dealing with perceived future needs. This paper should be prepared before Council ratifies the present draft policy.
2. This proposal has such serious implications for the community it should not be rushed through by the present Council but should be held over for consideration by the incoming Council. The proposal should be a major issue during the forthcoming elections and the height aspect at least should be the subject of a referendum.

COMMENTS ON DRAFT POLICY

• **POLICY CRITERIA**

○ **Demand for this type of development**

Comment

The Administration has presented this document to Council on the presumption that a buyer / user demand exists for mid rise development. Of course there is a demand. There is also a demand for ten or fifteen storey development. Town planning however universally attempts to curb the excesses of land uses done at the expense of the majority by diminishing the quality of life and amenity of the community generally. The objective of town planning is to maximise the benefits of land use in harmony with the ethos of the community.

A comprehensive report should be made into Albany's tourist industry. Such report should provide figures of the numbers and type of tourists visiting Albany and suggest realistic projections into the future. This should also be balanced with details of the type and quantity of existing accommodations to meet these needs.

My concern is that the motive behind this initiative of the Administration and the Council is not based on perceived demand or to maximise community benefit but is simply supply driven, i.e., for the benefit of certain land holders and at the expense of the general community.

- **Provision of Alternatives to allow CBD to compete with other areas of City????**

Comment

This criterion defies reasonable comment. Is Albany a divided city competing with its suburbs? Because it is on the foreshore growth must extend away from it. Is the Council Administration afraid that the CBD is dying? If so where is the report confirming this? Part of the problem of separation of the population is the presence of industry close to prime land north of the CBD. Rezoning of these areas to allow low rise development would provide incentive to existing land owners to redevelop their lands for residential development.

Industry should be encouraged to move to the perimeter of the city.

- **Take advantage of Coastal views**

Comment

There are adequate existing public locations for taking advantage of coastal views. Presumably the criterion means to allow a select group to buy coastal views from their residences or investment properties. Since the lower levels, i.e. levels one to three are provided for by the existing code the alterations now proposed extract a very high price from the community through loss of amenity for the benefits of a relative few. Count the number of units that will actually have direct coastal views; not many. But the impact of continuous massive walls of unit blocks will impact the majority very considerably.

- **Consolidation**

Comment

See earlier comment.

The Council's document makes no effort to quantify the projected growth of Albany nor does it attempt to provide any alternatives to meeting that need i.e. increasing the zone area for two or three storey development in the immediate vicinity of the CBD.

There are no economic imperatives to consolidate development in a town of only 30,000 people. Some suburbs of major capital cities have considerably bigger populations than this and have no need for "mid rise" development.

- **Condition that development be sympathetic with natural landscape.**

Comment

This is an essential criterion but it should be accompanied with guidelines as to the sensitivities of the natural environment and how development negatively impacts it. No report shows how this has been achieved.

o **Limit impact on existing development and views of significance.**

Comment

The criterion is too narrow. It should include the impact not just upon existing development and views of significance but also upon the townscape generally. Buildings which interfere with the skyline impact negatively with the general ambience of a town. The higher development is the greater its negative impact.

Neither has there been a report stating the impact of possible development regarding shadow, canyoning effect, light loss, wind tunnelling, etc.

GENERAL PRINCIPLES

Comment

Height

The principle of "mid rise" is out of step with every responsible planning code elsewhere in the country except in Queensland or where bureaucratic imposition has occurred against broad community acceptance.

Public Benefits

No public benefits have been exhibited in this code which are supported by any in-depth independent report; only narrow sectional benefits are evident.

As a general statement it is considered that:

1. residential development in Albany should be restricted to three levels; and
2. wherever three level development occurs it should be graduated with a two storey development between it and any other residential development or public space.

In respect of setbacks it is considered that while they ameliorate the walling effect of "mid level" development they are not adequate to protect the visual impact on the townscape.

URBAN LOCATIONS

a) **Middleton Beach**

Comment

While the objectives are acceptable there is a presumption that higher development equates to high quality and vibrant tourist facilities and amenity. It does not! Darling Harbour, Sydney's tourist centre has a maximum height restriction of two storeys. Melbourne's South Bank has an effective three storey limit. While surrounding hotels are high rise they

are due to the massive annual tourist flow; a functional necessity, not simply to create accommodation with views. The Hyatt Hotel on the foreshore of the Quay, Sydney, is limited to three storeys because of heritage sensitivities. It is still profitable.

Sydney is arguably the most beautiful littoral city in the world. Almost anyone of its beach suburbs are comparable or exceed the attractions of Albany. Not one of them, with the exception of Manly and Bondi which have existing use rights, exceed a three level code as is being proposed by this Council Administration.

There are only one or two hotel accommodations on the foreshores of Sydney that exceed three levels and then they are only four levels.

If the objective is coastal views why are there four level developments in Garden Street? Their views to the coast are obstructed.

First principles of town planning are for higher rise developments to be graduated. Two storeys in Garden Street would be a maximum to fulfil this general principle. Four storeys in Garden Street will also create an absurd three storey valley between Garden Street and Flinders Parade.

The maximum height of residential development opposite any waterfront should be two levels. Any second line of development behind it can be three levels. A more sensible land use distribution at Middleton Beach would be two levels along both of these streets and three storeys in the centre. This would achieve the graduation referred to before.

If quality and vibrancy are policy objective for this locality, streets should be closed to create pedestrian plazas. "Mid rise" development does not equal vibrancy; it is not even a factor. In fact it is a detractor.

b) Centennial Park.

Comment

The objective of higher density development close to the CBD is in some circumstances acknowledged. However in the absence of growth statistics and implications for natural expansion into rural areas, i.e. the normal response to growth, any attempt to propose four storey developments close to the CBD is premature and unsupported. Higher density is a solution for land shortage and excessive services costs. This is not a necessity for a small Australian city.

Development should be restricted to three levels and contrary to the draft policy the graduation principle should apply and development fronting park areas should be a maximum of two levels.

c) Woolstores

Comment

While as a general principle development in Albany should be limited to three storeys this site, because of its location in relation to Mt Melville,

position at the western end of Princess Royal Harbour, relative relationship to CBD, and limited impact on existing development could support a maximum four storey development without compromising any reasonable height criteria. However any limited four level developments should be flanked by three and two level developments at the perimeter.

SUBURBAN CENTRES

Comment

Height provisions in all locations are appropriate.

COASTAL LOCATIONS

• Big Grove and Emu Point

Comment

The maximum height should not exceed three levels in both of these locations. In respect of Big Grove four storey building heights would particularly dwarf the existing and future surrounding development.

Again the maximum development should be three levels and should only occur where it is flanked by two level development codes.



ROSS GRAY
6 September 2007



City of Albany Records
Doc No: ICR7037711
File: STR239

Date: 06 SEP 2007
Officer: SPLO2

Attach:

To the City of Albany

5 Sept 2007

Submission on the Residential Design policy

I ask that buildings in the CBD remain at two storeys, or three storeys only if that fits in with the surrounding buildings and topography.

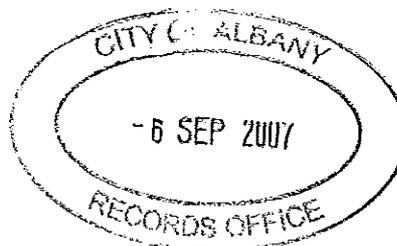
I would like to see no higher than three storeys on the coastal areas preferably two storeys

There should be buildings of one storey only on the Albany waterfront as anything higher will block the harbour views from Stirling terrace

I do not want residential units on the Collie Street site

I would like to lodge a formal complaint about the inadequacy of the notice of this issue. I found out about it from word of mouth and could not find any evidence of it in the last three local papers. This is not good enough when an issue such as this have a lasting impact on the town.

Ked Bezard
74 Brunswick Rd
Albany





6/9/07

City of Albany
North Rd. Albany .6330.

City of Albany Records
Doc No: ICR7037730
File: STR239

Date: 06 SEP 2007
Officer: SPLO2

Attach:

Submission about the Residential Design Code

The following are my opinions

On the coastal areas I would like to see no more than two storeys if they are going to block sea views from the public and no more than three storeys otherwise and only after consideration as to whether it fits with the style of the surrounds.

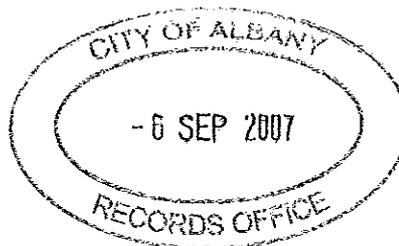
- On the Albany waterfront I ask for no more than one storey (and only east of the jetty) as any more will completely take away the views.
- At Middleton Beach—no more than three storeys
- No more than two storeys between Middleton Beach and Emu Point.
- No more than three storeys in the CBD unless placed next to a building that is already more than this and not affecting the public's views of the harbour

I want to lodge a complaint that I only found out about this via word of mouth which means it must have been poorly advertised if at all in the papers.

Yours sincerely

Janet Austin

43 Limeburners Rd
Big Grove. 6330





City of Albany Records
Doc No: ICR7037712
File: STR239

Date: 06 SEP 2007
Officer: SPLO2

Attach:

To the City of Albany

5 Sept 2007

Submission on the Residential Design policy

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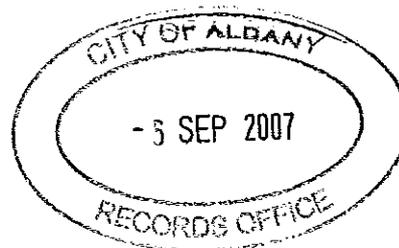
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Shanti Bezard
74 Brunswick Rd
Albany



~~Maire~~ AUSTIN
45. L 50 LIMEBURNERS ROAD
BIG GROVE ALBANY 6330
W.A. PHONE: (08) 9844 4250



Chief Executive Officer
City of Albany
6th Sept. 2007

City of Albany Records
Doc No: ICR7037732
File: STR239
Date: 06 SEP 2007
Officer: SPLO2
Attach:

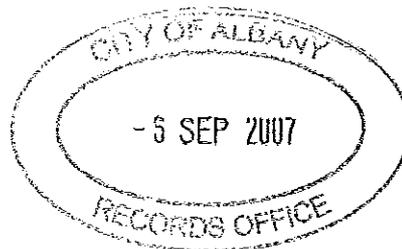
Submission on building heights.

I would like to comment on changes of building heights which are being suggested for our city.

1. NO more than three storeys on any areas near the water front
2. On Town Jetty area no more than one storey if buildings will obstruct views
3. Any heights where buildings spoil the outlook as a whole should be avoided.

Other towns are realizing their mistakes in allowing development to destroy the character of their area . High rise buildings are unsuitable for a unique setting as Albany and it is never going to be a large city. I am not against high rise in their right place but it needs a sensitive approach with imagination in the planning with much input from the community as a whole, not just from the business section and the developers of the town. We could end up with a wall of high rise on the waterfronts with everything else behind it. The high rise should be at the back overlooking the lower buildings near the water.

Maire Austin



42 EAST BANK RD

Waiqan

5-9-07



MR. A. Hammond
CEO
City of Albany

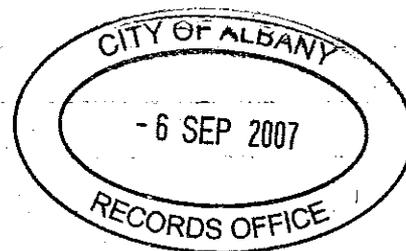
Doc No: City of Albany Records
File: ICR7037733
STR239
Date: 06 SEP 2007
Officer: SPLO2
Attach:

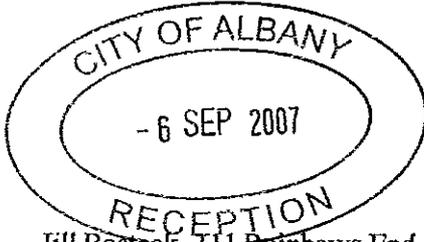
Dear Mr. Hammond,
Building Heights in Albany

I would like to see building heights limited to:

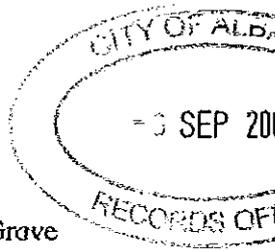
On the Foreshore 2 Storeys
In the City 3 Storeys

Yours faithfully
T. McKail





Jill Bostock, 411 Rainbows End, Little Grove



City of Albany Records

Doc No: ICR7037827
File: STR239

Date: 06 SEP 2007
Officer: SPLO2

Attach:

Submission Re: RESIDENTIAL DESIGN CODE POLICY

This relaxation in height limits for Albany is wholly unacceptable and a retrograde step.

Albany is in its infancy, and is set in a magnificent location. Nature has done its part and it's up to us to enhance this wonderful canvas, not destroy it by short term "greed".

The argument used for higher development is simply absurd.

1. One does not need height to make a place vibrant.
2. One does not need height to maintain the view, indeed height on the foreshore restricts the view to all but those in the dress circle.
3. "Demand" I would suggest that this is not about "need" but "greed", the "cart before the horse", an attempt to generate demand. We have empty shops, offers of free cars in an attempt to sell houses.
4. "Aspiration to consolidate rather than disperse urban development" - this is not Hongkong here is no shortage of land close to the CBD. We have ample room to provide all this is required without stacking up the storeys. The only reason to build higher is to maximise profit on a small plot of land.
5. The statement regarding public benefits is meaningless: "support existing activity nodes", "improvement to the public domain". I am not surprised it was difficult to find anything good to say about multistorey development, people around the world recognized long ago that rather than bringing benefits it results in alienation - it is seen as a necessary evil in places where there is no land, no choice.

The environment, both natural and built, plays an important role in determining the lifestyle and nature of a community. Your responsibility in council is to protect that environment and serve your people, not public or private financial interests.

You have offered no plausible reason to allow higher building and rather than enhance our environment it will encourage unscrupulous public and private developers to maximise their profit with scant regard to our natural heritage, the needs of the people or the proper planning and advancement of our city.

There is a real threat to Albany and other coastal cities of WA and it is not "global warming" or "terrorist attack" but our own government. The pressure to develop the regional areas may well be based on sound judgement to relieve the pressure on Perth, but to exploit the coastal lands in such a blatant money hungry way is abhorrent

I request you take note of my input.

Question of high rise limits within certain locations.

Woolstores Site: In general principle this is the only site that would accommodate 4 storey complexes with gradient softening heights. The area does not immediately impact on the city and there is sufficient land area to enhance such a project.

Foreshore: Should be limited to 2 storey at graded levels to one storey. The façade of the overall area should be kept in theme to existing precinct heritage or port themes.

Middleton Beach: The existing site of the old Esplanade should not precede the previous height. The design of the building should inherit the qualities of the surrounding beauty. Two storey limit to residential on beach frontage roads. However three storey could be acceptable in hinter areas.

Middleton beach to Emu Point King Georges Sound must retain the uninhabited rugged façade currently presented from the beach. The existing two story limit should not be changed and coastal policies applied to position of buildings.

Emu Point: Point should have no high rise at the point itself. This area is already under threat from human interference with the positioning of the unattractive groins.

Emu Point Boat Marina: There is possibly a situation here to provide 3 storey heights if they are set back a good distance from the water edge. This is a better sheltered area in which to induce activity.

As to ad hoc height restrictions being applied there are many locations in Albany that will support three storey accommodation buildings. But this council must pay heed to the overall effect of each individual application.

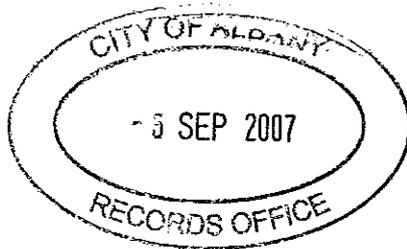
Collie Street: I can only say with the planning laws applicable that this will turn into the towering inferno of Collie St. The shadow cast and the diluted sunshine will be cold clime in the park.

Thank you for your consideration



Vera Torr
PO Box 1126

Albany WA 6330 September 6, 2007 98422420



City of Albany Records
 Doc No: ICR7037828
 File: STR239
 Date: 06 SEP 2007
 Officer: SPLO2
 Attach:

Chief Executive Officer
 City of Albany
 North Rd
 Albany WA 6331

SUBMISSION Residential Design Code Policy

There is a strong case to ensure that a blanket policy does not apply to height lines and must be considered on individual merit of location, need and ascetic contribution to its surrounds. That Albany does require forms of high rise accommodation to stop the urban spread is undeniable. However popular sales of small tenors of rural land are very evident that the lifestyle people wish to attain is of a different aspiration than one of a highly overdeveloped environ.

The aspect of scale of height and bulk to surroundings is increasingly becoming the main focal point of good overall planning. Bunbury still lives with the milk carton thrust into it's skyline. It does not survive as an icon but an eyesore.

Protection of our coast is paramount to our lifestyle and to our tourist industry. No high rise should encroach within visibility of the remaining unscathed frontage of Middleton Beach to Emu Point.

The business ratification, population needs for accommodation and tourist requirements are all necessary to gauges to determine the growth and prosperity of Albany. These aspects are lacking from the current proposed changes to the Councils Planning Guidelines.

The climate, topography, southerly aspect and ultimate shadow factor of 5 storey buildings is not inducive to this type of development.

To accommodate the tourist arm of Council has been to generate conflict of interest in the planning development of Albany.

To cater for the expected captive tourist trade with docking of cruise liners and fly in fly out tourist packages the ultimate value of Albany is being degenerated.

I trust this Council and our Councillors infer a balanced judgement in the very important decision before them.

~~Amie~~
 * An issue not covered is the maximum length a building may be in comparison to height



City of Albany Records
Doc No: ICR7037569
File: STR239
Date: 04 SEP 2007
Officer: SPLO2
Attach:

1 Sussex Street
Mt Clarence

3 September 2007

CEO
Albany City Council
PO Box 484
Albany

Dear Sir

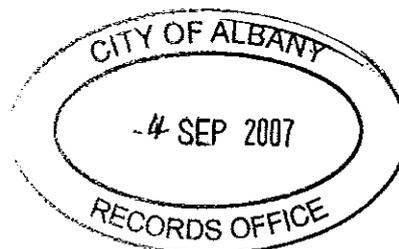
RESIDENTIAL DESIGN CODE POLICY

I am in favour of buildings of a maximum of three storeys in the CBD, but nothing over two storeys around the coastline. So whether this is residential, hotels, or other buildings, I feel in Albany's unique environment, anything higher would not be in scale.

I am in favour of encouraging residential in the CBD, be it over shops, in mews behind shops or around the Town Hall and library precinct as proposed.

Yours faithfully

Barbara McAllister





Vancouver Guest House

86 Stirling Terrace

Albany WA 6330

ABN: 37885350058

Phone: (08) 9842 1071

Fax: (08) 9842 1322

Email: vangsths@inet.net.au

Website: vancouverhousebnb.com.au



4 September 2007

CEO
Albany City Council

Doc No: ICR7037571
File: STR239

Date: 04 SEP 2007
Officer: SPLO2

Attach:

Re: Residential Design Code Policy

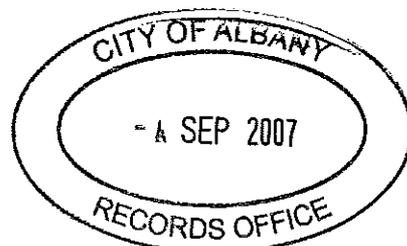
Dear Mr Hammond

I would like to keep a building height restriction in the CBD to 3 storeys.

I believe there should be a limit of 2 storeys on any buildings within 200 metres of the high water mark anywhere around the coast, and multi-storey development should not be permitted without full and true public consultation.

Yours sincerely

Trish Cleeve





FROM : DSRMW

From: 0898422604 Page: 1/1 Date: 6/09/2007 1
FAX NO. : 0898422604

Doc No:
File:

City of Albany Records
EF7037829
STR239

Date: 06 SEP 2007
Officer: SPLO2

Attach:

**29 Grey Street East
Albany WA 6330**

6th September 2007

Residential Design Code Policy

I urge that buildings in the CBD remain at two storeys or three storeys, set back from the street, if that fits in with the surrounding buildings and topography.

I would like to see no higher than three storeys on the coastal areas. We have seen the horrible results of high rise buildings in coastal landscapes.

I would like to lodge a formal complaint about the inadequacy of the notice of this issue. I found out about it by word of mouth and could not find any evidence of it in the last three local papers. This is not good enough when an issue such as this have a lasting impact on the town.

Yours faithfully,

Ruth Watson



From: 08 9892 1100 Page: 1/1 Date: 6/09/2007

City of Albany Records

Doc No: EF7037831
File: STR239

Date: 06 SEP 2007
Officer: SPLO2;MLAA

Attach:

FAX TO: 9841 4099
The Mayor and All Councillors
Albany City Council
Albany

Re - Residential Design Code Policy – Building Heights within the City.

I understand that the above Policy is being reviewed and that today is the closing date for comment.

I write to express serious concerns regarding the management and process of City business, particularly the town planning that relate to all residents.

Since living in Albany I have been struck by the lack of information available to me. Not once has the Council informed me as a ratepayer via any media that I am aware of, of the plans and proposals facing the City. Despite living in the City centre I have received no information regarding the Foreshore and now it appears there is a review of the building heights within the City and again I have received no information and can find none in the papers.

Nor can I find relevant information on the City's own web page.

Such a lack of information and transparency raises questions in my mind as to motives and agenda of the council. I would like my concerns heard and I would also like to say that the Design Standards arrived at in the past by public process should be addressed in any reviews by an equally public and transparent process.

I strenuously object to any proposals for raising of building heights within the city centre at least without considerable debate involving interested ratepayers, due to the design and character of the centre and seek your recording of this objection.

Please advise me of what measures have been taken to alert the community regarding this review and also what the overall strategy and objectives of this review are.

Juliet Albany
54 Duke Street, Albany
6th September 2007



City of Albany Records
Doc No: EF7037830
File: STR239

Records

From: on behalf of Records
To: Planning (External Use ONLY)
Subject: FW: Comment - Residential Design Code Policy

Date: 06 SEP 2007
Officer: SPLO2
Attach:

-----Original Message-----

From: Edith Young [mailto:young_ee47@hotmail.com]
Sent: Thursday, 6 September 2007 12:25 PM
To: Records
Subject: Comment - Residential Design Code Policy

Comment on the draft Residential Design Codes Policy

- *Why do people flock to places like Margaret River, Busselton? Is it because there is still an individual ambience, or feel for, and about, a place? Most likely; these places have no high rise, nor state of the art large infrastructure, they make the most of their attributes, and what people want and go there for.*

Also, if it weren't for its Mayor, Bill McKenzie in the 60s and 70s taking a stand and fighting for what Fremantle was about that it's as it is today - no high rise, new buildings that are sympathetic to a streetscape, acknowledgement of history, - which attract thousands of visitors each week.

The above has been lifted from my open letter to the Mayor and Councillors I sent to support the Albany Waterfront Action Group in their opposition on our behalf, to the building of an entertainment and convention centre on the Albany foreshore. This argument is just as relevant to the issue of high rise and building heights proposed throughout the City now as it reiterates what needs to be considered in any debate for high rise within the City.

- My family has a house at Emu Point and has done since 1972. Beside it is a vacant block of land and for a five storey building to be built on this, would be poor town planning in the extreme, but as I understand it, this number of storeys is what is being considered for this area. Emu Point is predominately residential and has an ambience of its own which is not conducive to high rise. I doubt also, that the infrastructure and landscape are capable of sustaining an influx of people as this would create. This is not to mention the environmental standing of the place.
- These considerations apply equally to other areas of the City and building heights, not just the number of storeys, should be considered in light of their impact on firstly, aesthetics, the surroundings (built and environmental), and any infrastructure requirements.
- Albany is at a planning crossroads and it seems that the development and direction of the place is not in keeping with its Sense of Place and how residents, rather than developers, want their City to grow. Once high rise is allowed, there will be no opportunity to retrieve what will be lost in the process, ie Albany's diverse unique-ness.
- It seems that this proposed Policy has been poorly advertised for comment and again, as with the waterfront project, a very short comment period has been allowed. This could be seen as arrogant and/or obstructive, however, I trust that this isn't the case and that any comments will be considered seriously and what is proposed is not a foregone conclusion.

Edith Young
Albany Ratepayer

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Doc No: City of Albany Records
EF7037726
File: STR239

Gayle Sargeant

From: Records
Sent: Thursday, 6 September 2007 12:32 PM
To: Planning (External Use ONLY)
Subject: FW: Comment - Residential Design Code Policy

Date: 06 SEP 2007
Officer: SPLO2
Attach:

-----Original Message-----

From: Edith Young [mailto:young_ee47@hotmail.com]
Sent: Thursday, 6 September 2007 12:25 PM
To: Records
Subject: Comment - Residential Design Code Policy

Comment on the draft Residential Design Codes Policy

- *Why do people flock to places like Margaret River, Busselton? Is it because there is still an individual ambience, or feel for, and about, a place? Most likely; these places have no high rise, nor state of the art large infrastructure; they make the most of their attributes, and what people want and go there for.*

Also, if it weren't for its Mayor, Bill McKenzie in the 60s and 70s taking a stand and fighting for what Fremantle was about that it's as it is today - no high rise, new buildings that are sympathetic to a streetscape, acknowledgement of history, - which attract thousands of visitors each week.

The above has been lifted from my open letter to the Mayor and Councillors I sent to support the Albany Waterfront Action Group in their opposition on our behalf, to the building of an entertainment and convention centre on the Albany foreshore. This argument is just as relevant to the issue of high rise and building heights proposed throughout the City now as it reiterates what needs to be considered in any debate for high rise within the City.

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Edith Young
Albany Ratepayer

Find what you want @ www.eBay.com.au. Make shopping exciting.



Gayle Sargeant

Doc No: City of Albany Records
EF7037713
File: STR239

From: Records
Sent: Thursday, 6 September 2007 9:35 AM
To: Planning (External Use ONLY)
Subject: FW: Residential Design Policy

Date: 06 SEP 2007
Officer: SPLO2
Attach:

-----Original Message-----

From: Charlie & Liz Davies [mailto:chasliz@westnet.com.au]
Sent: Thursday, 6 September 2007 9:38 AM
To: Records
Subject: Residential Design Policy

SUBMISSION ON RESIDENTIAL DESIGN POLICY

6 September 2007

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

I must complain about the lack of information about the possibility of putting forward a submission on this subject. I only heard about it by chance.

Accordingly I would like to make the following submission.

Albany has a natural beauty and charm generated largely by the style of the buildings at present in the CBD. To preserve this ambience, nothing higher than three storeys should be allowed in the future or the city will lose its attractiveness to both visitors and residents.

N.S. and E.J. Davies
3 Runnymede Street
Frenchman Bay



Council Policy

Outbuildings

© City of Albany 2007

Adoption Date: 16 October 2007
Adoption Reference
Review Date: 30 June 2009
Maintained By: Executive Director of Development Services
Document Reference: NP06674_1

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

Applies to: Outbuildings in Residential, Residential Development, Future Urban, Special Residential, Special Rural, Yakamia Creek, Conservation and Rural zones.

1.0 Background

Outbuildings are Class 10a buildings under the Building Code of Australia (1996), which are not substantially connected to a dwelling. The City of Albany knows that families have varying needs for outbuilding space (areas and heights) for garaging of vehicles, storage of boats, caravans and other items, domestic workshops, games rooms, studios, stables, etc. As a general rule people expect to be able to have larger outbuildings on larger lots.

The City is also aware that in some instances outbuildings may result in problems including:

- Use of outbuildings for illegal commercial or industrial purposes, which may result in adverse noise, traffic, and visual impacts for neighbours and the locality. With the exception of those used for commercial farming purposes on rural lots, or approved home businesses, outbuildings may only be used for domestic purposes.
- Illegal use of outbuildings as residences, which often incorporate inadequate health and building standards for human habitation.
- Unlike most dwellings, outbuildings are usually very bland metal clad structures devoid of architectural features such as windows, verandas, etc. Construction of large and/or high sheds may have adverse impacts on visual character of streets and neighbourhoods, neighbours and scenic rural or coastal landscapes.
- When outbuildings incorporate reflective materials such as zincalume and are sited in visually prominent locations there is greater potential for adverse impacts on the landscape, and in some instances reflection can cause a serious nuisance for surrounding/nearby residents.

2.0 Aim

The aim of the City of Albany's Outbuildings Policy is:

To achieve a balance between providing for the various legitimate needs of residents for outbuildings, and minimising any adverse impacts outbuildings may have on neighbours, a street, a neighbourhood or locality, or the City as a whole.

3.0 Specific Policy Requirements

The specific policy objectives and requirements for the different zones are set out in Table 1.

4.0 Application Details

Applications for outbuildings must include the following:

1. Completed Building Licence or Planning Scheme Consent application form (refer Table 1);
2. Details of intended uses of the outbuilding;
3. Scale site plan showing contours, existing buildings, area of outbuilding and setbacks; and
4. Plans and elevations detailing the area, wall and ridge heights and the cladding materials and colours to be used.

5.0 Definitions

“Outbuilding” - for the purpose of this policy “outbuilding” means any Class 10a building under the Building Code of Australia (1996) Volume 2, which is not substantially connected to a dwelling.

“Reflective materials” - include factory applied finishes such as zincalume, galvabond and light colorbond colours such as white, off-white and smooth cream.

6.0 Interpretations

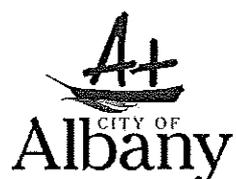
“Height” – the height of the outbuilding is to be measured vertically from the natural ground level, as per the measuring criteria stipulated in the Residential Design Codes (2002), and not the proposed finished floor level of the outbuilding.

Table One – Outbuilding Requirements

Zoning	Max. Wall Height	Max. Ridge Height	Max. Floor Area (combined floor area of all outbuildings on lot)	Special Requirements
Residential / Future Urban / Residential Development Zone (Lots less than 1000m ²)	3 metres	4.2 metres	100m ²	If floor area of outbuildings is to exceed 60m ² the use of non-reflective materials is required.
Residential / Future Urban / Residential Development Zone (Lots 1000m ² – 4000m ²)	3 metres	4.2 metres	120m ²	If floor area of outbuildings is to exceed 60m ² the use of non-reflective materials is required.
Residential / Future Urban / Residential Development Zone (Lots greater than 4000m ²)	3.5 metres	4.2 metres	140m ²	If floor area of outbuildings is to exceed 60m ² the use of non-reflective materials is required.
Yakamia Creek Zone	3.5 metres	4.5 metres	120m ²	If floor area exceeds 100m ² the use of non-reflective materials is required.
Conservation Zone	3.5 metres	4.5 metres	140m ²	Refer relevant planning scheme requirements for siting and materials.
Special Residential Zone (Lots less than 4000m ²)	4.2 metres	4.8 metres	120m ²	Refer relevant planning scheme requirements for siting and materials.
Special Residential (Lots greater than 4000m ²)	4.2 metres	4.8 metres	140m ²	Refer relevant planning scheme requirements for siting and materials.
Special Rural Zone (Lots less than 2ha)	4.2 metres	4.8 metres	160m ²	Refer relevant planning scheme requirements for siting and materials.
Special Rural Zone (Lots greater than 2ha)	4.2 metres	4.8 metres	180m ²	Refer relevant planning scheme requirements for siting and materials.
Rural Zone (Lots less than 2ha)	4.2 metres	4.8 metres	180m ²	The siting of the outbuilding away from more obtrusive locations.
Rural Zone (Lots greater than 2ha)				The siting of the outbuilding away from more obtrusive locations.

7.0 Planning Scheme Consent

Planning Scheme Consent will be only be required where the above criteria cannot be complied with. Any variations to the above Policy will require the applicant to demonstrate exceptional circumstances as to why the policy should be relaxed with the proposal being presented to an ordinary meeting of Council.



Council Policy

Sea Containers/Relocatable Storage Units

© City of Albany 2007

Adoption Date:
Adoption Reference:
Review Date:
Maintained By: Executive Director of Development Services
Document Reference:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

Preamble

In recent years there has been increased use of sea containers/relocatable storage units within the City of Albany as sheds on properties throughout the City. Sea containers can serve a useful purpose, however they have the potential to have a significant adverse effect on visual character of streets and neighbourhoods and scenic rural or coastal landscapes.

Town Planning Scheme 1A and 3 make no direct reference to sea containers and Council at present regulates them under general development control powers covering amenity and protection of the natural environment.

This local planning policy has been created to provide guidance for Council and land owners in the use and siting of sea containers. A LPP is not part of the Scheme and shall not bind the Local Government in any respect of any application for Planning Approval but the Local Government shall have due regard to the provisions of any Policy and the objectives which the Policy is designed to achieve before making its decision.

This policy applies to all land zoned within the City of Albany and should be read in conjunction with the Outbuildings Local Planning Policy. The Policy does not address the placement of transportable dwellings, relocated dwellings, railway carriages, or transportable offices,

Aim

The aim of the City of Albany's Sea Containers Policy is to regulate the use of sea containers to ensure that they do not detract from the amenity of the area.

Application

An application is required for Council's Planning Consent prior to siting a sea container on a property, and the following details shall be submitted:

- a) A completed Application for Planning Consent and payment of the appropriate fee.
- b) A scaled site plan showing the proposed location of the sea container and detailing setbacks to boundaries. The site plan shall also include other buildings, accessways, watercourses and vegetation on the property.
- c) The proposed size and use of the sea container.
- d) Evidence by photos that the sea container will be adequately screened from view and shall not be easily seen from nearby roads, other public places, or adjoining properties.
- e) If a sea container can be seen from nearby roads, other public places, or adjoining properties, then details of any upgrading and/or colour to be painted shall be provided.

Adoption Date:
Adoption Reference:
Review Date:
Maintained By: Executive Director of Development Services
Document Reference:

102 North Road, Yakamia WA 6330
PO Box 484, Albany WA 6331
Tel: (+61 8) 9841 9333
Fax: (+61 8) 9841 4099
staff@albany.wa.gov.au
www.albany.wa.gov.au

Assessment of Proposals

a) Road and Sea Transport

Council may approve the storage of sea containers in the Other Commercial and Industrial zones, subject to sea containers not being located within the front boundary setback area or in areas designated for car parking or landscaping. Sea containers must be stored in neat rows (not stacked) and shall be screened by landscaping, fencing or other means acceptable to Council, to ensure that storage areas are not exposed to view from nearby roads or other public places.

b) Temporary storage of materials on a building site

In all zones, a sea container may be placed on a property to store building materials while construction of a house or commercial building is being carried out on the property, without requiring town planning approval or a building licence. A sea container must not be placed on the property prior to the issue of a building licence and must be removed immediately upon completion of construction or expiry of the building licence.

c) Conversion to a building for personal or commercial storage on a property

A sea container shall be deemed to be an outbuilding and is also subject to the City of Albany's Outbuilding Policy. Applications to permanently place a sea container on a property shall not be supported unless the following criteria are met:

a) Sea containers are not permitted on any land zoned Residential, Residential Development, Tourist Residential, Future Urban, Yakamia Creek, Conservation, Landscape Protection, Special Rural or Special Residential.

b) The property is zoned either:

- i) Industrial, Mixed Business or Commercial, or
- ii) 'Rural' zone (excluding the 'Special Rural' zone) and is not located within a townsite boundary or abutting 'Urban' zones, or a Heritage Precinct or Place of Cultural Significance, and
- iii) not compromise any associated approved development or use by:
 - a) impinging on any car parking bays required to satisfy the minimum car parking requirement for the associated approved development or use;
 - b) being located within an existing service yard or bin storage area;

- c) obstructing any existing access or visual truncation provided to an accessway, pedestrian or traffic;
- d) The sea container not being used for habitable purposes.
- e) The sea container must be screened from view and shall not be seen from nearby roads, other public places, or adjoining properties; and/or
- f) The sea container is not located within the front setback.
- g) The sea container must be in good repair with no visible rust marks, a uniform colour to compliment the building to which it is ancillary and be appropriately screened (vegetation or otherwise), where considered necessary by Council.
- h) The Council reserves the right to instruct a landowner to remove a sea container from land in the district if any or all of the above conditions are not carried out to the satisfaction of the City of Albany.

Approval Conditions

Conditions of approval shall be applicable as deemed necessary by the Council. Without limiting the generality of the foregoing, approvals are to contain the following conditions:

- a) The development hereby approved shall occur in accordance with the plans and specifications submitted with the application and these shall not be altered or modified without the prior written approval of Council.
- b) The exterior of the sea container shall be upgraded to blend with the surrounding development or landscape in terms of colour and finish to the satisfaction of the City of Albany.
- c) The sea container is permitted to be used for (insert use) only and shall not be used for habitable purposes.

Advice to Applicant

A Building Licence is required prior to the placement of the sea container on site and shall include certification from a professional engineer as to the method of providing structural tie down.



Department for Planning and Infrastructure
Government of Western Australia

[Agenda Item 11.3.5 refers]
[Bulletin Item 1.1.8]

Great Southern Region

Your ref: SAR121/PA20652/SAR121

Our ref: 853-5-21-2PV5

Enquiries: Trish Ryans-Taylor

13 July 2007



City of Albany
PO Box 484
Albany WA 6331

City of Albany Records
Doc No: ICR7033924
File: SAR121

Date: 16 JUL 2007

Officer: PLAN13

ATT: Ian Humphrey

Attach:

Dear Ian

Re: SCHEME AMENDMENT REQUEST AT LOT 7 YOUNG STREET WA 6330

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

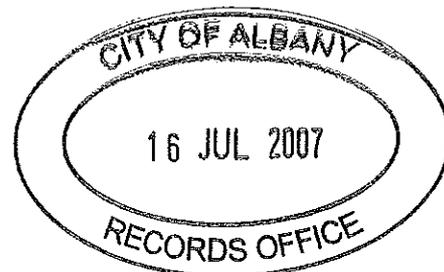
The proposal is consistent with the Western Australia Planning Commission's Liveable Neighbourhoods Report and polices on Home Business or Home Office uses from residential premises.

This office supports the Additional Use for Professional Office.

Please contact Trish Ryans-Taylor on 9892 7304 or trish.ryans-taylor@dpi.wa.gov.au if you have any queries regarding this response.

Yours faithfully

STEPHEN PETERSEN
REGIONAL MANAGER
GREAT SOUTHERN REGION
STATUTORY PLANNING DIVISION



PAUL L. DAVIES

BA. Grad. Dip (URB and REG Planning)

TOWN PLANNING DEVELOPMENT

14 June 2007



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

City of Albany Records
Doc No: ICR7032170
File: SAR121
Date: 19 JUN 2007
Officer: PLAN10 13.
Attach:

Atten: Mr Robert Fenn

Dear Sir

PROPOSED REZONING – ADDITIONAL USE “PROFESSIONAL OFFICE” - LOT 1 (NO 7) YOUNG STREET, ALBANY.

Further to recent discussions it is requested that the City of Albany resolve to initiate an appropriate amendment to Town Planning Scheme No 1A to rezone the above mentioned property to allow Additional Use “Professional Office”. Please find attached cheque for the \$600 rezoning application fee.

The subject land is currently zoned “Residential” under the City of Albany, Town Planning Scheme No 1A.

The purpose of the rezoning is to accommodate location of a Surveying Business at the above mentioned premises. The property will essentially be utilised as a base for a Surveying business including storage of equipment and supplies, office use and occasional accommodation.

The surveyors will generally operate from there own homes and will only occasionally need to attend the premises. Clients will also only need to visit the premises on an occasional basis and adequate car parking can be provided on site.

The subject lot has an area of 673m². The existing residence is approximately 30 years old, and has a total floor area of approximately 120m² and is generally in good condition as indicated in the attached photograph.

The existing residential building and appearance of the property will be maintained. On this basis, the overall appearance of the premises will remain as for a residential use.



A92930
B Catalano 63099
Residential 1A
180-19.6.07
Receipt 242981

PO Box 162 Bunbury WA 6230
PHONE 9795 8376
MOBILE 0400 249 586
Email: pdplanning@bigpond.com

It is noted that a number of existing properties in the locality currently have an additional use zoning for professional office use. Lots 4, 5 7 and Pt 8 Middleton Road which adjoin to the rear of the subject land are currently zoned Residential with an Additional Use for Professional Office.

Land adjoining to the west of the property is developed with car parking associated with the Dog Rock Shopping Centre and adjacent commercial uses. Lots to the east are developed with single residential houses and land on the opposite side of Young Street is generally developed for single residential purposes.

It is anticipated that traffic generated by the business will generally be very low key and will have minimal impact on adjoining properties. Also, retaining the existing residential building and appearance of the property will create a buffer between the more intensive commercial uses along Young Street and existing residential uses adjoining the subject property.

It is proposed that the following development conditions be included for the proposed Additional Use in Appendix 2 – Schedule of Special Use sites;

- 1) Vehicular access and car parking provision to be designed to the Council's satisfaction.
- 2) All stormwater run off to be contained on site and disposed of to Council's satisfaction.
- 3) The existing residence to be retained and front landscaping is to be maintained and upgraded to Council's satisfaction.

The proposed office use is generally consistent with Western Australian Planning Commission policy in regard to establishment of Home Business and or Home Office uses from residential premises.

The proposal is consistent with the new urbanism / liveable neighbourhoods planning principles. The Liveable Neighbourhoods report, A Western Australian Government Sustainable Cities Initiative by the Western Australian Planning Commission includes the following principles;

- 1) Adequate lots for non-residential or mixed-use development should be provided in appropriate locations to facilitate business and employment generation taking into account the following;
 - The need for business and home based business to locate around town and neighbourhood centres and along arterial roads.
 - Opportunities for home work space development often backing onto or fronting across to industrial development.
 - Ability of land uses and building forms to act as noise buffers to external noise sources.

Conclusion

The inclusion of an "Additional Use" zone will retain the base "Residential" zoning of the property and facilitate the use of the existing premises for the proposed business use.

As outlined above by utilising the existing residential building and retaining the front landscaping the overall residential appearance and amenity of the property will be maintained. Also, the site has adequate area to accommodate a formally constructed car parking area for the parking requirements of the Business.

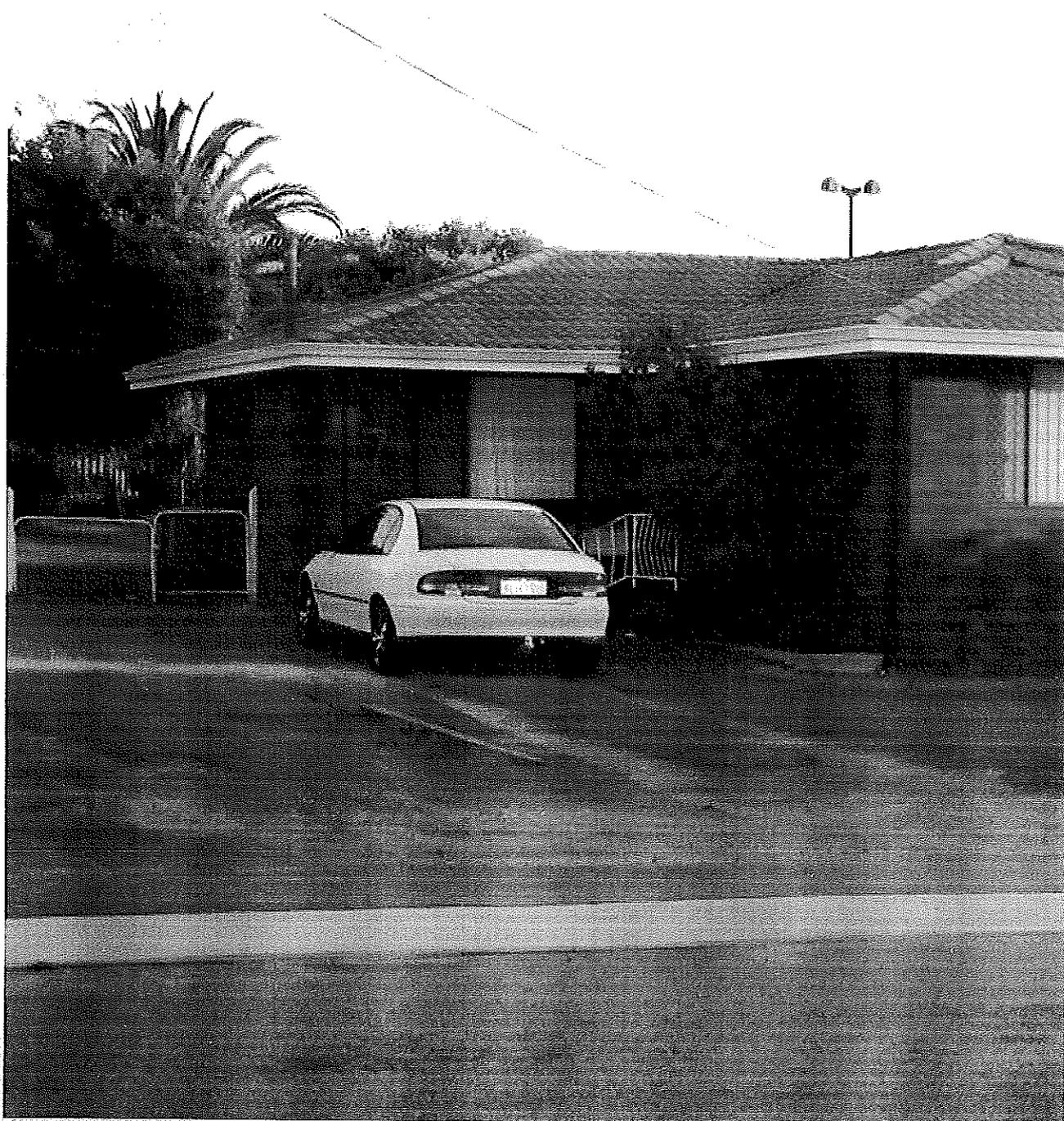
It is requested that the City resolve to initiate an amendment to City of Albany, Town Planning Scheme No 1A to rezone the property to include an appropriate Additional Use "Professional Office" zone.

If you have any queries please phone 97 958 376 or mobile 0400 249 586.

Yours Sincerely

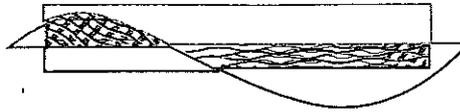
A handwritten signature in black ink, appearing to read 'P.L. Davies', with a horizontal line extending to the right from the end of the signature.

Paul. L. Davies
BA, Grad Dip URP



183

14/06/2007



Ayton Taylor Burrell

Consultants in Urban & Regional Planning

[Agenda Item 11.3.6 refers]
[Bulletin Item 1.1.9]

City of Albany Records
Doc No: ICR7033552
File: SAR122 (3)
Date: 11 JUL 2007
Officer: PLAN13

21 June 2007

Attach:

Graeme Bride
Manager, Planning and Ranger Services
City of Albany
PO Box 484
ALBANY WA 6331

Dear Graeme,

RE: TOURISTVILLE LOCAL CENTRE: SCHEME AMENDMENT REQUEST

I am pleased to attach a Scheme Amendment Request for the street block bounded by Albany Highway, Lancaster Road, Henry Road and Alfred Road, McKail. The request would establish a Special Site zone for the land to enable development of an integrated local centre incorporating the existing centre known as 'Touristville'. It is intended that commercial facilities would be upgraded and a mix of new housing up to an R30 density be facilitated within the framework of an overall development plan.

This is an important site at the entrance to the urban area on Albany Highway. Current zoning is a mix of specific zones which reflect the historical development of the land and currently inhibit its potential.

All landowners within the site met to discuss redevelopment on 5 June and agreed to proceed with the Scheme Amendment Request.

Yours faithfully

STEPHEN JENNINGS
AYTON TAYLOR BURRELL

Encl * Scheme Amendment Request



CITY OF ALBANY

SCHEME AMENDMENT REQUEST

**LOTS 23-27, 29, 31, 33, 35, 37, 57-60 CORNER
ALBANY HIGHWAY AND LANCASTER ROAD**

Prepared
by



AYTON TAYLOR BURRELL
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JUNE 2007

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1. INTRODUCTION

1.1 Site Location and Current Use

The Scheme Amendment Request relates to a 2.64 ha site, 5 kilometres north west of the centre of Albany (see Figure 1 – Location). It is bounded by Albany Highway, Lancaster Road, Henry Street and Alfred Street. Currently the site is used for a mixture of commercial and residential uses. Amongst these uses, informal parking and vehicle storage are evident adjacent to a convenience store. This accommodates delicatessen, newsagent and liquor store functions as well as petrol sales. Car hire services, a private music hall, four single residences and a vacant industrial building with hard standing comprise the remainder of the site (see Figure 2 – Site Plan). The commercial core has become known as Touristville. The entire street block is within 150 metres of the local shopping premises at present. There are six owners within the subject land, who have all agreed to support the proposal.

1.2 The Project Objective

The purpose of the request is to achieve a zoning which enables an integrated development proposal to be formulated comprising a local centre with a mix of uses which include a convenience store, a service station, a liquor store, other services and residences at a density of R30.

1.3 Existing and Proposed Zonings

The site has a range of existing zonings. Contributing to the mixture is Residential R20, a local shopping zone, a Places of Public Assembly zone, a service station zone and a Public Purposes reserve. Along Albany Highway a road widening line is gazetted (see Figure 3 – Zoning).

This report proposes a Special Site zone over the entire street block to encompass the various activities along with a residential density coding of R30. Special Sites are provided in Town Planning Scheme No.3 in addition to the zones in the scheme. Consequently a "Special Site" designation would overlie a base zone which in this case would be R30. Other land uses permitted would be listed in a schedule, which is provided for in clause 3.7. This clause states that a Special Site would be specified in the Schedule contained in Appendix 11 and delineated on the Scheme Map. Any other conditions considered appropriate by Council can be set out in the Schedule. To facilitate the rezoning process an overall development concept for the site would be presented in the Scheme Amendment documents.

The schedule to be prepared for the Amendment documents would identify the following additional uses as permitted in the zone, but subject to conditions in the schedule that would affect their location as well as design aspects:

- × ▪ Aged person's dwelling ✓
- Club premises
- × ▪ Day care centre ✓
- Fast food outlet
- × ▪ Laundromat
- × ▪ Office
- × ▪ Plant Nursery
- × ▪ Private recreation
- × ▪ Restaurant
- Service station
- Shop
- Vehicle hire
- × ▪ Veterinary clinic

The conditions would include reference to an approved overall Development Plan and Design Guidelines to be prepared to Council's satisfaction prior to development approval.

2. PLANNING POLICY CONTEXT

2.1 State and Regional Planning Policies

Relevant policies at State and Regional Levels include:

- SPP No.1, Western Australian Planning Commission 'Liveable Neighbourhoods' (Edition 3, October 2004). This is a 'draft operational policy' which sets out the characteristics of a neighbourhood centre such as Touristville (p 22, R3) as
"acting as a community focus with a compatible mix of uses, including retail, which provide for a variety of daily needs and may include community facilities and urban open spaces such as a small square"; and
"to assist retail exposure and accessibility, the centre is located on or at the intersection of relatively busy streets and is served by public transport"; and
"a range of residential densities and variety of housing types that increase toward the neighbourhood centre"; and
"as a guide (p25, R17)...20 to 30 dwellings per site hectare for areas within 400 metres of neighbourhood centres and within 250 metres of main bus routes".
- 'Albany Commercial Centres Strategy to the Years 2001 and 2021' (1994). This report was prepared by Taylor and Burrell with Jan Gilchrist, for the WA Department of Planning and Urban Development. It allocated 500m² of NLA to Touristville, recognising that Touristville was well placed to draw on new residential development to the north and west.
- 'Draft Lower Great Southern Strategy' (2005) aimed to encourage development around existing nodal settlements. In the urban context this would lend support to consolidation of residential development around a local centre such as Touristville.

2.2 Local Planning Policies

2.2.1 Town Planning Scheme No. 3

This is the scheme from the former Shire of Albany adopted and amended by the current City of Albany after amalgamation in 1998. As well as the provision for a Special Site described in Section 1.3 above, the Scheme gives Council the power to make policies (Clause 6.9) for a part of the Scheme Area which relate to 'Control of Development'. Such a policy would only become operative after procedures involving advertising and consideration of submissions as set out in Clause 6.9.2.

2.2.2 The Albany Commercial Strategy Review (2000)

The Albany Commercial Strategy Review (2000) was undertaken by Hassell Pty Ltd and Alistair Tutte Pty Ltd on behalf of the City of Albany. It identifies Touristville as a 'Local Centre' with total retail floorspace in 1998 of 160m² (all food) and confirms the role of local and minor centres in providing daily convenience goods and local services. It further comments that:

"The net lettable area of these centres should be less than 600 m². They should ideally be located in accordance with the principles of 'walkable neighbourhoods'. The role of such centres is to act as a

social focus for residents, encouraging informal interaction and the development of a sense of identity which contributes to the overall 'health' of the community".

Household growth projected in the catchment of McKail led to estimates of growth in food turnover of 35% by 2006.

The same study identified the area around the Orana cinema complex, which is located about 750 metres south of the subject land, as a Local Shopping Zone in the Albany Commercial Strategy Review (2000). This was adopted by Council under Town Planning Scheme 1A as a Town Planning Scheme Policy. Under this designation the centre can expand to 3500m² NLA or up to 5000m² in certain conditions. Council has approved development of the centre to the maximum of 5000m² which provides for a service station and a supermarket with speciality shops including fast food outlets and scope for shopfront offices. There is no liquor outlet approval for the Orana centre at present.

2.2.3 Draft Retail Development Strategy

The Draft Retail Development Strategy prepared for the City by Shrapnel Urban Planning in March 2005 and adopted by the City identified Touristville as a local centre with 310m² of retail floorspace existing in 2003. The strategy proposed that this level of centre be allowed to grow to retail floorspace of 600m². It recommends that:

"Where possible, within a 100 metre radius of neighbourhood and local centres, facilitate increased residential density of at least R20, preferably R30. This will enhance the commercial potential of these centres." (p 66)

2.2.4 Draft Albany Local Planning Strategy (August 2006)

The draft Albany Local Planning Strategy (ALPS, August 2006) supported the retention of existing local centres, including Touristville. It indicates that these areas and potential uses would be "further defined in precinct and structure plans undertaken for each of the localities." (p.143) A specific Local Centre zone is envisaged in the new Town Planning Scheme which would enable a mixed use development of the type proposed in this submission. ALPS also saw the nearby McKail urban expansion area generating a potential lot yield of 1300 (3450 people).

2.2.5 Albany District Structure Plan

Other internal work undertaken by staff for the final 'Albany District Structure Plan' identifies a catchment within 800 m of this centre, encompassing additional development east of Albany Highway in the Rufus Street area.

3. IMPLICATIONS FOR ADJOINING LAND

3.1 Impact on Adjacent Activities

The main potential impact of the redevelopment would be on residential streets facing the local centre. These are Lancaster Road, Henry Road and Alfred Road. Attention to building scale and access arrangements will be necessary in the overall plan for the centre. The Albany Highway frontage is a major traffic route and the redevelopment should upgrade existing junctions. There is an opportunity for Lancaster Road to facilitate access to the centre.

3.2 Precedent set by the proposed zoning

A successful local centre which delivers the desired outcomes of the 'liveable neighbourhoods' concepts could be a useful demonstration project for the redevelopment of other local centres in the region.

4. SERVICES AVAILABLE TO THE SITE

4.1 Physical Infrastructure

Water, power supply and telecom services are available. There is a road widening line on Albany Highway and junction improvements are envisaged for the Lancaster Road junction. Drainage of stormwater would either need to be contained on site or directed to the south east along the Albany Highway alignment to the main drainage channel at Le Grande Avenue, which is 1 km away. Reticulated sewerage could be directed in a new main sewer to be constructed for the Rufus Street development along the Albany Highway reserve or via existing mains from Edinburgh Road to the Orana pump station for treatment at the Timewell plant. A private cost-sharing arrangement would be established within the project to apportion infrastructure costs fairly between the participants.

4.2 Community and Commercial Infrastructure

There are currently no community services in the existing local centre. Two music associations share use of a meeting hall at the corner of Lancaster Road and Henry Road. The commercial facilities comprise a delicatessen/grocery store with a bottle shop, a petrol outlet and car hire office. These facilities serve the caravan and chalet park across Albany Highway as well as the local residential areas and passing trade on Albany Highway.

5. SPECIAL OUTCOMES FROM THE REZONING PROCESS

5.1 Social Outcomes

The proposal will create potential sites for a diversity of housing which could include rental, owner occupied and special group housing. It will enable more people to live within walking distance of a local centre which can provide convenience food shopping. With redevelopment it can provide a stronger social focus for the locality. There is scope for a public space to be incorporated in the site plan.

5.2 Environmental Outcomes

The main environmental improvement from the redevelopment will be in the enhanced quality of the built form. Currently the commercial land uses are dominated by car parking and circulation space. The former Telecom site is fenced off with vacant buildings. There is scope to improve the visual amenity of the site. Also environmental impacts from the provision of reticulated sewerage will be positive.

5.3 Economic Outcomes

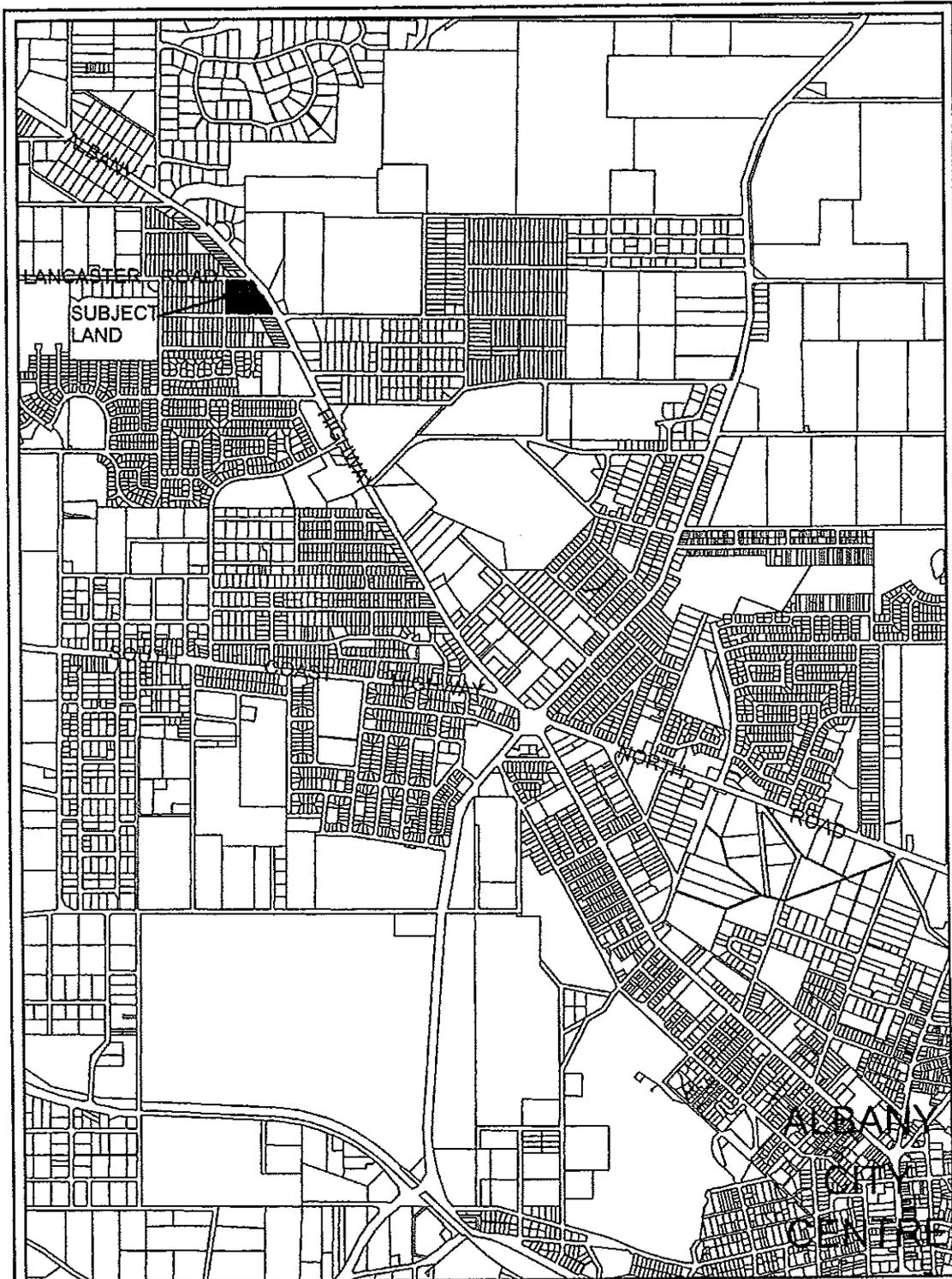
Redevelopment of the commercial buildings will create ongoing employment in the retail sector as well as a higher level of service for patrons including local residents. Construction of medium density dwellings will generate economic benefits in the construction phase. Existing owners could benefit from the value added by the rezoning process.

6. CONCLUSION

6.1 Initiating the Scheme Amendment Process

The proposal for rezoning to establish an integrated local centre around the Touristville facilities offers social, economic and environmental benefits. It has positive impacts for surrounding properties and is supported by all the landowners within the site. The project has potential to provide an example of a consolidated local centre which meets the objectives of neighbourhood planning policy adopted at state and local government level. Support by the City of Albany for the Scheme Amendment Request will enable advertising to take place and submissions to be made by other stakeholders.

Figure 1
Location Plan




Ayton Taylor Burrell
 Civil Engineers, Surveyors & Regional Planners
 11 Dulse St. Albany, Western Australia 6170
 Phone: (08) 9442 2364 Fax: (08) 9442 1340

LOCATION PLAN
 Lots 23, 24 & 25 Lancaster Road,
 26, 27, 29, 31 & 33 Alfred Road &
 35, 37, 57, 58, 59, 60 Albany Highway
 City of Albany


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 JUNE 07

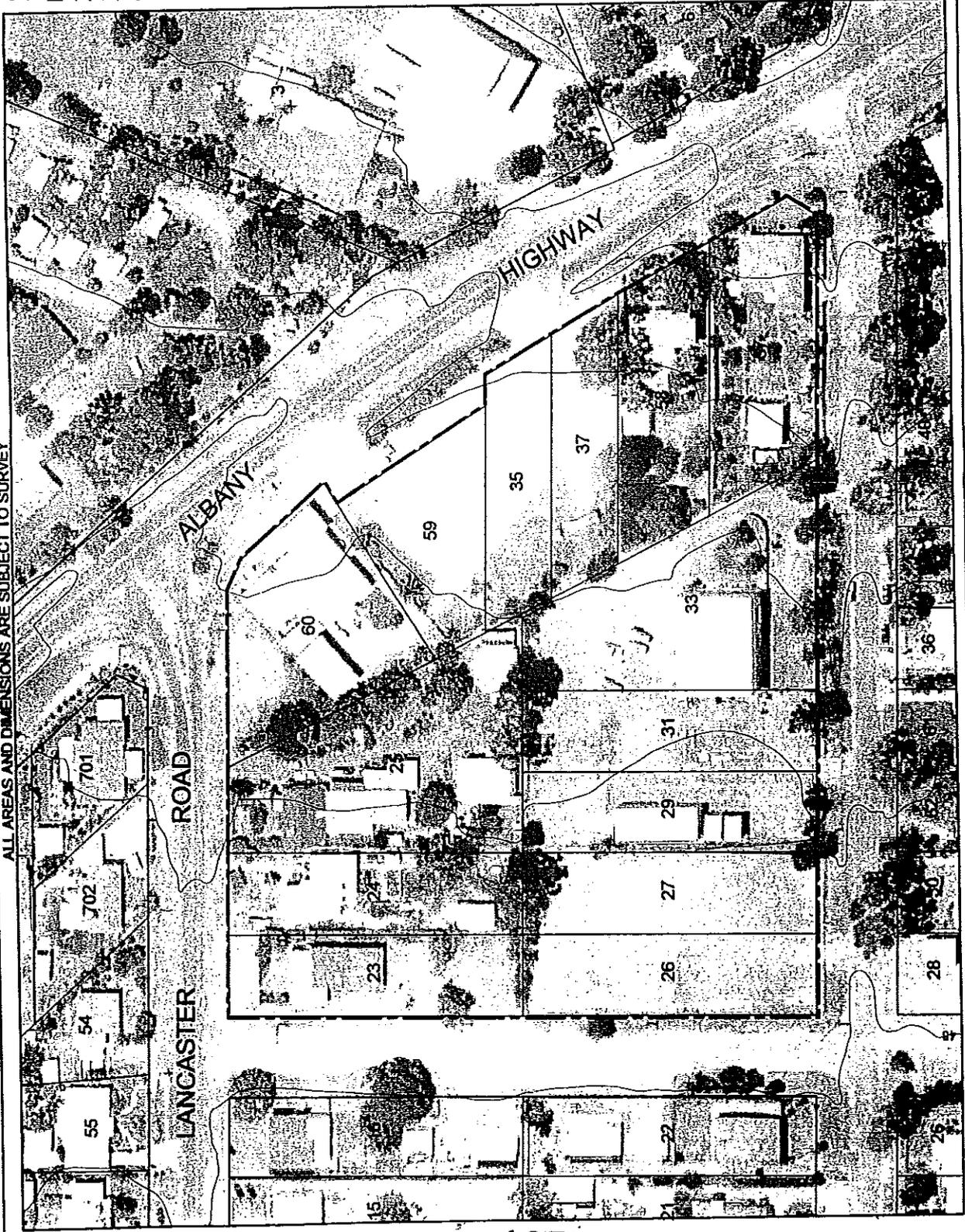
Figure 2

Site Plan

SITE PLAN

Lots 23, 24 & 25 Lancaster Road,
26, 27, 29, 31 & 33 Alfred Road &
35, 37, 57, 58, 59, 60 Albany Highw
City of Albany

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



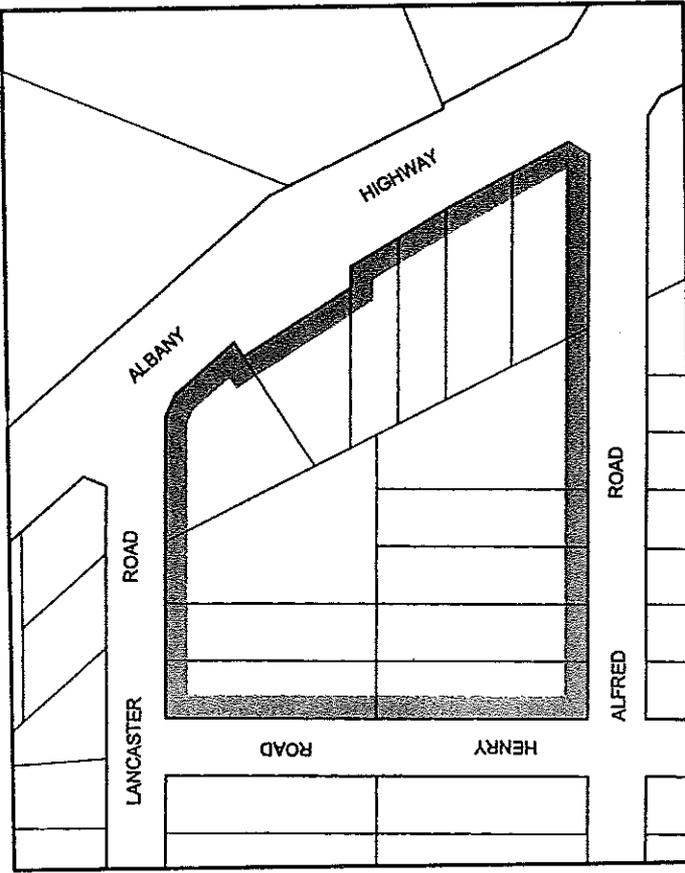

Ayron Taylor Burrell
Landscape Architects
1100 Main Street, Albany, NY 12210
Phone: (518) 862-7204 Fax: (518) 862-7206

SCALE
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JAN 07

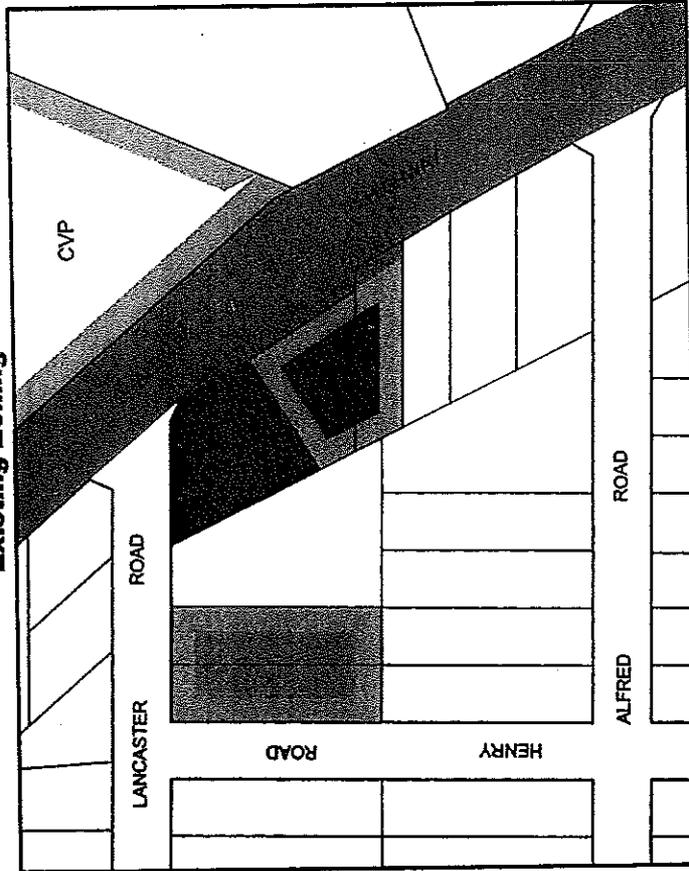
Figure 3
Proposed Zoning Plan

CITY OF ALBANY TOWN PLANNING SCHEME No. 3 AMENDMENT No. 120

Proposed Zoning

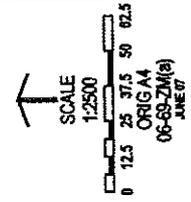


Existing Zoning



- LOCAL SCHEME RESERVES**
- MAJOR ROAD
 - PUBLIC PURPOSES
- ZONES**
- RESIDENTIAL
 - RURAL
 - PLACE OF PUBLIC ASSEMBLY
 - SERVICE STATION

- LOCAL SHOP
- SPECIAL SITE
- CVP
- CARAVAN PARK




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 110 Queen St, Albany, Western Australia 6170
 Phone: (08) 94222004 Fax: (08) 94221340



Department for Planning and Infrastructure
Government of Western Australia

DPI Albany

Date: 30 JUL 2007
Officer: PLAN13

Attach:

178 Stirling Terrace, Albany WA 6330
Tel: (08) 9892 7333 Fax: (08) 9841 8304 www.dpi.wa.gov.au

Fax

TO:	Kevin Hughes	FAX No:	9841 4099		
FROM:	Mark Jendrzejczak DPI	TEL No:	9892 7333	FAX No:	9841 8304
		EMAIL:	mark.jendrzejczak@dpi.wa.gov.au		
DATE:	27 July 2007	PAGES (Incl. this one):	2	FILE No:	your ref: SAR122/PA208 0 our ref: 853/5/21/2PV 5

RE: SCHEME AMENDMENT REQUEST (SAR122) AT 7 LANCASTER ROAD, MCKAIL.

Dear Kevin

The following comments are provided in relation to the above proposal:

1. DPI is not supportive of rezoning the entire site to Residential (R30) with the 'Special Site' zoning introducing additional permitted land uses. It is preferable that the 'Special Site' zoning be introduced over the subject land with additional land uses including residential development consistent with the R30 Density Code, subject to sufficient controls via appropriate TPS provisions and in accordance with a Council and Commission endorsed Outline Development Plan. Existing land uses would then be able to be continued without becoming Non-Conforming Uses when the zonings are changed.
2. Development of the proposed 'neighbourhood centre' should take place in accordance with a Council and Commission endorsed Outline Development Plan (ODP), which should form part of the Scheme Amendment if initiated. The following matters should be taken into consideration in the formulation of any ODP:
 - Configuration of proposed residential lots and any internal roads should be shown on the ODP. Residential lots with direct frontage and access onto Albany Highway will not be supported.
 - Access points onto Albany Highway for retail/service station use should be restricted to a minimum.
 - Location of any additional retail floor space should be shown on the ODP and should be configured so as to complement other existing or proposed land uses on the site.
 - Buffer zones and/or separation distances between the service station and Residential land uses.
3. DPI is not supportive of rezoning the existing service station site to Residential (R30) unless it can be demonstrated that satisfactory site remediation can be achieved prior to initiation of the Amendment. Adequate separation distances between any service station site and residential development should also be established. The Department for Environment and Conservation should be consulted in this regard.



Department for Planning and Infrastructure
Government of Western Australia

4. The type and level of retail uses in the proposed 'neighbourhood centre' should be sufficiently controlled so that detrimental impacts on the viability of the nearby Orana shopping/retail precinct, which has been given recent development approval, are avoided.
5. Scheme provisions for the proposed 'Special Site' should state an appropriate minimum and maximum level of retail floor space required in the development. This will prevent full residential development of the site (full residential development of this site to the R30 Density will not be supported).
6. Scheme provisions should reference a requirement to upgrade Little Henry Street, on the western boundary of the site, as part of any development.
7. It is recommended that prior to initiating any Scheme Amendment you consult with Main Roads WA regarding the possibility of future widening of Albany Highway adjacent to the site, and any implications this may have for the proposed development.

Please don't hesitate to call me if you wish to discuss this advice.

Regards

Mark Jendrzyszczak

Your Ref: SAR122/PA20801/SAR122
Our Ref: GRANGE 3551942
Enquiries: Rod Collins
Telephone: 9842 4214



Doc No: City of Albany Records
ICR7035258
File: SAR122

2 August 2007

Date: 06 AUG 2007
Officer: PLAN13

215 Lower Stirling Tce
Albany 6330
Western Australia

PLANNING OFFICE
CITY OF ALBANY
PO Box 484
ALBANY WA 6331

Attach:

Tel (+61 8) 9842 4207
Fax (+61 8) 9842 4255

www.watercorporation.com.au

Attention Kevin Hughes

**RE: SCHEME AMENDMENT REQUEST AT 7 LANCASTER ROAD McKAIL,
ALBANY**

In response to your letter dated the 20 July 2007 with regard to the above proposal, the Corporation advises that it does not have any objection in principal, however;

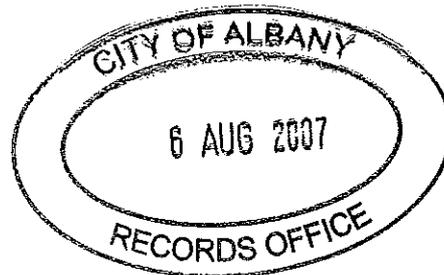
- Proponents will need to engage a consulting engineer to discuss with the Corporation, the servicing of the area with water and wastewater services. As stated in item 4.1 of your documentation the area will require extensions to existing reticulated sewerage from Edinburgh Road. Additionally, it is likely that there will be a requirement for water mains upgrades along Alfred Road.

In the interim should you have any queries please do not hesitate to contact this office

Yours faithfully



Peter McCleery
Act ASSET MANAGER
Great Southern Region





Government of
Western
Australia



ABN: 50 860 676 021

Enquiries: Murray Flett on 9892 0549
Our Ref: 04/13070-05 D07#111970
Your Ref: SAR122/PA20801/SAR122

28 August 2007



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

City of Albany Records
Doc No: ICR7037135
File: SAR122
Date: 30 AUG 2007
Officer: PLAN13

ATTENTION: KEVIN HUGHES

Attach:

Dear Sir

SCHEME AMENDMENT REQUEST AT 7 LANCASTER ROAD MCKAIL WA 6330

Thank you for your letter dated 23 July 2007 seeking Main Roads comments on the proposed scheme amendment.

There are a number of important issues relating to the future development of Albany Highway that may have a direct impact on this location.

Albany Highway is to be upgraded to dual carriageway in the future with a solid median treatment similar to that which already exists on the section from the main roundabout to Le Grande Avenue. Given the high volume of traffic using this road, it will be necessary to limit access points onto the highway where possible and provide median openings with protected turning pockets at major intersections.

Main Roads raises no objection to this proposed scheme amendment subject to the following conditions.

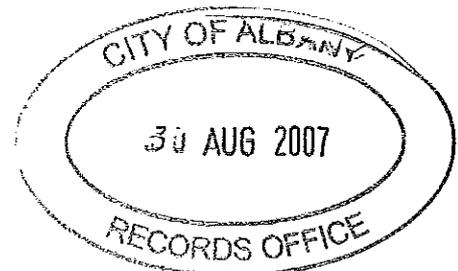
1. Access to this development from Albany Highway will be limited to a location which does not impede future proposed intersection treatment works and is to be approved by the Regional Manager, Main Roads Great Southern.
2. There may be a future land requirement from Lots fronting Albany Highway to accommodate these works.

If you require any further information please contact Murray Flett on 9892 0549. In reply please quote file reference 04/13070-05.

Yours faithfully

ARJ Duffield

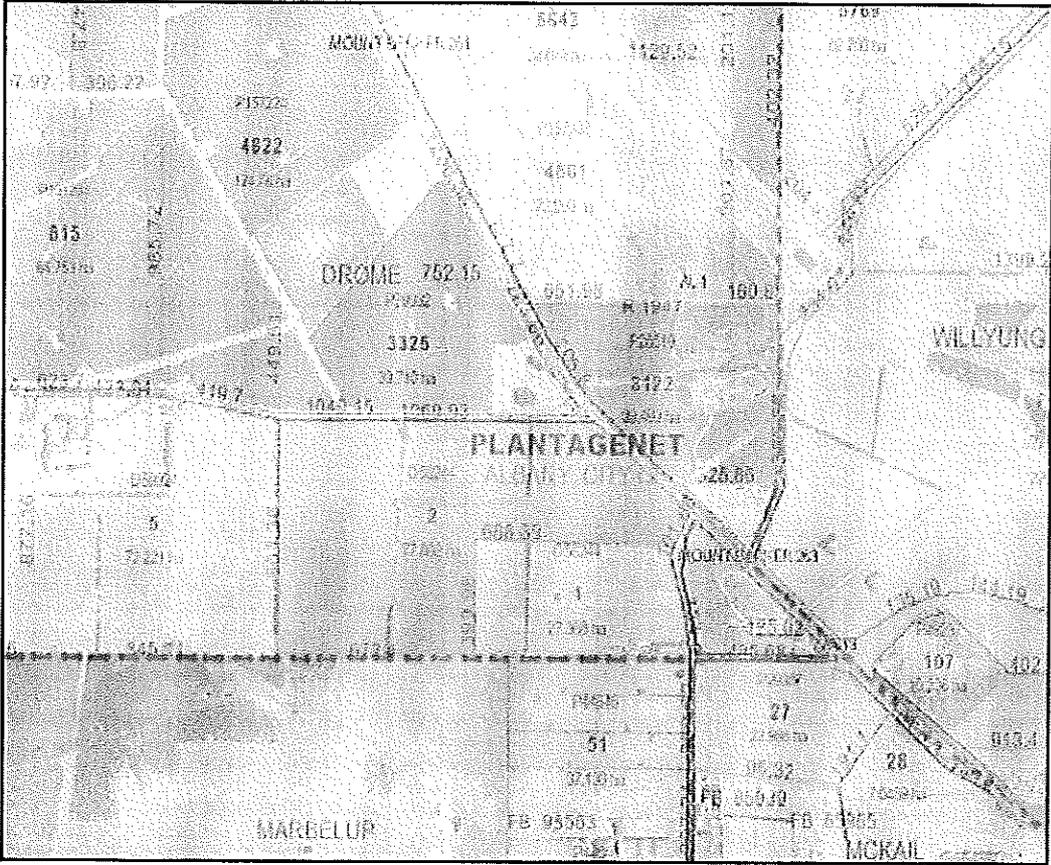
REGIONAL MANAGER



CITY OF ALBANY

TOWN PLANNING SCHEME NO.3

AMENDMENT NO. 270



Prepared by:

Harley Survey Group
Planning Consultants

In conjunction with OPUS International Consultants &
Loughton Patterson Architects

**TOWN PLANNING SCHEME NO.3
AMENDMENT NO. 270**

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Figure 2	Excerpt of current version of ALPS plan 9B
Figure 3	"Proposed Albany Equine Centre and Airpark"
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Figure 6	Lines of sight at Gunn Road Albany Highway intersection

List of Appendices

No.	Report	Author
1	Certificate of Title	N/A
2	Land Capability Assessment – Lot 2 Gunn Road, Albany.	OPUS International Consultants 2007
3	Draft Additional Strata Bylaws	Strata Title Consultancy Services Pty Ltd
4	Assessment of CASA relationship with proposed landing field at Gunn Road	Trudy Robins & Associates – Aviation Industry Consultants
5	Letter – Noise Impact of Proposed Light Aircraft Landing Area – PT2 Gunn Road, Albany	Torben Petersen, Aeronautical Planning Manager – Westralian Airports Corporation.
6	Noise Impact Assessment	Herring Storer Acoustics
7	Successful co-existence of Aviation and Equine Activities Report	Roxanne Balchin, Owner & Operator – Foxwood Farm Equestrian Centre.
8	Site Suitability for On-site Effluent Disposal – Lot 2 Gunn Road, Albany	OPUS International Consultants 2007
9	Nutrient Management Plan & Concept Drainage Design Report	OPUS International Consultants 2007
10	Proposed Gunn Road Landing Field Flying Procedures	Trudy Robins & Associates
11	Development Guide Plan	Loughton Patterson Architects & Harley Survey Group

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

CITY OF ALBANY

LOCAL PLANNING SCHEME NO.3

AMENDMENT NO. 270

Resolution:

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

1. Rezoning Lot 2 Gunn Road, Drome from the 'Rural' zone to the 'Special Use' zone
2. Amending the Scheme Maps accordingly.
3. Inserting Land Particulars, Permitted Uses and Special Conditions into Schedule 3 of the Scheme.

Dated this day of 200

CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING & INFRASTRUCTURE

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL AUTHORITY:

CITY OF ALBANY

**DESCRIPTION OF TOWN
PLANNING SCHEME:**

TOWN PLANNING SCHEME NO.3

TYPE OF SCHEME:

DISTRICT SCHEME

SERIAL NO. OF AMENDMENT:

AMENDMENT NO. 270

PROPOSAL:

**REZONE LOT 2 GUNN ROAD, DROME FROM THE 'RURAL'
ZONE TO THE 'SPECIAL USE' ZONE WITH APPROPRIATE
PROVISIONS BEING INCLUDED IN SCHEDULE III OF THE
SCHEME TEXT GUIDING DEVELOPMENT OF THE LAND FOR
USE AS AN AIRPARK AND EQUINE ESTATE.**

SCHEME REPORT-SCHEME AMENDMENT NO.270

1.0 INTRODUCTION

The purpose of this amendment to Town Planning Scheme 3 (TPS 3) is to rezone Lot 2 Gunn Road, Drome ("the Site") from the 'Rural' zone to the 'Special Use' zone, to enable the development of an airpark and equine estate; uses that are to co-exist on the subject site.

This rezoning establishes a 'Special Site' zoning with appropriate controls to guide two special interest semi-rural developments: one for the owners of light aircraft, and one for horse owners. Both developments will be tailored to meet the requirements of each interest group.

The Airpark comprises house sites with individual hangers that surround a grass landing field, allowing owners of light aircraft to park their planes on their own properties.

The Equine Estate offers a unique opportunity for landowners to keep their horses on their own property and have access to communal facilities for agistment, exercise yards, bridle trails and on-site equine services to help care for the horses.

The whole development will be operated through a strata management arrangement with all communal facilities, including stables, hangers and fencing constructed upfront by the developer.

Both the equine estate and airpark developments involve the clustering of 2000m² house sites, whilst maintaining an average of one lot per hectare over the whole site in order to manage the available land in a sustainable manner. Each house site will have enough space to be easily maintained by the individual landowner, whilst ensuring that the majority of the property is utilised for communal facilities and infrastructure such as stormwater drainage basins, landscaping, cropping and pasture.

Harley Survey Group and the landowners have coordinated a significant body of research to support and justify this scheme amendment, including:

- Site Suitability for On-site Effluent Disposal;
- Land Capability Assessment;
- Nutrient Management Plan & Concept Drainage Design Report;
- Draft Additional Strata Bylaws
- Noise Impact of Proposed Light Aircraft Landing Area and a Noise Impact Assessment
- Reports from specific experts including:
 - Successful co-existence of Aviation and Equine Activities Report
 - Assessment of Civil Aviation Safety Authority (CASA) relationship with proposed landing field at Gunn Road
 - Proposed Gunn Road Landing Field Flying Procedures

In light of the extent of the supporting information and the documentation within this scheme amendment, the rezoning of Lot 2 Gunn Road, Drome to a 'Special Site' for an Equine and Airpark Estate represents an innovative and appropriate long term use for the site. This report demonstrates that

1. All technical matters relating to land use, capability and separation can be adequately addressed as a part of this rezoning; and
2. The ultimate development is consistent with the City of Albany's strategic planning for the locality.

2.0 LOCATION AND SITE DETAILS

2.1 Location

The site is located approximately 9.5 kilometres from the Albany CBD. It is approximately 77.79 hectares in area, has frontages to Gunn Road, Link Road and Albany Highway and is accessed from Gunn Road. Please refer to the Location Plan at Plan 1 for details.

2.2 Description of the Site

The site slopes gently downward to the south and has no remnant vegetation. Some introduced species of trees have been used to create windbreaks along some fence lines of paddocks. For many years the site has been and is currently used for the grazing of cattle, which have access to the entire site, with the exception of a small intermittent use holding yard.

Approximately 80 to 120 head of cattle are agisted on the property.

2.3 Surrounding Land Uses

To the south and west are larger privately owned properties used for cattle grazing.

Directly to the north lies a blue gum plantation used by the Water Corporation to disperse treated effluent. To the east is the Harry Riggs Albany Regional Airport and the Albany Sprint Kart Track. Refer to the Site Plan at Plan 2 for details.

2.4 Title Details

The subject site, known as Lot 2 Gunn Road, Drome, is shown on Certificate of Title Volume 1801 Folio 874 and is owned by Newseason Nominees Pty Ltd. The Title is unencumbered by easements, memorials and covenants. A copy of the Certificate of Title is at Appendix 1.

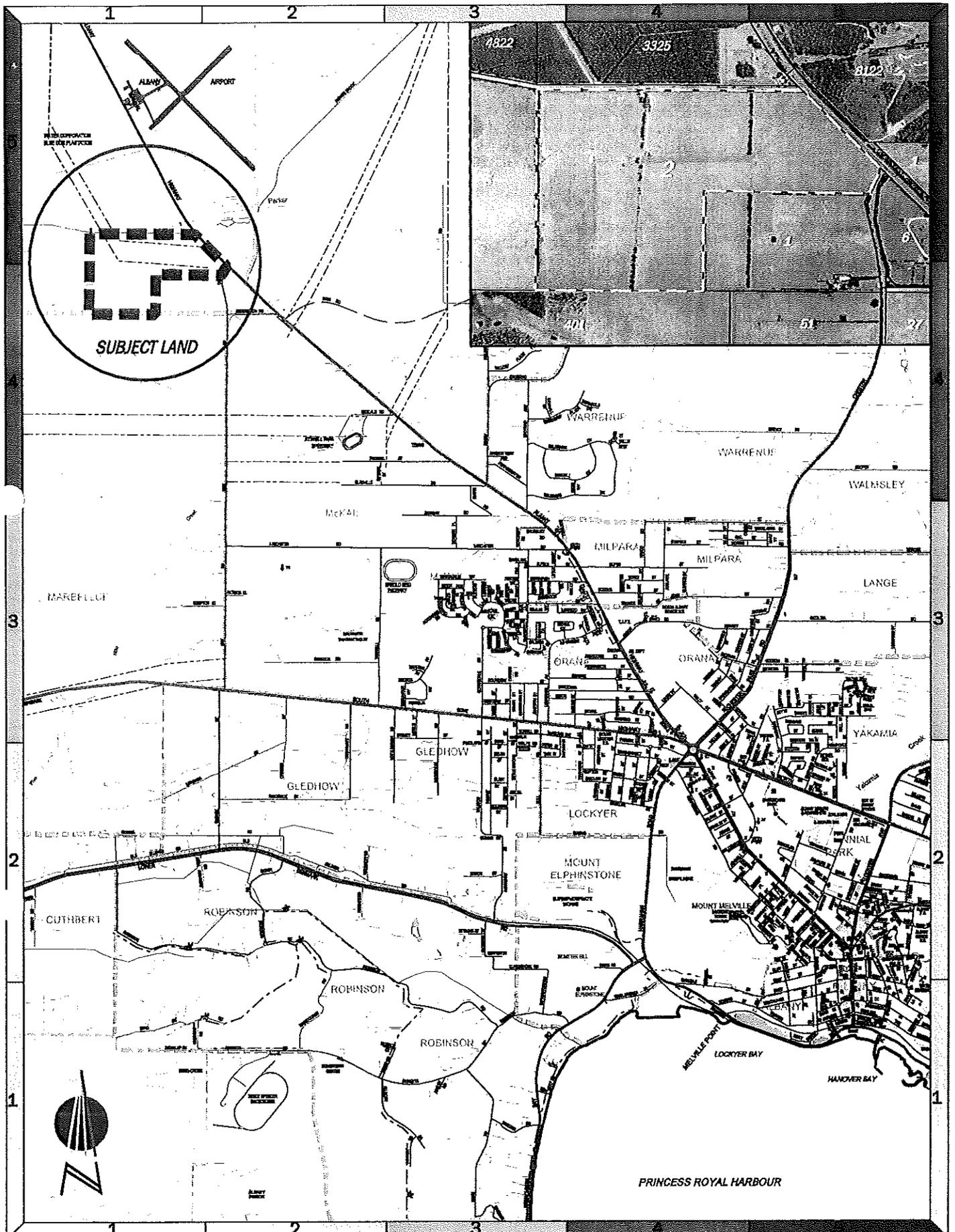
3.0 PHYSICAL FEATURES

The site was cleared of native vegetation many years ago to provide pasture for grazing. The only trees on the site are in three windbreaks extending in a north-south direction through the lot.

It slopes from an approximate height of 66m AHD on its northern boundary, downward to the southeast and southwest corners, with approximate heights of 57m AHD and 55m AHD respectively.

There are no permanent waterways or wetlands on the site. Late winter ground water testing in September 2006 conducted by OPUS International revealed no sign of the ground water table in numerous test pits excavated to a depth of 2.4m.

Refer to the Site Plan at Plan 2 for details.



note:
this drawing is the property of
harley survey group. it may not
be copied or altered without the
consent of the owner.

Harley Survey Group Pty Ltd
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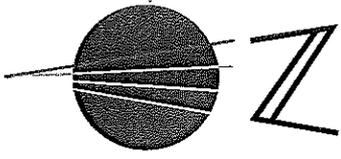
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rev	details	date	
A	Original drawing	08-12-06	

description	LOCATION PLAN FOR LOT 2 GUNN ROAD, DROME
client	LOUGHTON PATTERSON 209

drawing no	14146-01A
client	LOUGHTON PATTERSON 209

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A	Original drawing	29-07-07

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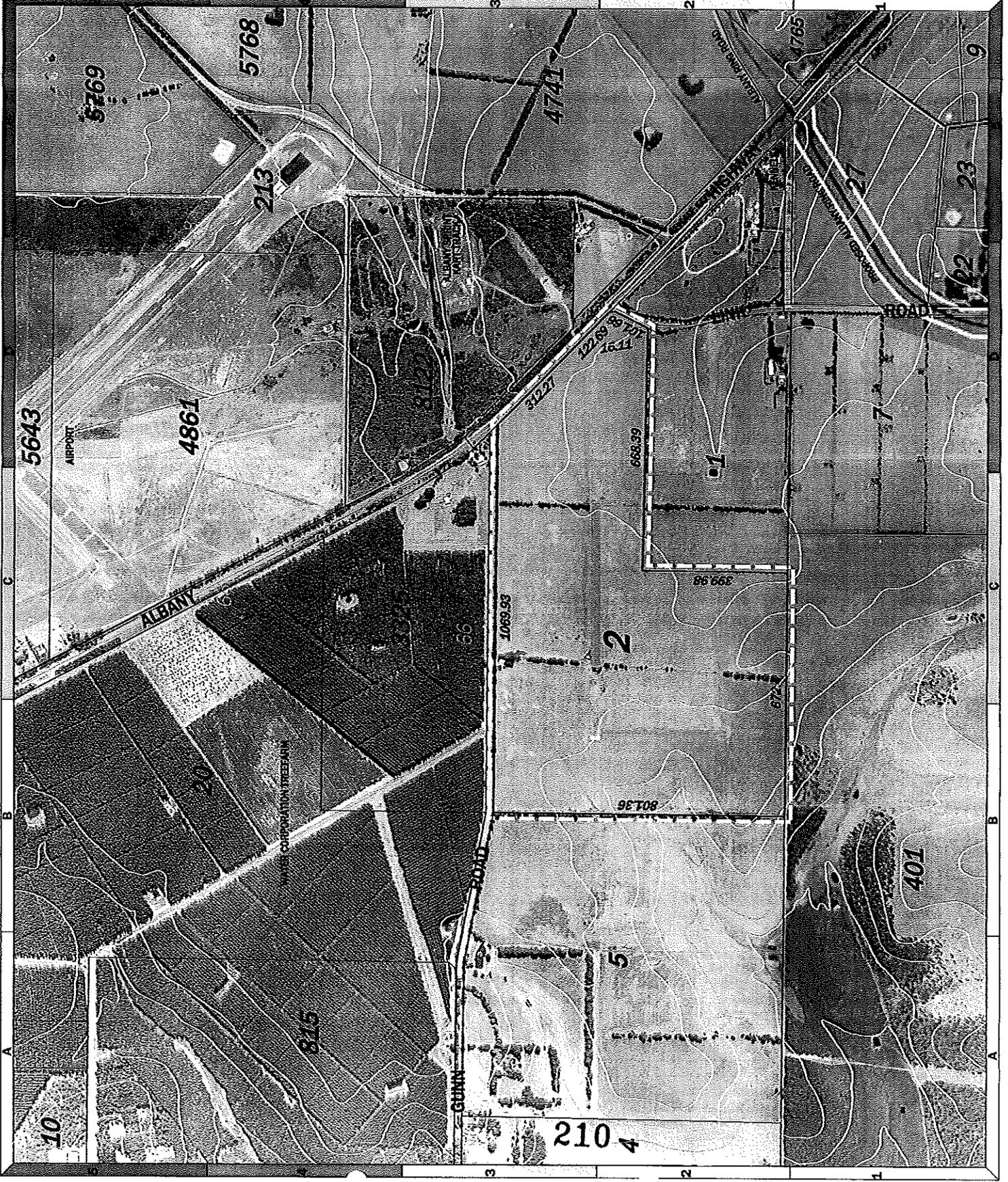
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 client

LOUGHTON PATTERSON

description
**PLAN 2
 SITE PLAN
 LOT 2 GUNN ROAD, DROME**

drawing no
14146-03A



3.1 Land Capability

3.1.1 General

This section identifies the site's capability, its suitability for development and various criteria based on the Commonwealth Scientific Investigation Research Organisation (CSIRO) land form/soil mapping units (Churchward *et al* 1988).

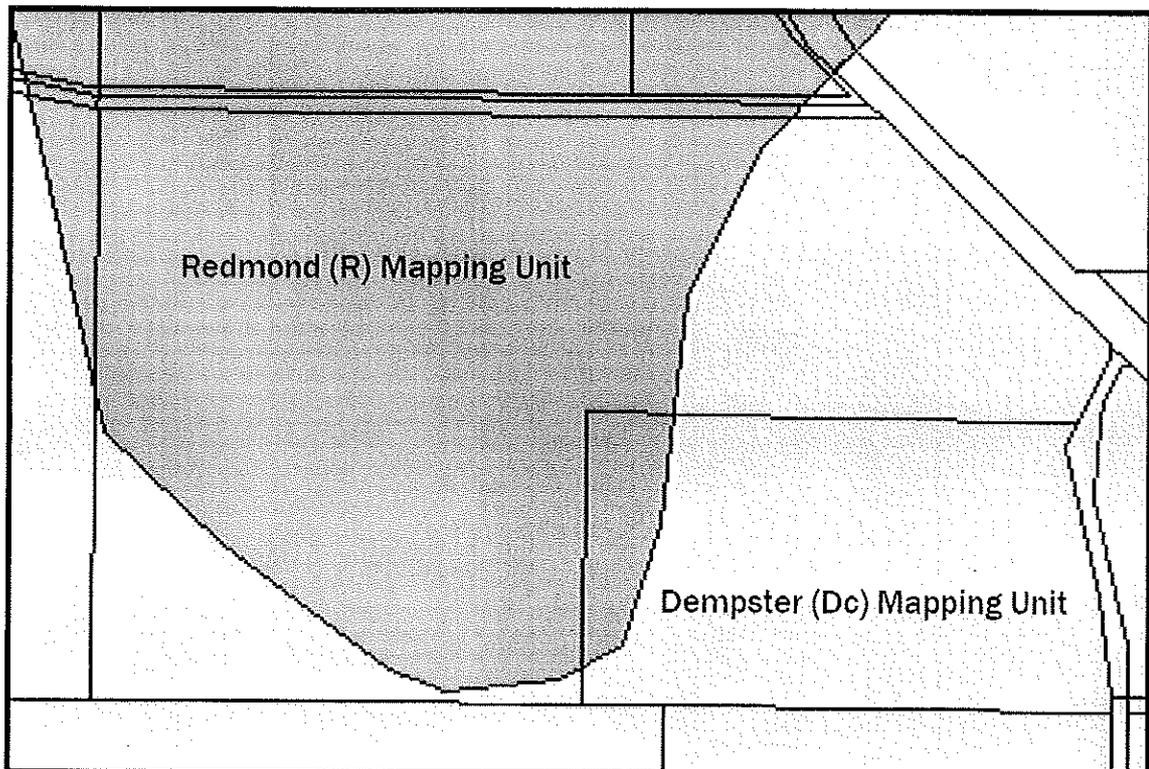


Figure 1. CSIRO land form/soil mapping units at Lot 2 Gun Road, Drome

Figure 1 above, shows that the site is within two separate major mapping units; the Redmond and Dempster Soil types. The Redmond unit (R) is described as *"flat to gently undulating plain with scattered lakes and seasonally wet depressions. Local relief is often less than 10m. Acidic yellow duplex soils are dominant and humus podzols occur in the depressions"*.

Dempster (Dc) unit is described as lands which *"form the sandy spurs and ridges between the dissected valleys in the deeply weathered Pallinup siltstone...."* In particular the Dempster (Dc) mapping unit is described as *"broad convex crests of spurs and ridges with gravely yellow duplex soils and some lateritic boulders"*.

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.

LAND QUALITIES	MAP UNIT	MAP UNIT
	REDMOND (R)	DEMPSTER (DC)
Water Erosion Risk	Very Low	V_Low
Wind Erosion Risk	Moderate	Moderate
Microbial Purification Ability	Low	Low
Water Pollution Risk O.F.	Moderate	Moderate
Water Pollution Risk S.D.	Moderate	Low
Ease of Excavation	Moderate	Low
Inundation Risk	M	Moderate
Flood Risk	N	Nil
Foundation Soundness	Fair	Fair
Slope Instability	N	Nil
Soil Absorption Ability	Low	Low
Subsoil Water Retention	High	High
Soil Workability	Good	Poor
Nutrient Availability	Low	Low
Nutrient Retention Ability	Moderate	Moderate/High
Topsoil Nutrient Retention	Moderate	Moderate
Moisture Availability	Moderate	Moderate
Rooting Condition	Moderate	Moderate
Salinity Risk	NS	NS
Exposure Factor	Low	Low
Wind Erodibility	High	High
Water Erodibility	Moderate	Moderate
Soil Resistance	Moderate	Moderate
Rain Acceptance	Moderate	Moderate

Both these soil types are considered to have a ‘high’ capability for housing foundations and a ‘fair’ capability for on-site effluent disposal. The general soil type mapping undertaken above is recognised as being very broad in nature and a further site-specific assessment has been carried out by Opus International Consultants. (See: Appendix 2 Land Capability Assessment). They confirm the site’s suitability for housing and on-site effluent disposal using standard engineering specifications appropriate to the soil and ground conditions.

3.1.2 Land Capability Assessment – OPUS International Assessment 2007.

The OPUS assessment referred to previously was based on the analysis of 23 auger examinations of the soil profiles to a depth of 2.4m.

The land capability has been assessed as per the WAPC and Department of Agriculture Guidelines and assessment criteria for “Rural Residential” and “Hobby Farming. The “Rural Residential” assessment was based on approximately 15.4ha of the site being set aside for housing. The “Hobby Farming” component is the balance of the land which is set aside for landscaping, cropping, grazing, stabling of horses and a landing field.

The land capability assessment divided the site into three individual mapping units, the majority of which comprised Mapping Units A & B (as shown on page 11 of Appendix 2). OPUS has identified a number of issues and the measures required to address these issues at the time of development. These are as follows:

- Ease of excavation – consideration should be given to excavating soils at the end of summer, when the clay would be at its driest and hardest;
- Foundation stability – due to shallow clay soils, structural engineer should provide advice regarding footings and stability.
- Water logging – effective drainage plans and works to be undertaken to stop shallow soils increasing the risk of water logging.
- Soil absorption ability – Alternate Treatment Units to be installed for each residence rather than septic tanks and a Nutrient Management and Stormwater Management Plan to be adhered to.
- Water pollution hazard – Alternate Treatment Units to be installed for each residence rather than septic tanks and a Nutrient Management and Stormwater Management Plan to be adhered to.

The issues that must be addressed at the scheme amendment stage are:

1. Commitments to undertake and adhere to a Nutrient Management and Stormwater Management Plan and that
2. Alternative Treatment Units (ATU's) must be used for effluent disposal.

Both of these are adequately addressed in section ‘6.0 Services’ and in the proposed scheme provisions.

4.0 PLANNING CONTEXT

4.1 State Planning Policies

Applicable State Planning Policies are SPP1 – “State Planning Framework Policy (variation No.2) 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 that *“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.”*

4.2 Draft Lower Great Southern Strategy (2005)

This Strategy aims to set the broad strategic direction for planning in the Lower Great Southern 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 consistency when local governments are setting priorities for their area 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 reference to consolidating settlements and using infrastructure sustainably.

4.3 Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses 2005”

This guideline seeks to address the requirement for suitable buffers to be established between sensitive land uses and industrial land uses within the same development. This guideline recommends specific on-site technical analysis of buffer requirements in any new proposed land use, or alternatively the use of generic buffer distances where more site specific assessment has not been undertaken.

For example, the guideline has a recommendation for a generic buffer between Horse Stables and residences of between 100 and 500m. On this site however, the clear purpose of the development is to provide the unique opportunity for horse lovers to live in close proximity to their horses. People will buy into the development knowing that they will be living close to horses. This currently occurs (and has for years) in parts of the Perth suburbs of Belmont and Ascot at far higher densities and works well.

In the Strata management Bylaws, landowners will be required to acknowledge that they know and understand that this is the case (see the draft Strata Bylaws at Appendix 3 for clarification).

4.4 Draft Local Planning Strategy (2007)

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

Council resolved to receive a draft of the Albany Local Planning Strategy at its meeting of the 20th December 2005. The Strategy was subsequently advertised for public comment, closing on the 15th December 2006 during which time 68 submissions were received. The ALPS document was then revised and recommendations will be presented to Council on the 21 August 2007.

The 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, the 3D Vision, and notes that the City of Albany should become a Learning, Healthy and Thriving City. Of relevance to the current proposal is:

"A Thriving City

...Innovative development complementing Albany's unique character, natural environment and heritage"

The concept of an Airpark and Equine Estate is an *innovative approach* to providing a rural residential lifestyle choice. The development will provide a point of differentiation for the City of Albany in a location that is complimentary to the nearby Albany Regional Airport and is within a short driving distance of local facilities and amenities.

Strategic Planning Objectives

The ALPS document goes on to describe the strategic planning objectives for the City of Albany for the next 20 years. It breaks these down into four subsidiary strategies: settlement, environment, social and economic strategies. The proposed land use for Lot 2 Gunn Road, Drome is consistent with these individual strategies.

The Settlement Strategy

Of most importance to the subject site is the Settlement Strategy which recommends a rationalisation of rural residential zones in the City of Albany. In the Strategy, it is accepted that this land use provides a variation from the normal form of housing and that rural living areas should be fully planned as an extension of the urban area, rather than sporadic spot rezoning.

The Settlement Strategy makes specific recommendations regarding the provision of rural residential land in the City of Albany. It makes recommendations that rural living areas should avoid productive (priority) agricultural land, avoid future urban areas, minimise land use conflict and be located near existing infrastructure and services.

Rezoning of the site for "Rural Residential - Special Use" does not conflict with these recommendations and Lot 2 Gunn Road has now been recommended by Council for inclusion in the 'Rural Residential' area on Plan 9B of ALPS as shown at Figure 2 over the page.

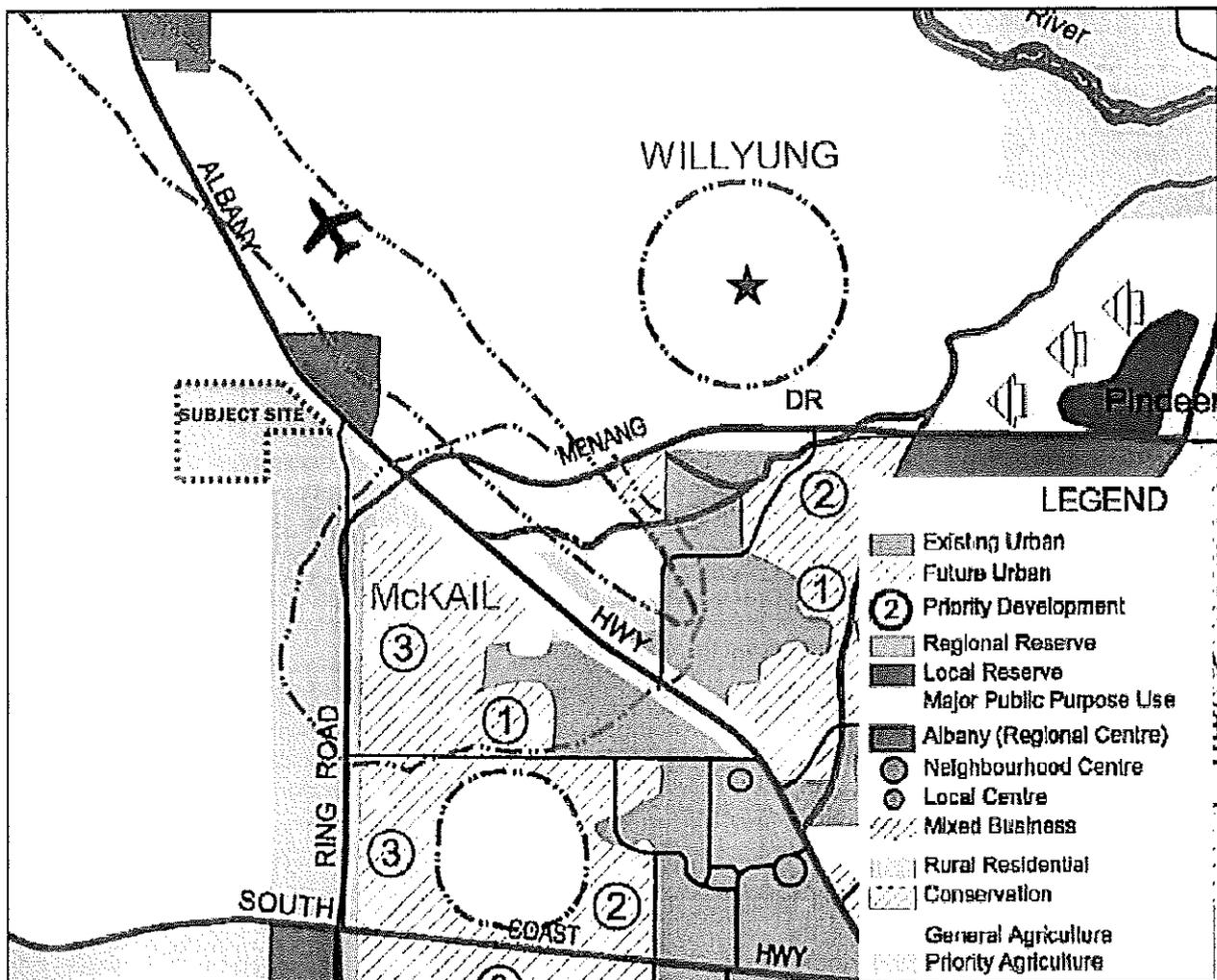


Figure 2. Excerpt of current version of ALPS plan 9B

'Rural Residential' areas are discussed in the ALPS Settlement Strategy in section 8.3.5 "Rural Living". The relevant strategic objective of the Rural Living areas is:

"Encourage the efficient use of rural living areas, based on land capability to maximise their development potential."

The current proposal seeks to maximise the use of the land in accordance with the land's capability by clustering development in capable areas of the site, while overlaying a management structure that ensures the development is managed in a sustainable way. Apart from the caretaker/manager's residence and the central facilities area, the proposal will achieve a residential density approximating one dwelling unit per hectare, the equivalent of a maximum lot yield for 'Special Rural' development under the current applicable state and local government policies.

Other Strategic Objectives for the Settlement Strategy which are applicable to the site include:

- *"Facilitate and manage sustainable settlement growth for the urban area in the City of Albany; and*
- *Protect future fully serviced urban areas from inappropriate land uses, subdivision and development."*

The protection of future urban areas is not applicable to the subject site, given that the Albany Ring Road forms a natural limit to this type of development. The subject land is not identified for future or long term residential uses by the ALPS document

The Environment, Economy & Social Strategies

The proposal is not contrary to any issue raised in the above strategies of ALPS and is complementary to the objectives of these strategies as evidenced by the following facts:

The site is unencumbered by remnant vegetation and is outside any ground water protection area. Land capability studies indicate that the soil types are capable of supporting additional housing and effluent disposal systems and the site will be well landscaped throughout to enhance the natural environment and assist with nutrient retention.

4.5 Draft City of Albany Housing Position Paper (2005)

The draft Housing Position paper makes recommendations regarding the residential areas throughout the City of Albany. The Vision of this document is to *"facilitate and encourage the provision and development of a significant variety of housing choice, types, styles, and opportunities through the City of Albany and provide a high standard of residential amenity and facilities for the benefit of the residents of the City."* The proposed amendment will enable the creation of a significantly different form of housing for the City of Albany, creating interest and attracting new residents.

The proposed form of housing will establish two clusters of 2000 square metre housing sites that will occupy approximately 15.4ha of the site. The remaining 62.39 ha will be developed for communal facilities including a grass landing field, open space, landscaping, cropping, pasture and services infrastructure, all held as strata common property. Residents will pay for the upkeep and maintenance of this common property and conflicts between residents will be resolved by the strata company primarily through the delegated authority of the on-site caretaker/manager.

4.6 Country Sewerage Policy

The draft Country Sewerage Policy sets out the parameters for the use of onsite effluent disposal within areas outside of the Perth Metropolitan Region. It establishes a minimum lot size of 2000 square metres for unsewered development.

The proposed amendment and subsequent strata of the subject site establishes minimum housing sites of 2000 square metres which meet this recommendation. Additionally, it should be noted that the average lot size is at least 1 hectare and that communal open space is available for the reticulation of treated effluent if required.

The assessment of the site's suitability for on-site effluent disposal (see Appendix 8) has been forwarded to the Health Department for assessment against the Draft Country Sewerage policy. The OPUS report concludes that the site is capable of supporting the proposed density of development using ATU's and an integrated drainage plan.

4.7 City of Albany Town Planning Scheme No.3

The current zoning of the subject site under the City of Albany's Town Planning Scheme No 3 is 'Rural'. Under this zoning the development of the site is generally restricted to a single dwelling, limited chalet or tourist type development complimentary to a rural land use.

The City of Albany has resolved to support the rezoning of the site to a 'Special Site' zoning to facilitate the development of a purpose built airpark and equine estate.

Given the site's proximity to the Regional Airport and its context adjoining an established Rural Residential area in the City of Albany the current 'Rural' zoning is seen as an inefficient and unsustainable use of the land.

5.0 DEVELOPMENT CONCEPT

Amendment 270 will transform the site from its existing under-utilised cattle agistment function to an innovative and integrated Airpark' and 'Equine Estate'.

The plan is to develop two special interest rural residential subdivisions: one for owners of light aircraft, and one for horse owners. Both subdivisions will be tailored to meet the requirements of each interest group and will offer an alternative housing choice for residents of the City of Albany. The proposed amendment will not jeopardise the operations of Harry Riggs Albany Regional Airport, nor pose a risk to environmental values of the site and surrounds.

This is an exciting prospect and offers a point of differentiation for the City of Albany. This proposal will attract more people to the City and allow those who of similar interests to be grouped together in a community-orientated and well-designed development.

The main elements of the development concept, as illustrated at Figure 3 "Proposed Albany Equine Centre and Airpark", include:

- Two housing nodes or clusters with access to Gunn Road through a common entry road;
- The first housing cluster (closest to Albany Highway) is the airpark component. This consists of thirty five 2000m² lots backing onto a grass landing field. Adjoining owners can land small aircraft and taxi to a hanger located at the rear boundary of their lot.
- The second housing cluster is the equine component and consists of forty two 2000m² lots facing onto centrally located facilities. These include exercise and agistment yards, caretaker/manager's residence and an equestrian centre. The Equine Estate will provide in-situ animal care services, including feeding, rugging, manure clearing, and access to communal facilities (arenas, round yards and common stables).
- Large areas of common property developed upfront with bridle trails, cropping and grazing areas, development infrastructure such as stormwater drainage basins and natural landscaping areas throughout the site.
- A caretaker/manager's residence will be a central point of management for the entire site. The onsite staff will organise security, agistment and the management of common areas. The whole development will be operated through a strata management arrangement with all communal facilities, and infrastructure constructed upfront by the developer.

The communal infrastructure constructed upfront will include:

- Roads and verge landscaping;
- Stormwater basins;
- All fencing;
- The grass landing field;
- All hangers and stables;
- The agistment centre: round yards, exercise yards, arena and stables; and
- The caretaker's residence.

Development of individual dwellings will be controlled through the adoption of Design Guidelines produced in consultation with the City of Albany. They will be enforced through a combination of Covenants requiring approval of development proposals by the developer and through a planning policy of the town planning scheme where appropriate.

The proposal capitalises on its proximity to the Regional Airport and the Albany town site. It will provide a purpose built development for airplane enthusiasts and with the advent of mining and other industrial activities in the region will provide the capacity for self fly employees to commute to Albany.

The purpose built environment for horse owners will provide a living environment catering to the specific needs of this community. Most horse owners are restricted to owning 'Special Rural' lots which can have a large maintenance burden or have to agist their horses off site. This development allows horse owners to own a manageable sized property with access to purpose built infrastructure and bridle trails whilst having their horses stabled close by with the option of on-site care from the caretaker.

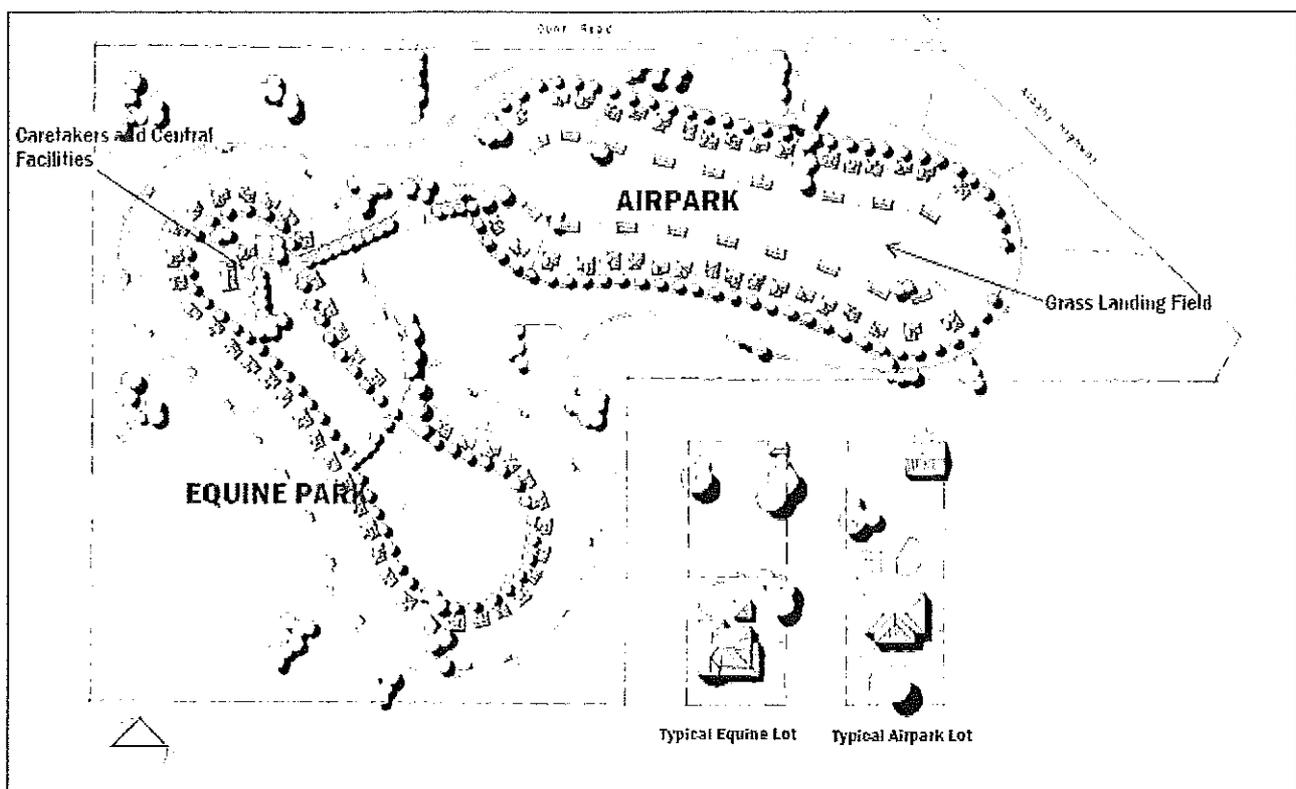


Figure 3. SITE PLAN - "Proposed Albany Equine Centre and Airpark"

5.1 Airpark Estate

Generous house sites (2000m²) surround a grass landing field enabling owners of light aircraft to hanger their planes on their own property.

The houses on the estate will address a landscaped street, with hangers located on the rear boundary of each strata lot, with direct access to the landing field. Hangers will be constructed upfront as part of the communal facilities to ensure a consistent, quality outcome. The estate design ensures that each landowner has a rural outlook, yet be of a manageable size.

There will be no storage of aviation fuel or refuelling facilities for aircraft on the site. These will be available close by at the Regional Airport.

The size of the grass landing field, approximately 600m long and 80m wide, will restrict the size of aircraft using the airstrip to light general private aircraft.

The number of flights per day will only be small and limited to daylight hours. Strata Management controls will limit the use of the landing field to landowners and their guests, and the use of the landing field as an alternative to the Harry Riggs Airport will be prohibited. Similarly, no circuit training or charter flights will be allowed.

The "Flying Procedures" for this landing field have been prepared by Captain Trudy Robins. They will be regulated by the Strata Management Council and published in the airstrip guide for country W.A. so that the use of the landing field and the restricted nature of the access will be clear.

5.1.1 Relationship with Albany Regional Airport

The location of the airstrip in reasonable proximity to the Albany Regional Airport has many benefits for the development overall including easy access to fuel, training, all weather runways and instrument approaches in inclement weather. Additionally, the Albany Regional Airport offers night lighting.

The flight paths of both landing sites will not interact in any way. The flying procedures established for the proposed landing field do not cross the Regional Airport's flight paths and they are at substantially different heights. Approaches to the proposed landing field will be at 500 feet AGL compared to 1000 AGL feet for the Regional Airport. A copy of the proposed Flying Procedures is at Figure 4 and Appendix 10.

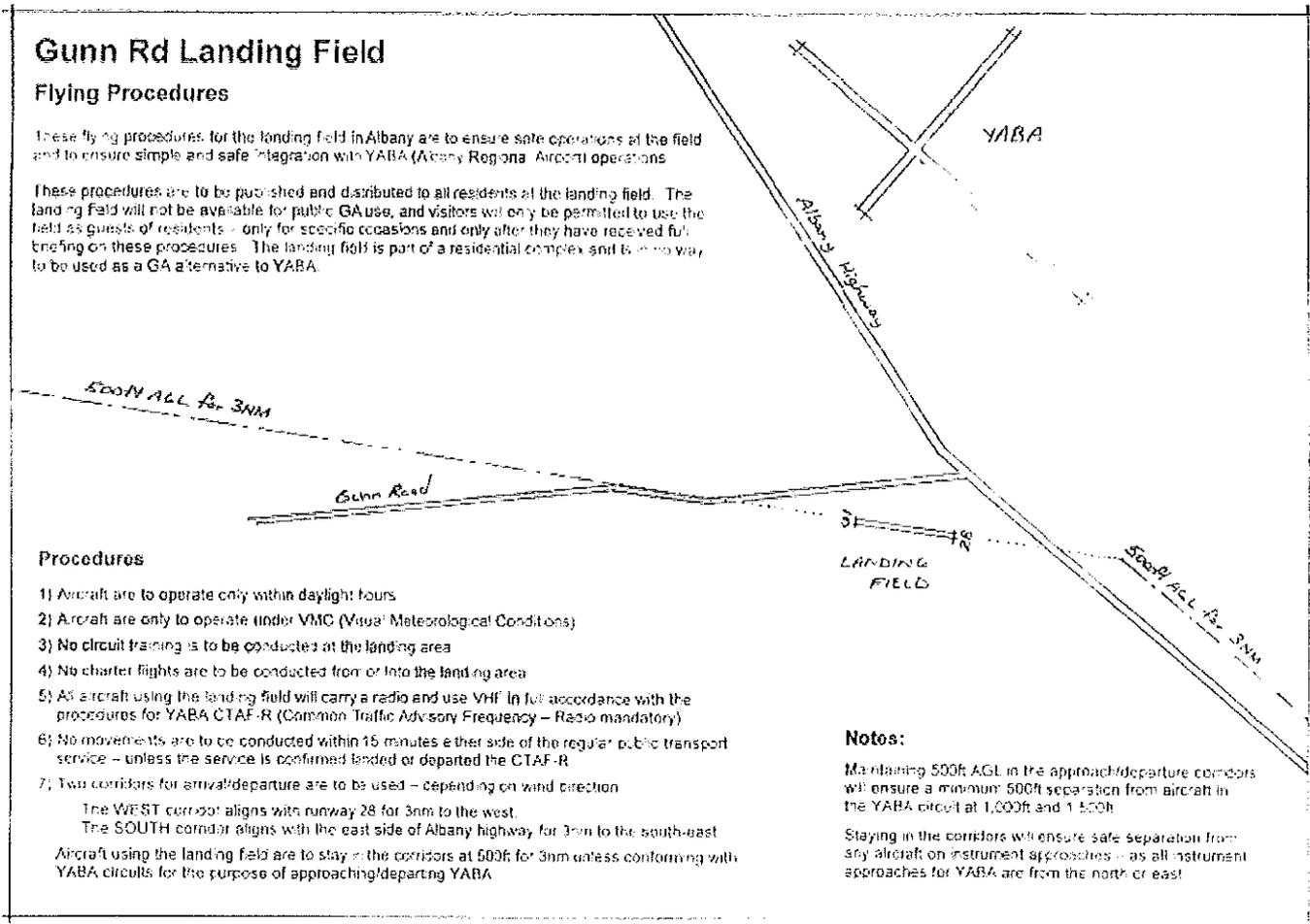


Figure 4. Gunn Road Landing Field – Flying Procedures

5.1.2 Civil Aviation Safety Authority (CASA)

A report prepared by Captain Trudy Robins and Associates, Aviation Industry Consultants, details the Civil Aviation Safety Authority's (CASA's) role in the proposed landing field. (Refer to Appendix 4.) Captain Robins is an examiner and consultant to the aviation industry and has held many senior posts within the industry. She was instrumental in installing the new ILS system at the Harry Riggs Albany Regional Airport and is very familiar with the local situation and the interface with the proposed development on Lot 2 Gunn Rd.

The key findings of her report are:

- Although CASA are not required to give permission for landing areas they do provide advice by way of their Civil Aviation Advisory Publications (CAAP).
- The Gunn Road Landing Field complies with all of the CASA (CAAP) guidelines in terms of runway length, width, approaches and general location relative to the Regional Airport.

5.1.3 Safety - general

The flying of aeroplanes is tightly regulated and policed. Pilots must pass rigorous testing and abide by Australia-wide protocols.

Every country landing field has comprehensive notes published in various documents (including Country Airstrip Guide, CAAP & ERSA) in regard to their runway length, local hazards, and landing conditions so all pilots are informed of landing conditions and the proximity of any special circumstances. In this instance the documents will show the flying procedures for the Gunn Road Landing Field and explain the presence of the Albany Regional Airport. The notes relating to the Regional Airport will refer to the Gunn Road Landing Field.

The Gunn Road Landing Field will have its own flying procedures (see figure 4 above) which will be mandatory.

5.1.4 Potential Impact on Surrounding Land Uses

Aeronautical Planning Manager, Torben Petersen from the Westralian Airports Corporation at Perth Airport, and Herring Storer Acoustics Engineers, have assessed and prepared reports regarding the potential noise impact of the proposed Landing Field on surrounding land users including those within the proposed development. Full copies of these reports are at Appendix 5 and 6 respectively.

In proposing an airstrip, the impact of additional aircraft on surrounding land uses needs to be calculated to assess any requirement for buffers to be developed or adjustments to housing design in accordance with the Australian Standard AS 2021.2000.

The assessment shows little to no impact from the airstrip on surrounding land uses and does not require any special planning outcomes to support this aspect of the development.

The City of Albany conducted similar testing for the Albany Regional Airport in 2000 and established the Albany Airport (ANEF) Noise Buffer and an associated planning policy to govern development within the area affected.

A similar process was embarked upon for the current proposal. Torben Peterson's assessment at Appendix 5 concluded:

- The proposed airstrip will not experience enough air traffic to generate Australian Noise Exposure Forecast (ANEF) figures for the site;
- It recommends that in these cases as assessment of 'single noise events' is appropriate in accordance with the correct Australian Standard; and
- Dwellings within the development site are not to be located under the approach or departure track.

Herring Storer Acoustics were then engaged to produce a Noise Impact Assessment for the proposed development. A full copy is at Appendix 6. The assessment was undertaken at Serpentine Airstrip using a Jabiru 230 (6 cylinder engine). This aircraft was used as it has the highest noise level of any aircraft likely to be utilising the Gunn Road Landing Field.

The report concluded that noise levels within the residential premises at the Airpark Estate will be well below AS 2021.2000 criteria. All housing is outside the 80db(A) noise contour

A copy of the 'Noise Contour Overlay' plan showing the 80db(A) noise contour is shown in Figure 5 and in the full report at Appendix 6.

Finally, as the proposed airstrip is located in close proximity to the Regional Airport, people living in the locality will have become accustomed to aircraft, and as the anticipated number of aircraft movements generated by the development is very low (1-2 per day) the impact of the development will be minimal.

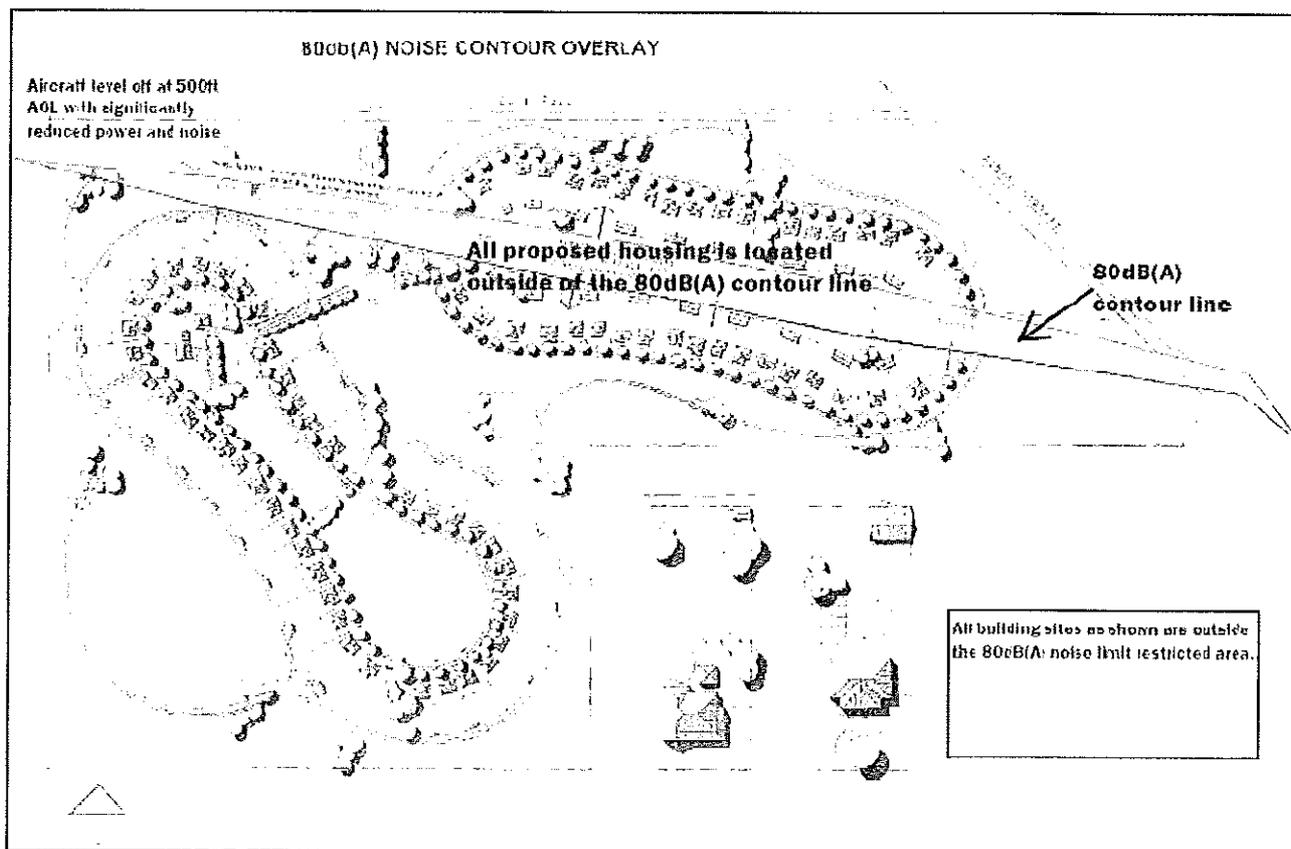


Figure 5. 'Noise Contour Overlay' plan from Herring Storer Acoustics report at Appendix 6

5.2 Equine Estate

The equine estate component for the overall development will be comprised of up to 42 private dwellings addressing the centrally located facilities plus a caretaker/manager's residence, exercise yards and an equestrian centre. The Equine Estate will enable landowners to keep their horses on their own property and have access to communal facilities for agistment, exercise yards, bridle trails and an on-site manager to help care for horses.

The on-site manager will maintain holding yard fences and gates, will clear manure daily from all paddocks, provide basic feed for horses and monitor their condition.

Horses newly arriving at the Equine Park will be quarantined and treated under the management's direction before entering any other part of the park. Horse feed will be controlled and only sourced from reputable weed free sources.

The Equine Estate will provide a lifestyle option for horse owners who do not want the responsibility and maintenance of owning a large rural residential property. It will provide a housing site that is easily maintained, managed through the strata company by-laws and on-site management, in a rural environment for people with similar interests.

5.2.1 Robinson Ground Water Protection Area (GWPA)

The other area within the City of Albany that has attracted horse owners is the Robinson area. This area is largely over the Ground Water Protection Area for Albany's drinking water. The stabling of horses is not supported by the relevant land use controls for these areas, despite the existing level of activity.

The proposed Equine Estate at Gunn Road is outside of any GWPA, will be purpose built and have a Nutrient Management Plan and water sensitive drainage design controlling stormwater runoff and nutrient export from the site.

5.3 Interaction between Uses

A report has been prepared by Foxwood Farm Equestrian Centre manager, Roxanne Balchin, an experienced horse owner and trainer. She has given various examples of horse training and stabling activities being conducted within close proximity of major international airports. A copy of her report can be found at Appendix 7.

The key findings of her report include:

- The 'Airpark' and 'Equine Estate' can coexist quite successfully;
- Proposed paddocks and stables at the rear of housing lots are of an adequate size to contain and agist horses,
- Horses easily adjust to the occasional intrusion of aircraft noise;

Many airports around Australia are surrounded by semi rural land where horses are kept and trained. (Perth, Pearce, Tullamarine just to name a few) because the uses are compatible.

Additionally, the 'Noise Impact Assessment by Herring Storer Acoustics states "...from experience on other projects, we believe that aircraft noise would not adversely effect the horses in the equine centre. We believe that this is because the change in noise levels associated with aircraft taking off or landing is reasonably constant and is not a sudden change in noise level. It is a sudden change in noise level that causes horses to react."

Purchasers of housing sites within the overall development will be fully aware that they are buying a property within a purpose built estate for people with shared interests. Strata bylaws will require landowners to acknowledge the rights of other landowners to undertake activities in accordance with the purpose of the development.

5.4 Caretaker/Manager's Residence

A caretaker/manager's residence will be constructed as part of the central facilities in the development and will provide office facilities for the staff and site management

5.5 Access

The site has frontage to both Gunn Road, Link Road and Albany Highway.

Access to the site will be limited to Gunn Road. The main entry, a tree-lined boulevard, will service both the Airpark and Equine Estate. Gunn Road has a gravel surface and will be upgraded to a fully sealed rural road standard.

Gunn Road intersects Albany Highway on the outside of a bend and therefore has good sight lines in both directions as shown in Figure 6.

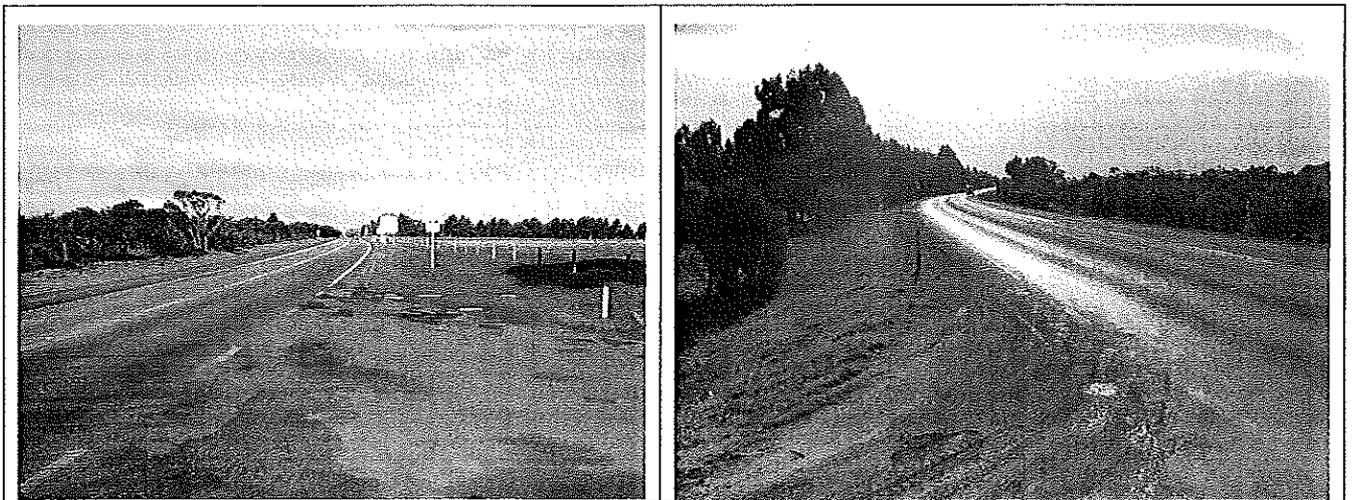


Figure 6. Lines of sight at Gunn Road Albany Highway Intersection

Main Roads WA has conducted a preliminary assessment of the development and agrees 'in principle' with the proposal. They have provided the following recommendations/requirements:

1. Access into this development is to be from Gunn Road only to reduce traffic conflict points on the Albany Highway.
2. A point to point Restrictive Covenant for the benefit of Main Roads WA being registered on the Certificates of Title of all Lots fronting the Albany Highway pursuant to section 129BA of the Transfer of Land Act, to prohibit vehicular access from these lots onto Albany Highway and notice of this restriction to be placed on the Diagram or Plan of Survey (Deposited Plan) at the expense of the applicant.
3. Suitable turn treatments which have been approved by Main Roads WA are to be installed at the intersection of Albany Highway and Gunn Road. The intersection treatments must comply with the requirements of the AUSTRROADS Guide to Traffic Engineering Practice – Part 5: Intersections at Grade. All associated works would be at the proponents cost.
4. No stormwater is to be discharged from this development into the Albany Highway drainage system.

5.6 Density of Development

A total of seventy seven private strata title housing sites are proposed in addition to the central caretaking/management infrastructure. This approximates an average of one private dwelling per hectare. The housing will be clustered into approximately 15.4 ha thereby concentrating the impact of development on a smaller, more easily managed area. The common property, service infrastructure and strata management of the site can then be used to manage the development and ensure its sustainability.

Alternative semi rural developments comprise a series of one hectare lots evenly spread throughout the property which would result in a less responsive design, more difficulty in controlling off-site impacts and more of the same rural residential development as is found throughout the periphery of the Albany urban area.

The 2000m² minimum lot size complies with the recommendations of the draft Country Sewerage Policy and the average of one lot per hectare complies with the Western Australian Planning Commissions policies regarding lot size and availability of scheme water.

5.7 Strata Controls

The development will be controlled through centralised strata management overseen by an on site manager. Controls for the effective running of the equine and airpark components of the estate will be established as by-laws of the Strata Company. They will cover such issues as the use of common areas, landing field procedures, quarantine procedures for horses, control of pets and will ensure that future residents have a clear understanding of the development and how it will function.

Recommendations and reporting requirements of the environmental development conditions will be facilitated by this unique structure.

The benefits of having a single development operated and controlled through a strata arrangement include:

- i. The presence of an onsite manager to police strata bylaws;
- ii. Strata arrangements can deal with potential land use conflicts and/or neighbourly issues quickly and do not necessarily require Council involvement;
- iii. Strata bylaws establish the purpose of the development and ensure that purchasers are aware that they are buying land in a development set up for special interest groups;
- iv. Fees will be raised and arrangements put in place to address the ongoing maintenance and future replacement of communal infrastructure including bridle paths, the landing field, fencing, drainage, landscaping, etc.
- v. The ongoing management and maintenance of communal facilities will maintain the whole development at a high standard.

Draft Strata Bylaws are found at Appendix 3.

5.8 Character and Amenity

The site will have a unique sense of character and identity.

The development will include well landscaped natural vegetation areas around the site.. As a component of the strata subdivision, stables, hangars and all other onsite infrastructure will be constructed prior to property sales, to establish consistency of design, quality and engender a feeling of community.

The proposed amendment will establish a unique and exciting project that will attract people to the City of Albany. The character and amenity of existing and proposed surrounding land uses will not be jeopardised by the proposed amendment as it will be fully contained on site and as shown on the Development Guide Plan, there will be generous separation distances to surrounding properties.

5.9 Strategic Suitability of the proposed Special Site

The proposal for a Special Site (Airpark and Equine Estate) zone and development in this location has benefits strategically including:

- As an Airpark it is uniquely suited to a location adjacent to the Albany Regional Airport, unlike many other forms of residential living or agricultural practices;
- The proposed land use is a point of difference for the City of Albany, offering a private landing field to residents, something that is quite unique. This may meet a latent demand particularly with the growing mining sector in the Albany hinterland;
- It provides an opportunity to develop an alternative lifestyle development for horse owners, a section of the community not generally well catered for in other more standard rural residential developments. Standard Special Residential and Special Rural development often forces families wishing to own a horse to purchase larger lots with land use restrictions on clearing and stocking rates and often limited access to bridle trails and equine infrastructure. The 'Special Site' zone will cater to these people by specifically designing a development to suit their needs.
- The nature of development being a 'Special Site' will help set the boundary to the rural residential area in ALPS preventing further encroachment of this land use to the west;
- It will utilise land that is not considered to be of a high significance as rural land;
- The Water Corporation blue gum plantation to the north forms a natural boundary to rural residential development in the vicinity;
- The concept of rural residential living on the site meets the aims and objectives of the ALPS document; and
- The proposal doesn't restrict the development of fully serviced Residential land as it is outside the proposed ring road alignment but still close enough to community services and infrastructure.

6.0 SERVICES

6.1 Water Supply

The Water Corporation have advised that a reticulated supply is available in Albany highway and will need to be extended to the site. The exact route is to be determined in consultation with the various authorities.

6.2 Effluent Disposal

The site is not serviced by main sewerage but is suitable for on-site effluent treatment using ATU's. Opus International Consultants carried out an investigation into the site's capability to support on-site effluent disposal. Twenty three test pits were dug to a depth of 2.4m and revealed a general soil profile of silty sand over a layer of gravel down to a silty clay soil type with no evidence of either the ground water table or any perched water table.

This report recommended that the site is suitable for the use of Alternative Treatment Units (ATU's) rather than septic tanks due to a layer of silty clay soils. (A full copy of the OPUS International Consultants assessment "Site Suitability for On-site Effluent Disposal - Lot 2 Gunn Road, Albany" is contained in Appendix 8.)

Each housing site being a minimum of 2000m² will have adequate space to reticulate the treated effluent (150m² is the minimum area required). The report at Appendix 8 concludes with the following recommendations:

- *"Surface drainage works to be conducted across the site to combat the possibility of perched water tables in an unusually wet winter; and*
- *That ATU's are an acceptable method of managing on-site effluent disposal at Lot 2 Gunn Road, Albany."*

6.3 Drainage

OPUS International Consultants have also prepared a Nutrient Management Plan and Concept Drainage Design for the proposed development (refer to Appendix 9 for a full copy) to ensure that any future impacts of the site will be significantly improved from the current uncontrolled farming activities.

The existing land use (agistment of 80-120 head of cattle) already contributes a large amount of nutrients to the site, in an unmanaged way. The proposed land use will manage the nutrients exported from the site through the implementation of a Nutrient Management Plan and associated Drainage Design.

The OPUS report has taken into account the impact of the proposed new hardstand areas such as bitumen roads, driveways, hangers, stables, housing and, the communal infrastructure. Their report makes a number of recommendations and provides a concept Stormwater Design Plan that incorporates many of these recommendations. A summary of the recommendations of this report are as follows:

- *Drainage to be in the form of vegetated swales with intermittent riffles;*
- *Endemic sedges and rushes to be utilised in vegetating swales;*
- *Consideration of rainwater tanks for all residences and other buildings;*
- *Provision of 4 vegetated detention basins to manage runoff and stormwater from the property;*
- *Revegetate with native species around wetlands for bioretention to filter any surface water that escapes entering the detention basins and to encourage the uptake of nutrients;*
- *Follow natural drainage lines where possible;*
- *Best practice management is conducted on-site, including regular maintenance of vegetated swales, infrastructure and streetscapes;*
- *Stables should be located as far away as possible from sensitive environments;*
- *Stables to be constructed with concrete or compacted limestone hardstand;*
- *Stable bedding to be replaced regularly and placed in the designated onsite composting area;*
- *Stable bedding is not to consist of chemically treated wood waste;*
- *Manure to be collected daily and placed in a designated onsite composting area that is completely weather proof and is located on a bunded hardstand;*
- *Soil testing is conducted before fertiliser application;*
- *Avoid (where possible) worming horses during November to February; and*
- *The traverse slope for minimal drainage on the runway not to exceed 2.5%, with a cross fall of 1.5% both ways.*

A requirement for the preparation and implementation of a Drainage, Nutrient and Irrigation Management Plan (DNIMP) as part of a planning application is found within the scheme provisions.

6.4 Power & Telecommunications

There is adequate power and telecommunications infrastructure available to the subject site.

Synergy have agreed to relocate power lines running through the property and are designing the new alignment in accordance with the development requirements.

6.5 Fire Protection

The site is bordered by a tree plantation to the north that constitutes a fire source feature of the site.

The Guidelines for Plantation Fire Protection establishes the setbacks for plantations for adjacent land uses based on the existing land uses at the time of planting. The adjacent plantation has maintained a 10m wide fire break around the perimeter in accordance with these *Guidelines*

The site is separated from the plantation by Gunn Road road reserve of 20m plus the fire break and the development setbacks from Gunn Road giving a completely cleared space between the closest proposed dwelling and the tree plantation of at least 50-60m. Given the distance between the plantation and the Airpark and Equine Estate the plantation constitutes at most a 'Medium' fire risk under the terms of Planning for Bushfire Protection document.

Following consultation with Fire and Emergency Services and the City of Albany Rangers and a review of the WAPC document – 'Planning for Bush Fire Protection', fire protection requirements will be addressed adequately at the time of development through a requirement for the preparation and implementation of a Fire Management Plan. The basic requirements to be addressed in the Fire Management Plan include:

- i) The construction of a strategic firebreak around the outside of the development (with Gunn Road and Albany Highway constituting a satisfactory firebreak). The potential for this firebreak to be linked with Special Rural development immediately to the south should be explored and the firebreak system should allow for two methods of escape for every dwelling in the event of a bushfire; and
- ii) Communal infrastructure and dwellings may require the provision of hydrants in accordance with the Planning for Bushfire Protection 2001 and Australian Standards.

7.0 THE PROPOSED SCHEME AMENDMENT

The proposal is to rezone Lot 2 Gunn Road, Drome from 'Rural' to 'Special Use' under the City of Albany's Town Planning Scheme No. 3 in order to create a semi-rural development for special interest groups interested in horse and aircraft ownership. The proposed scheme provisions will facilitate the proposed development concept described in the preceding sections 5.0 and 6.0.

In summary, Special Site No 20 of the City of Albany Town Planning Scheme No 3 controls and guides the future development by:

- Setting the permitted land uses;
- Stating the purpose of the 'Special Use' site;
- Requiring development to comply with the Development Guide Plan attached to this scheme amendment document at Appendix 11;
- Requiring planning approval and a strata management statement to be prepared to the satisfaction of the City of Albany;
- Requiring the construction of all communal facilities upfront;
- Requiring Development Guidelines to control the development of individual dwellings;
- Limiting the size and number of housing sites;
- Securing and clarifying the required services and any further reporting to support and substantiate the proposed land use; and
- Controls the nature of the development.

A full copy of the scheme provisions are at the end of this document.

This scheme amendment document ensures that the development concept described in sections 5.0 and 6.0 of this document is achieved by using a combination of scheme provisions, planning approval conditions, strata management plan provisions all guided by the Development Guide Plan (DGP).

This methodology secures the commitments made by the landowners/developers, provides Council and the community with the surety that Lot 2 Gunn Road will be developed in a quality manner in accordance with the highest standards, satisfies all government agency statutory requirements and provides future landowners with the confidence that their interests will be protected into the future.

8.0 CONCLUSION

Lot 2 Gunn Road, Drome is ideally located adjacent to the Albany Regional Airport and in close proximity to the Albany town site. Amendment 270 will create an innovative development for the City of Albany and the Great Southern Region. The development will provide a unique opportunity to establish a purpose built estate that caters directly to the needs of two special interest groups in Albany - horse and aircraft owners.

This report has demonstrated that the proposal to rezone the site from 'Rural' to 'Special Use' is consistent with the adopted and proposed planning strategies and planning principles.

The proposed amendment will facilitate a 'cluster' development that responds to the sites opportunities and constraints under the control of a 'Special Use' zoning. The development of a 'Special Site' for an Airpark and Equine Estate will:

- Enable the development of an interesting and exciting point of differentiation for the City of Albany;
- Allow a development which is catered to the interests of both equine and aeroplane owners;
- Utilise the nearby Harry Riggs Albany Regional Airport for safety and convenience of proposed 'Airpark' residents;
- Utilise a strata subdivision in order to control the day to day activities on the site, ensure environmental guidelines are maintained and deliver a lifestyle to residents of the proposed amendment;

It will be developed and controlled through the use of scheme provisions, planning approval conditions and strata management in a manner that will satisfy all Council and other government agency requirements.

Therefore, it is respectfully requested that the Council of the City of Albany initiate the rezoning of Lot 2 Gunn Road, Drome from the 'Rural' zone to the 'Special Use' zone in the City of Albany Town Planning Scheme No.3.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

TOWN PLANNING SCHEME NO.3

AMENDMENT NO.270

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

1. Rezoning Lot 2 Gunn Road, Drome from the 'Rural' zone to the 'Special Use' zone.
2. Amending the Scheme Maps accordingly.
3. Inserting Land Particulars, Permitted Uses and Special Conditions within Schedule 3 of the Scheme to relate to Special Use Zone No.20, a follows:

CODE NO.	LAND PARTICULARS	PERMITTED USES	SPECIAL CONDITIONS
20. (Amendment No. 270)	Lot 2 Gunn Road, Drome	<ul style="list-style-type: none"> • Caretakers House/Flat • Office (IP) • Equestrian Establishment • Hanger • Airstrip/Landing Field • Single House • Stables • Animal Establishment • Rural Pursuit • Grouped Dwelling (A) • Home Occupation (A) • Private Recreation (AA) • Home Business (AA) • Other Incidental Uses Considered Appropriate by Council 	See Below

SPECIAL CONDITIONS

1.0 GENERAL

1.1 Purpose of Zone

The purpose of the zone is to create a high quality, special interest, low density living environment for aircraft and horse owners with access to communal infrastructure and access to centralised management; controlled through scheme provisions and complimented by a strata management plan.

- 1.2 Subdivision and development of the site to be generally in accordance with the Development Guide Plan (Drawing No. 14146-05A) as signed by the Chief Executive Officer along with any variations as may be approved by Council.
- 1.3 No more than 77 Single Houses plus a caretaker/manager's residence shall be permitted on the site.
- 1.4 The minimum strata lot size shall be 2000m².
- 1.5 All signage for the proposed development to be subject to the prior approval of Council in accordance with Scheme requirements, any relevant local law and policy.

2.0 COMMUNAL FACILITIES

- 2.1 Communal facilities shall include a grass landing field, an equestrian centre and agistment area, caretakers dwelling, rural type fencing and bridle paths and shall be constructed to the satisfaction of the City of Albany.
- 2.2 All development of communal facilities shall be subject to the issue of a Planning Scheme Consent.
- 2.3 No storage of fuels and other hydrocarbons will be permitted without prior approval from Council and relevant agencies.
- 2.4 Development of communal facilities within common property shall be completed to a stage satisfactory to the Local Government prior to the creation of the strata lots.
- 2.5 When the strata application is made, Council will only recommend approval to the Western Australian Planning Commission when a strata management plan has been prepared demonstrating the ongoing management of the site and addresses issues including:
 - The ongoing maintenance, and future replacement of communal infrastructure including bridle paths, the landing field, fencing and landscaping;
 - Appointment of an on-site manager and the establishment of centralised management of the development;
 - Appropriate management measures for the equine park and equine park strata lots;
 - Appropriate management measures for the landing field and airpark strata lots;
 - Acknowledgement by prospective owners that the development is a special interest equine and aviation development, and that lot owners can not complain of reasonable activity related to those special interests, or take any action that interrupts those special interest activities.
 - Any other matter deemed to be consistent with these Special Conditions to the Council's satisfaction.

3.0 SERVICES

- 3.1 No direct access will be permitted to Albany Highway.
- 3.2 Stormwater drainage shall be accommodated on-site to Council's satisfaction. As part of a planning application a Drainage, Nutrient and Irrigation Management Plan will be prepared to the satisfaction of the City of Albany and the Department of Water.
- 3.3 The development is to be connected to the Water Corporation reticulated water system prior to occupation.

4.0 EFFLUENT DISPOSAL

- 4.1 Effluent disposal shall be undertaken to the satisfaction of Council and the Health Department of Western Australia with approved effluent disposal systems. It is advised that Alternative Treatment Unit systems will be required to service the proposed development.

5.0 LANDSCAPING AND FENCING

- 5.1 At the development stage, a landscaping plan shall be prepared and implemented to the satisfaction of Council for those areas identified for replanting on the Development Guide Plan.
- 5.2 No boundary fencing shall be constructed of fibre cement, metal sheeting or wooden picket. If boundary fencing is utilised it shall be of rural construction such as post and strand to the satisfaction of Council. Restricted use of colorbond fencing may be approved for service areas and private courtyards in close proximity to the residence.

6.0 FIRE MANAGEMENT

- 6.1 Council may require the preparation and implementation of a Fire Management Plan to the satisfaction of the City of Albany and the Fire and Emergency Services Authority of WA as part of any application for Planning Approval.
- 6.2 Areas to remain under pasture shall be maintained in a low fuel condition.
- 6.3 Strategic firebreaks and emergency exits being constructed to the requirements of the Fire and Emergency Services Authority of Western Australia, and should be available for usage at all times.

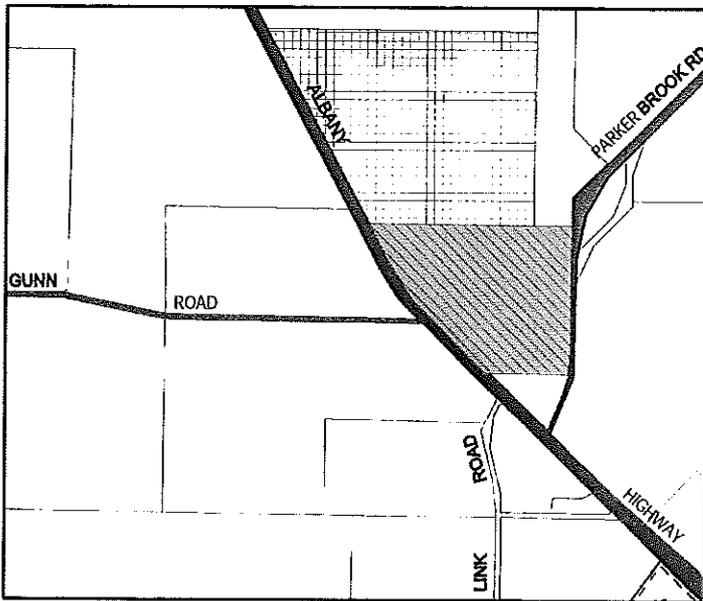
7.0 BUILDING LOCATION, DESIGN AND CONSTRUCTION

- 7.1 All buildings shall be setback a minimum of 20m from Albany Highway.
- 7.2 All other setbacks shall be as indicated on the Development Guide Plan along with any variations as may be approved by Council.
- 7.3 All dwellings shall comply with Design Guidelines that are to be submitted at the time of lodging the planning application for the communal facilities to the satisfaction of the Council.

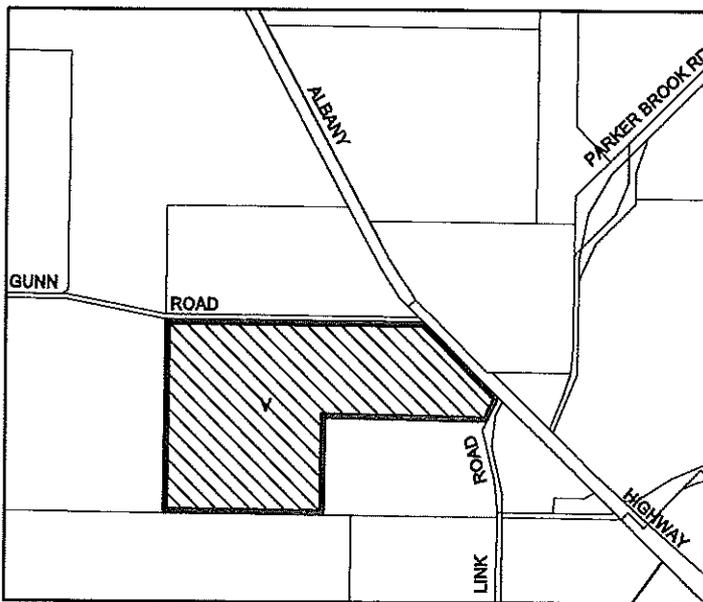
CITY OF ALBANY

Town Planning Scheme No. 3

Amendment No. 270



Existing Zoning



Proposed Zoning

Important Regional Roads

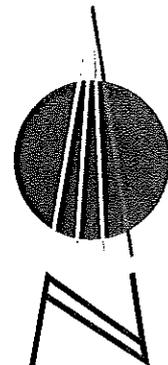
ZONES

Rural

Special Use

Aerodrome

Parks and Recreation



Adoption Regulation 13 (1) Adopted by Resolution of Council of the City of Albany at the meeting of the Council held on the day of2007.

CHIEF EXECUTIVE OFFICER

MAYOR

Final Approval Regulation 21(2),
Resolution 22(1) and 2

Adopted For Final Approval by the City of Albany
at the meeting held on theday of200.... and
the Seal of the Municipality was, pursuant to that
Resolution, hereunto affixed in the presence of:

CHIEF EXECUTIVE OFFICER

MAYOR

Recommended/Submitted for final approval
delegated under Section 16 of the Planning and
Development Act 2005.

FOR CHAIRPERSON OF THE WESTERN AUSTRALIAN
PLANNING COMMISSION

Date:_____

Final Approval Granted

Minister for Planning and Infrastructure

Date:_____



WESTERN AUSTRALIA

STATE EMERGENCY MANAGEMENT COMMITTEE

**EMERGENCY MANAGEMENT IN LOCAL
GOVERNMENT DISTRICTS**

State Emergency Management Policy No. 2.5

Amendment List

No	Date	Details	By
	20/3/07	Initial issue; replaces SEMC Policy Statement No.3	AR

RESPONSIBLE OFFICER: Manager, Policy and Planning
FESA

DATE FOR REVIEW: 20 March 2009

APPROVED AT SEMC MEETING

RESOLUTION NO: 24/2007

DATE APPROVED: 20 March 2007

DEFINITIONS

1. Terminology used throughout the series of Emergency Management Policy shall have the meaning as prescribed in section 3 of the *Emergency Management Act 2005* (the Act).
2. In addition, the following definitions, apply to this policy:
 - a. **LOCAL COMMUNITY** – The segment of society being considered by local governments for planning purposes. In this instance a local community is the population that is within a local government district.
 - b. **LOCAL GOVERNMENT** – means:
 - i. a local government established under the *Local Government Act 1995*;
 - ii. two or more local governments (the “combined local government”) that have united under the provisions of section 34(1) of the *Emergency Management Act 2005* (see Attachment 1 for a template for a request for approval from SEMC for local governments to combine); and
 - iii. a public authority specified under the provisions of section 35(1) of the *Emergency Management Act 2005* to perform and exercise all of the functions of a local government under Part 3 of the Act in the area specified.
 - c. **LOCAL GOVERNMENT OFFICE** – A reference to the local government's office includes:
 - i. the office of a local government referred to in 2.b.i;
 - ii. the offices of each local government that is part of a “combined local government” referred to in 2.b.ii; and
 - iii. the office, in or near the specified area, of a specified public authority referred to in 2.b.iii.
 - d. **LOCAL EMERGENCY MANAGEMENT ARRANGEMENTS** – The arrangements for emergency management in a local government's district as provided for in section 41 of Act.

INTRODUCTION

3. Western Australia is subject to a wide variety of hazards that have the potential to cause loss of life and/or damage and destruction. These hazards result from both natural and technological events.
4. Effective emergency management arrangements enhance the community's resilience against, and preparedness for, emergencies through strategies that apply prevention/mitigation, preparedness, response and recovery activities.
5. Local governments are the closest level of government to their communities and have access to specialised knowledge about environment and demographic features of their communities. Local governments also have specific responsibilities for pursuing emergency risk management as a corporate objective and as part of conducting good business.

AUTHORITY

6. This State emergency management policy is prepared under the authority of section 17 of the *Emergency Management Act 2005*.

RESPONSIBILITY FOR REVIEW

7. The Responsible Officer for this policy shall conduct a review of the policy by the agreed review date.

APPLICATION

8. This policy applies to all local governments, local emergency management committees, emergency management agencies and the community participating in the development of the local emergency management arrangements.

AIM

9. The aim of this policy is to provide direction and advice to local governments on their responsibilities with respect to emergency management for their district.

LOCAL EMERGENCY MANAGEMENT PLANNING PRINCIPLES

10. Local emergency management planning is based upon the emergency management concept of the "prepared community". A prepared community has developed effective Emergency Management arrangements at the local level, resulting in:
 - a. an alert, informed and active community which supports its voluntary organisations;
 - b. an active and involved local government;
 - c. agreed and coordinated arrangements for prevention, preparedness, response and recovery (i.e., local emergency management arrangements); and
 - d. an appropriate knowledge of emergency management arrangements.
11. The principles of local emergency management planning underpinning this concept are as follows:
 - a. Community Based. Planning is based on communities generally using local government districts as the smallest community group and one of manageable size. However, depending on the circumstances, a local government can be sub-divided for emergency management purposes, into two or more separate community groups. Similarly, two or more local governments may combine with the approval of the State Emergency Management Committee (SEMC) [s. 34 of the Act] for emergency management purposes. Requests for SEMC approval to combine are to be referred through the relevant District Emergency Management Committee (DEMC).
 - b. Use of Existing Resources. Emergency management arrangements should be based on the utilisation of existing resources and organisations. Responsibilities should be allocated to existing local agencies/industries and resourcing for emergencies should come from the existing pool of resources in the local

community.. Resource support for large and/or complex emergencies may be sourced through existing statewide resources within emergency management agencies.

- c. Capabilities and Legal Responsibilities. All local governments are required to ensure that local emergency management arrangements are prepared for their districts [s. 41(1) of the Act]. Local emergency management arrangements should reflect the emergency management capabilities and responsibilities of the agencies and industries involved, and recognise and comply with any of their statutory responsibilities.
- d. Emergency Functions. The allocation of responsibilities within local arrangements should, as far as is possible, follow the State emergency management arrangements. Any variation must be detailed in the local arrangements. The emergency function of an agency/industry should reflect its normal function. Additional functions should only be allocated with the full agreement of the agency/industry concerned. Day-to-day activities, which do not contribute directly to the emergency operation, may need to be suspended for the duration of an emergency.
- e. All Hazards. Adopting the comprehensive and integrated approach, local emergency management arrangements should address all the emergencies that are likely to occur in the community. The development of specific local hazard management plans are the responsibility of the relevant Hazard Management Agency, for each of the hazards likely to affect the community.
- f. Community Emergency Risk Management (ERM) Process. This systematic process produces a range of risk treatment measures that address the emergencies that are likely to occur and contribute to the wellbeing of communities and the environment. The process is most effective when based on stakeholder consultation and participation. The Community ERM process is the first step towards developing effective community emergency management arrangements.

RESPONSIBILITIES IN RELATION TO EMERGENCY MANAGEMENT ARRANGEMENTS

12. Key responsibilities relevant to local emergency management arrangements are as follows:

- a. Local Government – subject to the Act the responsibilities of local governments are:
 - i. to ensure that effective local emergency management arrangements are prepared and maintained for its district;
 - ii. to manage recovery following an emergency affecting the community in its district;
 - iii. to establish one or more local emergency management committees for its district;
 - iv. to make its emergency management arrangements available for inspection, free of charge, by members of the public during office hours;
 - v. to keep a copy of its local emergency management arrangements at the offices of the local government.
- b. Local Emergency Management Committees (LEMC) –
 - i. to advise and assist the local government in ensuring that local emergency management arrangements are established for its district;
 - ii. to liaise with public authorities and other persons in the development, review and testing of local emergency management arrangements; and

- iii. to carry out other emergency management arrangement activities as directed by the SEMC or prescribed by the regulations.
- c. Local Emergency Coordinators – to provide advice and support to the local emergency management committee in the development and maintenance of local emergency management arrangements for the district.
- d. Local Recovery Coordinators - responsible for preparing, maintaining and testing the local government's Local Recovery Plan and for coordinating the local recovery activities following a particular event as directed by the local government. (See Local Recovery Planning Guide for further description of this role.)
- e. Hazard Management Agency (HMA) - responsible for emergency management, or the prescribed emergency management aspect, in the area prescribed of the hazard for which it is prescribed [s. 4(3) of the Act].
- f. Combat Agency – responsible for performing an emergency management activity prescribed by the regulations in relation to that agency [s. 6(2) of the Act].
- g. Support Organisation – responsible for providing support functions prescribed by the regulations in relation to that organisation [s. 6(4) of the Act].

LOCAL EMERGENCY MANAGEMENT COMMITTEES

- 13. A local government is to establish one or more local emergency management committees (LEMC) for their district [s. 38 of the Act].
- 14. If more than one LEMC is established, the local government is to specify the area in respect of which the committee is to exercise its functions.
- 15. A LEMC may consist of:
 - a. council members, employees and other persons;
 - b. council members and other persons; or
 - c. employees and other persons.
- 16. LEMC membership:
 - a. Chairman: appointed by the relevant local government [s. 38(3) of the Act];
 - b. Local Emergency Coordinator(s): appointed by the State Emergency Coordinator for the local government district [s. 37(1) of the Act], when not appointed as the Chairman;
 - c. In order for emergency management to be effective at the local level, the SEMC recommends that, in addition to those members specified in the Act, LEMC membership should include:
 - i. Local government representative: when a local government representative is not appointed as the Chairman;
 - ii. Representatives from local Emergency Management Agencies in the local government district, e.g., FESA representative, health/medical representative; and
 - iii. Any other representatives as shall be determined by the local government e.g., community champions.
- 17. Other members may be included as determined by the local government, such as a community groups (e.g., CWA, local church groups), industries (e.g., major hazardous

facilities), welfare groups (e.g., Red Cross, Salvation Army), cultural groups, community representatives and the Local Recovery Coordinator.

18. Secretariat and administration support to the LEMC is to be provided by the local government.
19. Where the local government identifies the need for representation from a sector for which there is not a local representative, an appropriate alternative representative may be identified from existing community members. For example, specific arrangements may be made in which a local general practitioner attends the LEMC meetings as a representative of the medical services in the district.
20. The term of appointment of LEMC members shall be as determined by the local government in consultation with the parent organisation of the members.

LOCAL EMERGENCY MANAGEMENT COMMITTEE PROCEDURES

21. LEMCs shall meet every three (3) months and as required.
22. Each meeting of the LEMC should consider, but not be restricted to, the following matters, as appropriate:
 - a. Every meeting:
 - i. Confirmation of local emergency management arrangements contact details and keyholders;
 - ii. Review any of post-incident reports and post exercise reports generated since last meeting;
 - iii. Progress of emergency risk management process;
 - iv. Progress of treatment strategies arising from emergency risk management process;
 - v. Progress of development or review of local emergency management arrangements; and
 - vi. Other matters determined by the local government.
 - b. First calendar quarter:
 - i. Development and approval of next financial year LEMC exercise schedule (to be forwarded to relevant DEMC);
 - ii. Begin developing annual business plan.
 - c. Second calendar quarter:
 - i. Preparation of LEMC annual report (to be forwarded to relevant DEMC for inclusion in the SEMC annual report);
 - ii. Finalisation and approval of annual business plan.
 - d. Third calendar quarter:
 - i. Identify emergency management projects for possible grant funding.
 - e. Fourth calendar quarter:
 - i. National and State funding nominations.
23. The LEMC shall determine other procedures as it considers necessary.

FUNCTIONS

24. The functions of LEMCs are [s.39 of the Act]:
- a. to advise and assist the local government in ensuring that local emergency management arrangements are established for its district;
 - b. to liaise with emergency management agencies and other persons in the development, review and testing of local emergency management arrangements; and
 - c. to carry out other emergency management activities as directed by the SEMC or prescribed by the regulations.

LOCAL EMERGENCY MANAGEMENT ARRANGEMENTS

25. The contents of individual local emergency management arrangements will vary according to the characteristics of the community for which it is being prepared.
26. The "Local Emergency Management Arrangements Guide for Western Australia" is issued with this document or is available from FESA by request or via the FESA website.
27. Hazard, Combat, Support and Recovery Plans are documents prepared by the relevant organisations and may form part of the local emergency management arrangements.
28. The local emergency management arrangements, as stipulated in section 41(2) of the Act, are to set out:
- a. the local government's policies for emergency management;
 - b. the roles and responsibilities of public authorities and other persons involved in emergency management in the local government district;
 - c. provisions about the coordination of emergency operations and activities relating to emergency management performed by the persons mentioned in paragraph (b);
 - d. a description of emergencies that are likely to occur in the local government district;
 - e. strategies and priorities for emergency management in the local government district;
 - f. other matters about emergency management in the local government district prescribed by the regulations; and
 - g. other matters about emergency management in the local government district the local government considers appropriate (e.g., provision for support to, or from, other government districts).
29. Local emergency management arrangements are to be consistent with the State emergency management policies and the State emergency management plans [s. 41(3) of the Act].
30. The emergency risk management (ERM) process is a useful tool to assist in identifying the emergencies that are likely to occur in the local government district. The 'Western Australian Emergency Risk Management Guide' provides advice on conducting the ERM process and is available by request from FESA or may be downloaded from the FESA website ([http://www.fesa.wa.gov.au/internet/upload/shared/docs/FESA_ERM_Apps_Guide_\(web\).pdf](http://www.fesa.wa.gov.au/internet/upload/shared/docs/FESA_ERM_Apps_Guide_(web).pdf)).

31. A copy of the local emergency management arrangements is to be submitted to the local government's emergency management district DEMC. The DEMC may make recommendations to the LEMC should it identify matters that would enhance the operational effectiveness of the arrangements.
32. Local emergency management arrangements are to be reviewed as follows:
- a. contact lists are reviewed and updated quarterly;
 - b. a review is conducted after an event or incident in which the local emergency management arrangements were implemented;
 - c. after training that exercises the arrangements;
 - d. an entire review undertaken every five years, as risks might vary due to climatic, environment and population changes; and
 - e. circumstances that may require more frequent reviews.
35. The local government is to deliver a copy of its local emergency management arrangements, and any amendments to the arrangements, to the SEMC as soon as is practicable after they are prepared [s. 41(5) of the Act].
36. Local emergency management arrangements may be amended or replaced whenever the local government considers it appropriate. The local government is to ensure that its local emergency management arrangements are reviewed in accordance with this policy.

LOCAL RECOVERY PLAN

37. Local emergency management arrangements are to include a recovery plan and the nomination of a local recovery coordinator [s. 41(4) of the Act].
38. Assistance with the preparation, format and content of local recovery plans is provided by the "Guide to Developing your Community's Recovery Management Plan". This is available by request from FESA or may be downloaded from the FESA website (www.fesa.wa.gov.au/internet/default.aspx?MenuID=296).
39. The Local Recovery Coordinator(s) is to be nominated in the Local Recovery Plan by the local government in accordance with the requirements of the Act [s. 41(4)].

REGISTRATION AND DISTRIBUTION OF EMERGENCY MANAGEMENT ARRANGEMENTS

40. Local emergency management arrangements are to be endorsed by the LEMC with the date of endorsement reflected in the minutes and in the arrangements. Local emergency management arrangements should be tabled at the next practicable local government council meeting for approval.
41. Local emergency management arrangements, and any amendments, are to be tabled for information at a meeting of the appropriate DEMC and an electronic copy delivered to the SEMC, via the Secretary SEMC, as soon as is practicable after they are prepared.
42. A local government is to distribute its local emergency management arrangements to at least all LEMC members and such other agencies and industries as considered appropriate by the local government.

43. A copy of the local emergency management arrangements is to be kept at the offices of the local government and be available for inspection, free of charge, by members of the public during office hours. The arrangements may be made available in either written or electronic form. Copies of the local emergency management arrangements which are made available to the public should have the contact details and other confidential information removed.
44. Contact details may be requested by members of the public and the local government should determine the need for that person to view them, e.g., has a role in the arrangements.

EXERCISES

45. Local governments are to ensure that their arrangements are exercised annually. Exercises may be undertaken in conjunction with other emergency management agencies or by the local government alone.
46. Local emergency management arrangement exercises may take the form of field, functional or discussion exercises. Attachment 2 provides a template for the local reporting of local emergency management exercises to the LEMC and DEMC.
47. Local government, through its LEMC, is to advise its relevant DEMC of scheduled exercises and the results of the exercises. Attachment 3 provides a template for the reporting of the local emergency management exercises schedule to the DEMC.

LOCAL EMERGENCY COORDINATOR

48. The State Emergency Coordinator has appointed the Officer in Charge of each Police sub-district to be the Local Emergency Coordinator for the local government district in which they are situated [see s.37(1) of the Act]. Where there is more than one Police sub-district in a local government district each Officer in Charge shall be the Local Emergency Coordinator in respect of that area of the local government for which they are responsible.
49. The local emergency coordinator for a local government district has the following functions [s. 37(4) of the Act]:
 - a. to provide advice and support to the LEMC for the district in the development and maintenance of emergency management arrangements for the district;
 - b. to assist hazard management agencies in the provision of a coordinated response during an emergency in the district; and
 - c. to carry out other emergency management activities in accordance with the directions of the State Emergency Coordinator.

Risk Management

REFERENCES

Australian Emergency Management Glossary (Manual 3 – Emergency Management Australia).

Emergency Management Act 2005

CONSULTATION

Stakeholder consultation for this policy is undertaken by way of correspondence with identified stakeholders.

Organisations consulted in the development of this policy include:

- FESA
- Western Australian Local Government Association (liaison with local government)
- Department of Health
- Department for Community Development
- WA Police
- Emergency Services Subcommittee
- Recovery Services Subcommittee
- District Emergency Management Committees (inc. Metropolitan Emergency Management Executive Group)

RISK ASSESSMENT

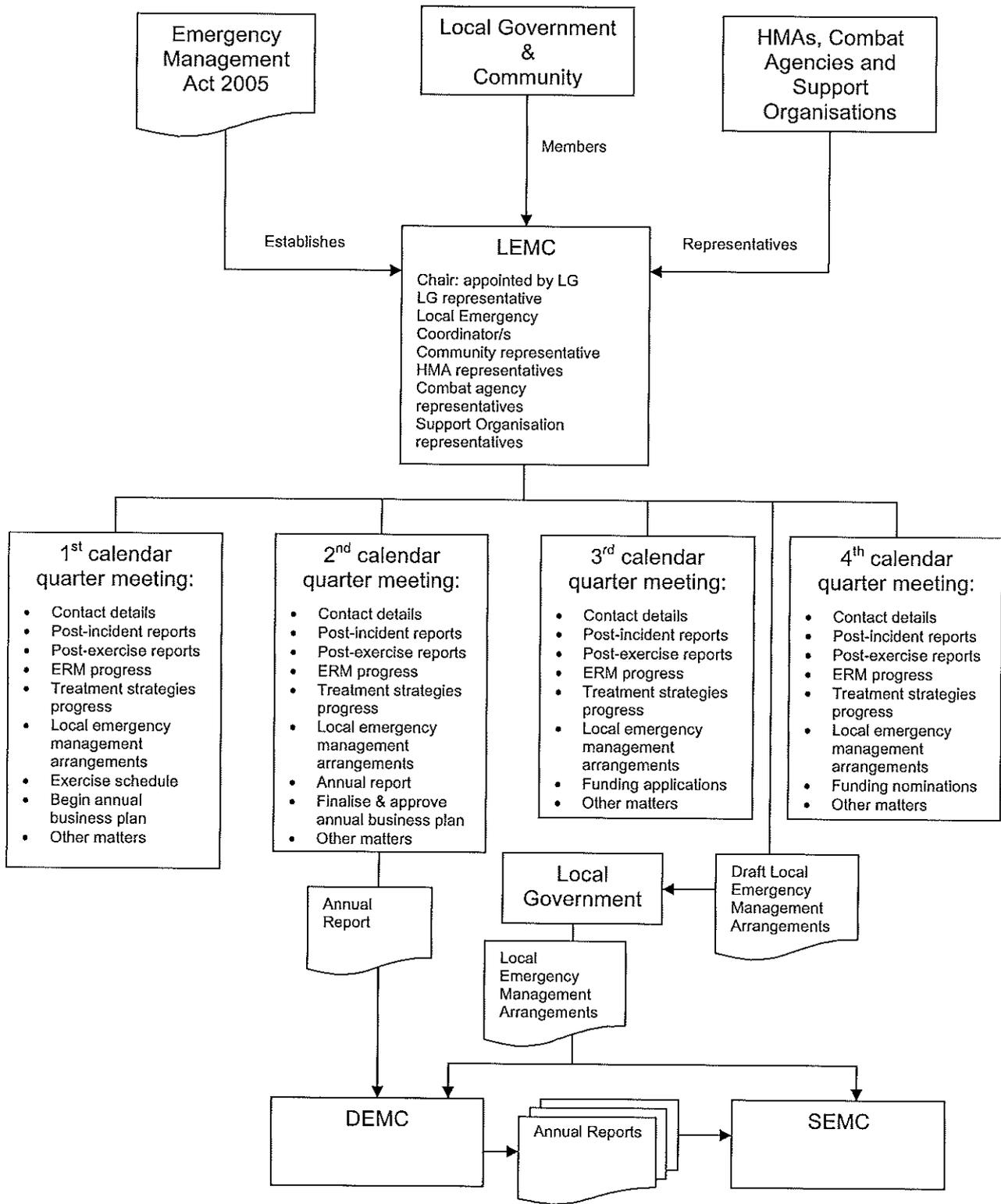
If a State emergency management policy for local governments is not prepared, the risks to State emergency management practice include:

- Inconsistency in local emergency management arrangements development, content and format;
- Local emergency management arrangements not being consistent with State emergency management policies, State government direction or legislation;
- Increased risk to the safety of community members who are inadequately prepared for an emergency incident; and
- Limiting the capacity of local government to comply with the requirements of the *Emergency Management Act 2005*.

This policy aims to guide local governments in the development, content and formatting of local emergency management arrangements and the fulfilment of their responsibilities under the *Emergency Management Act 2005*.

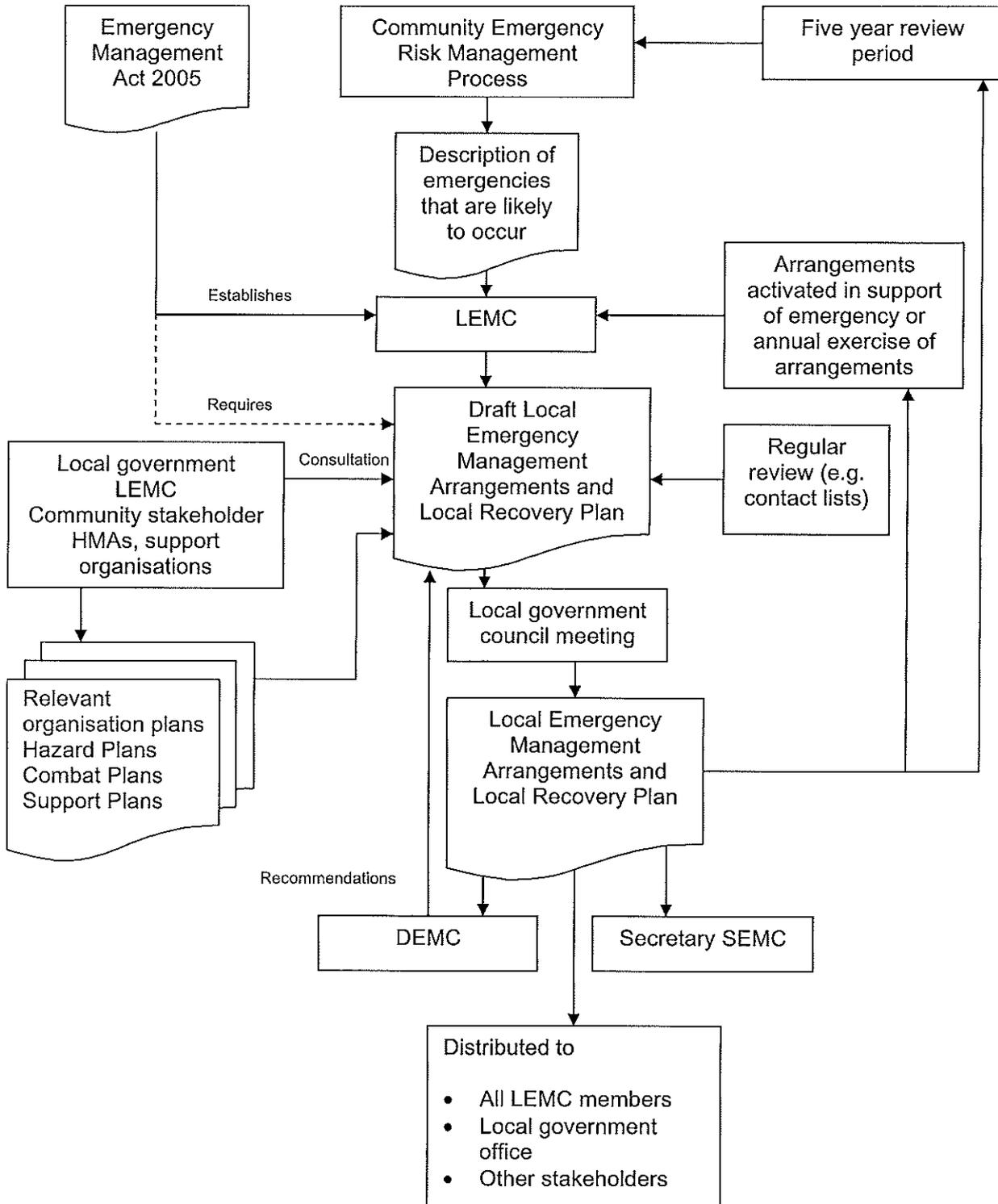
Appendix 1

Flowchart for the establishment of a LEMC and its functions



Appendix 2

Flowchart for the preparation of Local Emergency Management Arrangements



Agenda Item Attachments

CORPORATE & COMMUNITY SERVICES SECTION

CHEQUES	DATE	CREDITOR	PARTICULARS	AMOUNT
23464	31/08/2007	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	105.94
23465	31/08/2007	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	174.40
23466	06/09/2007	ALBANY PUBLIC LIBRARY	STAFF TEA MONEY FOR AUGUST - 18 STAFF	72.00
23467	06/09/2007	AMITY SETTLEMENTS	Rates refund for assessment A199584	557.35
23468	06/09/2007	APPLEYARDS OF ALBANY	PURCHASE OF CHAMPAGNE FLUTES ON BEHALF OF RCRC	44.90
23469	06/09/2007	THE CANCER COUNCIL OF WA	each code no 2058 Ultra Sensitive sunscreen	314.74
23470	06/09/2007	CASH	WINNIE LARSEN PRESENTATION (HOBBY ONLY)	100.00
23471	06/09/2007	LUSH GARDEN GALLERY	chinese elm tree 30lt	39.00
23472	06/09/2007	KMART ALBANY	TV	179.00
23473	06/09/2007	SHIRE OF GNOWANGERUP	REGISTRATION FOR 8 PERSONS IN GREAT SOUTHERN LOCAL GOVERNMENT HOLLOW LOG GOLF COMPETITION	200.00
23474	06/09/2007	PETTY CASH - DEPOT	PETTY CASH - DEPOT	398.50
23475	06/09/2007	PETTY CASH - VANCOUVER ARTS CENTRE	MATERIALS	120.75
23476	06/09/2007	ROTARY CLUB OF BRIDGETOWN INC	1 X TEAM ENTRY INTO BLACKWOOD MARATHON RELAY	125.00
23477	06/09/2007	PREMIER HOTEL	CTN OF CROWN LAGER	53.99
23478	06/09/2007	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	2,079.00
23479	06/09/2007	WATER CORPORATION	WATER CONSUMPTION	117.15
23480	06/09/2007	WILLDIGG (FORTS CAFE)	PLS SUPPLY MORNING TEA FAREWELL FOR GEOFF SOMMERS	142.50
23481	06/09/2007	CHRISTINE METCALFE	REFUND	25.80
23482	06/09/2007	ALBANY LEVER ACTION GROUP	DONATION	200.00
23483	06/09/2007	MR ROBERT COMRIE	REFUND	15.00
23484	06/09/2007	FIONA ADAMSON	REFUND	110.40
23485	13/09/2007	ASSOCIATION FOR THE BLIND INC	3 BATTERY HANDLE	365.04
23486	13/09/2007	ALBANY REGIONAL VOLUNTEER SERVICE	PURCHASES MADE FOR THE SENSATIONAL MOBILE SENIOR PROGRAM	140.00
23487	13/09/2007	ALLAN BOYD	3HR SLAM POETRY WORKSHOP & MEAL ALLOWANCE	522.00
23488	13/09/2007	CRAIG PARK B & B AND ART GALLERY	Caroline Pugh - 1 Night Accommodation	100.00
23489	10/09/2007	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	1,967.25
23490	13/09/2007	HAYLEY FLETCHER	ADMIN ASSISTANT - VAC	200.00
23491	13/09/2007	HALLIDAY JM & E	CROSSOVER SUBSIDY FOR 60 SHELL BAY ROAD LOWER KING	267.51
23492	13/09/2007	SUTTON'S CARPET CLEANING	HIGH PRESSURE CLEAN ALL WALKWAYS & PAVEMENT AREA'S	2,366.10
23493	13/09/2007	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	4,841.06
23494	13/09/2007	WATER CORPORATION	WATER CONSUMPTION	555.35
23495	13/09/2007	DAPHNE JEAN COTTON	T1023 - 200 COMPLETED SURVEYS	4,660.00
23496	20/09/2007	BUDGET PET SHOP	REIMBURSE APPLICATION FOR PLANNING FEE CONSENT FOR 123 LOCKYER AVENUE (P275286) - APPLICATION NOT REQUIRED	117.00
23497	20/09/2007	CASH	ADVANCE FOR ROBERT FENN - TRIP TO PHILIPPINES	500.00
23498	20/09/2007	DEPT FOR PLANNING & INFRASTRUCTURE	6 X AMAZING ALBANY NUMBER PLATES	780.00
23499	20/09/2007	DEPARTMENT OF ENVIRONMENT AND CONSERVATION	CLEARING PERMIT APPLICATION FEE (ROBINSON PIT)	100.00
23500	20/09/2007	MOORE JOINERY & CABINET MAKERS	DESK TOP, 2850mmX 850mmX 32mm, IN POPLAR 576, NATURAL FINISH.	574.20
23501	20/09/2007	SHIRE OF MURRAY	LSL CONTRIBUTION - M SELBY	3,286.40
23502	20/09/2007	SUTTON'S CARPET CLEANING	CARPET CLEANING AT ALAC	143.00

23503	20/09/2007	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	9,862.34
23504	20/09/2007	WORKFORCE SOLUTIONS PTY LTD	D-SPEC - PILOT STUDY OF IMPLEMENTATION IN WA	1,268.75
23505	20/09/2007	WESLEY CHURCH	SPRUNG	22.00
23506	20/09/2007	ROBERT WIGNALL	REFUND	50.00
23507	20/09/2007	TISC	APPLICATION FEE	204.00
23508	20/09/2007	DONALD SISMAN	CROSSOVER	276.34
23509	24/09/2007	ANNE LOUISE SILBERSTEIN	RETURN OF SUBDIVISION BOND FOR 109 MIDDLETON RD WAPC 125255	500.00
23510	25/09/2007	SEASHELLS & SANDCASTLES	DEPOSIT FOR ACCOMMODATION FOR EDWA ATTENDING EXECUTIVE MANAGEMENT PROGRAM 9-11 OCTOBER 2007	245.00
23511	27/09/2007	ASSOCIATION FOR THE BLIND INC	BATTERIES FOR MAGNIFIERS	15.70
23512	27/09/2007	WENDY BINKS	ARTIST FEES FOR SPRUNG FESTIVAL 2007	1,563.50
23513	27/09/2007	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	135.80
23514	27/09/2007	DEPARTMENT OF ENVIRONMENT AND CONSERVATION	CLEARING PERMIT FOR LILYDALE ROAD GRAVEL PIT	400.00
23515	27/09/2007	EMU POINT BOWLING CLUB	NOMINATION FEE FOR 2 TEAMS FROM COA FOR CORPORATE BOWLS	55.00
23516	27/09/2007	P L & T JONES	Installation of 2 x box strainers and hang gate on gravel pit on South Coast Hwy	550.00
23517	27/09/2007	DEPT OF CONSUMER & EMPLOYMENT PROTECTION	PERTH WORK SAFE FORUM 22/10/07 - GLENDA KLAVER	240.00
23518	27/09/2007	SENSIS PTY LTD	YELLOW ONLINE BUSINESS BASICS FEE - AUGUST 2007	210.10
23519	27/09/2007	PETTY CASH - WORKS & SERVICES	PETTY CASH REIMBURSEMENT	164.00
23520	27/09/2007	COMMISSIONER OF STATE REVENUE	REFUND PENSIONER ESL PAYMENT CLAIMED TWICE IN ERROR: A186612	12.65
23521	27/09/2007	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	2,388.96
23522	27/09/2007	VISUAL INSPIRATIONS AUST. PTY LTD	competition barrell - Events	2,800.00
23523	27/09/2007	WATER CORPORATION	WATER CONSUMPTION	133.95
23524	27/09/2007	ERIC HAYWARD	SPRUNG	285.00
23525	27/09/2007	GREGORY DAY	ARTIST FEES	1,604.00
23526	27/09/2007	JACKIE FRENCH	ARTIST FEES	1,276.00
23527	27/09/2007	ALVIN PANG	ARTIST FEES	1,389.00
23528	27/09/2007	RON WISE	REFUND	50.00
23529	27/09/2007	PETER WHITE	REFUND	30.00
23530	27/09/2007	DENMARK HISTORICAL SOCIETY INC.	COPY OF ELLEKER-DENMARK-NORNALUP: THE RAILWAY EXTENDED WEST BUT NEVER MET...	70.00
23531	27/09/2007	COMMISSIONER OF STATE REVENUE	STAMP DUTY ASSESSMENT FOR LOT 18 BAXTERI ROAD CHEYNES BEACH	30.00
23532	27/09/2007	TOWN OF VINCENT	Limited Edition Hardcover copy of title Our Town™	40.00
			TOTAL	52,532.42
			PAYROLL TOTAL	637,961.00

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39622	31/08/2007	ZIPFORM	STATIONERY - RATES NOTICES 2007/2008	13,626.95
EFT39623	06/09/2007	AAA TOURISM PTY LTD	WA EXPERIENCE 2008 - WEBSITE ADDRESS	50.00
EFT39624	06/09/2007	ALBANY SECURITY SUPPLIES	DIGITAL LOCKS X 2	393.06
EFT39625	06/09/2007	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	346.83
EFT39626	06/09/2007	ALBANY BRAKE & CLUTCH	VEHICLE MAINTENANCE	7.70
EFT39627	06/09/2007	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	550.00
EFT39628	06/09/2007	ALBANY PRINTERS	PRINTING OF INVITATIONS	50.00
EFT39629	06/09/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	1,280.85
EFT39630	06/09/2007	ALBANY CURTAIN CENTRE	SUPPLY AND INSTALL BLINDS AT ALAC AS PER QUOTATION OF 2.8.07	1,510.00
EFT39631	06/09/2007	ALBANY CAR STEREO	TRANSFER AUXILIARY FUEL TANK AND PUMP BETWEEN HILUX'S	130.00
EFT39632	06/09/2007	ALBANY LANDSCAPE SUPPLIES	bucket of crushed Limestone	42.00
EFT39633	06/09/2007	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	28.80
EFT39634	06/09/2007	ALBANY ABORIGINAL CORPORATION	HIRE OF ALBANY ABORIGINAL COMMUNITY HALL FOR THE ACCORD COMMUNITY MEETINGS ON 15/8 AND 29/8/07	440.00
EFT39635	06/09/2007	ALBANY DRY HIRE	hire of mini excavator skate pk	291.50
EFT39636	06/09/2007	ANNETTE DAVIS	PLANNING FOR THE 2008 CITY OF ALBANY ART PRIZE	2,000.00
EFT39637	06/09/2007	ASP ALLOY & STAINLESS PRODUCTS	STAINLESS STEEL SUPPLIES	1,047.12
EFT39638	06/09/2007	ATC WORK SMART	CASUAL STAFF	3,105.27
EFT39639	06/09/2007	AUSTRALIAN TAXATION OFFICE	Payroll deductions	5,740.10
EFT39640	06/09/2007	MA & ES & GA BAIL	mtrs COMPACTON SAND	1,210.00
EFT39641	06/09/2007	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	223.52
EFT39642	06/09/2007	BAR CINO	AFTERNOON TEA 27/08/07	90.00
EFT39643	06/09/2007	H & L BEHRENDT	Rates refund for assessment A97485	3,860.37
EFT39644	06/09/2007	BENARA NURSERIES	GARDEN SUPPLIES	793.65
EFT39645	06/09/2007	WENDY BERGSMÄ	MOBILE REIMBURSEMENT	20.00
EFT39646	06/09/2007	ALBANY BOBCAT SERVICES	REMOVE TREE LOPPINGS FROM ECO PARK	760.00
EFT39647	06/09/2007	BOOKEASY AUSTRALIA PTY LTD	VISITOR CENTRE BOOKINGS COMMISSION JULY 07 TAY5	1,669.94
EFT39648	06/09/2007	STIRLING TERRACE BOOKCAFE	BOOK PURCHASE - LIBRARY	70.86
EFT39649	06/09/2007	BUILDING AND CONSTRUCTION IND TRAINING FUND	TRAINING LEVY -	24,071.77
EFT39650	06/09/2007	BUILDERS REGISTRATION BOARD	BRB LEVY -	3,366.50
EFT39651	06/09/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	178.18
EFT39652	06/09/2007	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	678.43
EFT39653	06/09/2007	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	357.28
EFT39654	06/09/2007	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	386.23
EFT39655	06/09/2007	SYNERGY GRAPHICS	DESIGN OF RATES RISE ADVERT	99.00
EFT39656	06/09/2007	COLES SUPERMARKETS AUST PTY LTD	CATERING GOODS - DAY CARE	467.10
EFT39657	06/09/2007	COMPUTER VILLAGE RENTALS	WATE Expo - DVD & Plasma Screen	429.00
EFT39658	06/09/2007	COUNTRY ARTS WA	PROGRAM FEES FOR CREATIVE VOLUNTEERING WORKSHOP	75.00
EFT39659	06/09/2007	COVENTRYS	VEHICLE PARTS	426.06
EFT39660	06/09/2007	CROWNE PLAZA PERTH	ACCOMMODATION FOR MR JON BERRY	372.00
EFT39661	06/09/2007	DOWNER EDI WORKS PTY LTD	SUPPLY COLDMIX	223.19
EFT39662	06/09/2007	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	909.15

EFT39663	06/09/2007	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	754.93
EFT39664	06/09/2007	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	924.00
EFT39665	06/09/2007	LANDGATE	TITLE SEARCHES	144.32
EFT39666	06/09/2007	DOUGLAS HC	Rates refund for assessment A176877	21.00
EFT39667	06/09/2007	EATCHA HEART OUT CAFE	CATERING FOR CONCEPT BRIEFING	513.50
EFT39668	06/09/2007	ELLEKER GENERAL STORE	FUEL PURCHASES	97.90
EFT39669	06/09/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	2,470.20
EFT39670	06/09/2007	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	1,626.69
EFT39671	06/09/2007	TAMMY FLETT	REIMBURSEMENT OF EXPENSES WHILST AT TRAINING IN PERTH	72.24
EFT39672	06/09/2007	ESPLANADE HOTEL FREMANTLE	ACCOMMODATION COSTS FOR MATTHEW GOLDTHORPE 19/08 TO 22/08	900.00
EFT39673	06/09/2007	GOAD RESOURCES PTY LTD	FREIGHT CHARGES - SUNNY BRUSHWARE 9/08/07	115.50
EFT39674	06/09/2007	GODFREYS THE VACUUM CLEANER SPECIALISTS	BLACK VACUUM HOSE	35.00
EFT39675	06/09/2007	GRACE REMOVALS GROUP	REMOVAL FEE FOR ART PRIZE	495.00
EFT39676	06/09/2007	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	6,566.91
EFT39677	06/09/2007	GREAT SOUTHERN TAFE	TRAINING	7,004.48
EFT39678	06/09/2007	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	167.20
EFT39679	06/09/2007	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	1,554.15
EFT39680	06/09/2007	HARVEY NORMAN ELECTRICAL ALBANY	Fridge for kitchen	748.00
EFT39681	06/09/2007	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	1,581.00
EFT39682	06/09/2007	CITIGATE PERTH	ACCOMMODATION- WAYNE MALE, PURCHASING POLICY CONFERENCE	155.00
EFT39683	06/09/2007	IBM AUSTRALIA LTD	MONTHLY SCHEDULE FOR IBM EXPRESS MANAGED SECURITY SERVICES FOR EMAIL SECURITY 25/08/07 TO 24/09/07	686.40
EFT39684	06/09/2007	JACK THE CHIPPER	TREE REMOVAL & LOPPING	3,056.50
EFT39685	06/09/2007	JASON SIGNMAKERS	Ranger Striping for vehicles Red/Green on Yellow DG Reflective 100mm wide x 1600mm long x 2 passenger side 1.6mtr and driver side 1.6mtr	801.68
EFT39686	06/09/2007	KEN STONE MOTOR TRIMMERS	KING RIVER FIRE TRUCK	220.00
EFT39687	06/09/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	465.93
EFT39688	06/09/2007	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	2,740.39
EFT39689	06/09/2007	BELLS LIQUOR MERCHANTS	ALCOHOL FOR COA COUNCILLOR & EXEC STAFF XMAS PARTY	674.96
EFT39690	06/09/2007	LO-GO APPOINTMENTS	Labour Hire 30 July to 31 August	1,676.64
EFT39691	06/09/2007	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	273.60
EFT39692	06/09/2007	LOWER GREAT SOUTHERN COMMUNITY LIVING ASSOCIATION	GRANT INCOME FROM CITY OF ALBANY FOR THE UNHIDING CHOIR	1,200.00
EFT39693	06/09/2007	ALBANY PARTY HIRE & TEMPTATIONS CATERING	CATERING - VAC	369.50
EFT39694	06/09/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	16,718.52
EFT39695	06/09/2007	MARSHALL MOWERS	Purchase of Echo SRM 350esu Brushcutter as per quote	750.00
EFT39696	06/09/2007	MERCURY FIRE SAFETY PTY LTD	2 x Chemguard (MA15P) branch with male BIC	1,925.00
EFT39697	06/09/2007	MICROELECTRONIC TECHNICAL SERVICES	ROUTINE MAINTENANCE FIRE TENDER SOUTHCOAST 2.4 lengths RRJ 375MM PIPES CLASS 2 AS PER QUOTE EQU042_035_2007.2	396.00
EFT39698	06/09/2007	MJB INDUSTRIES PTY LTD	TWO WAY RADIO REPAIRS/MAINT	35,540.56
EFT39699	06/09/2007	MOUNT BARKER COMMUNICATIONS	First Aid kit- wall mounted	385.00
EFT39700	06/09/2007	NORTH ROAD PHARMACY	ACCOMMODATION FOR COUNCILLORS/STAFF	214.50
EFT39701	06/09/2007	NOVOTEL LANGLEY PERTH HOTEL	COORDINATING THE WEEKENDER ART PRIZE FOR JULY 2007	202.50
EFT39702	06/09/2007	SANDRA O'DOHERTY		2,000.00

28,718.58
 78.93
 1,843.60
 49.90
 175.00
 395.00
 11,223.19
 2,715.75
 26.00
 363.00
 228.25
 654.50
 80.32
 921.80
 85.81
 24,165.35
 1,267.20
 443.65
 189.96
 24,857.70
 24,688.00
 328.55
 188.95
 275.00
 462.27
 69.98
 375.63
 67.00
 5,731.00
 150.00
 18,622.84
 8,473.44
 75.00
 160.58
 67.71
 160.10
 100.10
 305.80
 566.95
 6.96
 974.16

CONTRACT C06045 - CULL ROAD SUBDIVISION - CIVIL ENGINEERING SERVICES
 SECURE PAY TRANSACTION JULY 07 - DR TAY5
 SAFETY SUPPLIES
 MITRE VORTEX BLUE 5
 HARDWARE/TOOL SUPPLIES
 CATERING
 CASUAL STAFF
 HARDWARE SUPPLIES
 GOODS DAY CARE CENTRE
 SECURITY SERVICES
 GOODS - ALAC
 HARDWARE/VEHICLE PARTS
 INTERNET DOWNLOAD
 Scalex Plan Wheel XL
 CONFECTIONERY
 STATIONERY SUPPLIES
 BRUSHWARE SUPPLIES
 LOCKSMITH SERVICES, REPAIRS ETC
 GROCERIES
 ELECTRICITY SUPPLIES
 Tourism Component of Albany Local Planning Strategy Outstanding payment contract EQU040_2006.2 - COMPLETION OF DRAFT REPORT 50%
 HARDWARE/TOOL SUPPLIES
 Supply Bluetooth headset for mobile phone.
 PARTICIPATION IN ARTISTS RESIDENCY PROGRAM
 VEHICLE HIRE
 2 X SCRABBLE - LIBRARY
 STORMWATER SUPPLIES
 HIRE OF COMPACTOR
 Upgrade Manypeaks Fire Station
 TYRE PURCHASES/MAINTENANCE
 DEMO OF YORK STREET OFFICE - INTERIM INVOICE
 GREEN WASTE SERVICES
 HOME LINE SUPPORT - JULY
 SUPERANNUATION CONTRIBUTIONS
 IRRIGATION SUPPLIES
 TOWING FEES
 2x 15L spray packs
 UNIFORMS
 WINDOW CLEANING - VAC
 UNIFORMS
 LAUNDRY SERVICES/HIRE
 EQUIPMENT - AIRPORT

06/09/2007 OPUS INTERNATIONAL CONSULTANTS LTD
 06/09/2007 QUEENSBERRY INFO TECHNOLOGY
 06/09/2007 R & R TAPE AND SAFETY SUPPLIES
 06/09/2007 RAYS SPORTS POWER
 06/09/2007 UNITED TOOLS ALBANY
 06/09/2007 LISA SCANLON (CARLYLES)
 06/09/2007 SKILL HIRE
 06/09/2007 SOUTHERN TOOL & FASTENER CO
 06/09/2007 SOUTHWAY DISTRIBUTORS (WA) PTY LTD
 06/09/2007 SOUTHCOAST SECURITY SERVICE
 06/09/2007 SPEEDO AUSTRALIA PTY LTD
 06/09/2007 STAR SALES & SERVICE
 06/09/2007 SAI GLOBAL LTD
 06/09/2007 STADIA INSTRUMENTS PTY LTD
 06/09/2007 STIRLING CONFECTIONERY PLUS
 06/09/2007 STORM OFFICE NATIONAL
 06/09/2007 SUNNY BRUSHWARE SUPPLIES PTY LTD
 06/09/2007 ALBANY LOCK SERVICE
 06/09/2007 ALBANY IGA
 06/09/2007 SYNERGY
 06/09/2007 SYSTEMS EDGE MANAGEMENT SERVICES PTY LTD
 06/09/2007 T & C SUPPLIES
 06/09/2007 TELSTRA LICENSED SHOP ALBANY
 06/09/2007 ARTSOURCE, THE ARTISTS FOUNDATION OF WA
 06/09/2007 THRIFTY CAR RENTAL
 06/09/2007 TOYWORLD ALBANY
 06/09/2007 TRADELINK PLUMBING SUPPLIES
 06/09/2007 TRU-BLU GROUP PTY LTD
 06/09/2007 TURPS STEEL FABRICATIONS
 06/09/2007 ALBANY TYREPOWER
 06/09/2007 URBANIZMA
 06/09/2007 VANCOUVER WASTE SERVICES
 06/09/2007 VISUAL ECHO
 06/09/2007 WA LOCAL GOVT SUPERANNUATION
 06/09/2007 WESTERBERG IRRIGATION
 06/09/2007 WESTERBERG PANEL BEATERS
 06/09/2007 LANDMARK LIMITED
 06/09/2007 WESTERN WORK WEAR
 06/09/2007 THE WINDOW WASHER MAN
 06/09/2007 YAKKA PTY LTD
 06/09/2007 ZENITH LAUNDRY
 06/09/2007 ZIP HEATERS (AUST) PTY LTD

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EFT39745	10/09/2007 SYNERGY	ELECTRICITY SUPPLIES	28,528.00
EFT39746	13/09/2007 ACTIV FOUNDATION INC	CLEANING RAGS	39.60
EFT39747	13/09/2007 AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	16,467.03
EFT39748	13/09/2007 ADVERTISER PRINT	Print 1000 business cards for Ian Brayshaw.	202.00
EFT39749	13/09/2007 EDENBORN PTY LTD	Contract mowing of verges for May 2007	17,285.10
EFT39750	13/09/2007 ALBANY BRAKE & CLUTCH	VEHICLE MAINTENANCE	121.00
EFT39751	13/09/2007 ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	37.15
EFT39752	13/09/2007 ALBANY INDUSTRIAL SERVICES PTY LTD	4 cub mtrs clean yellow sand delivered mcgonnell park	99.00
EFT39753	13/09/2007 ALBANY VALUATION SERVICES	RENTAL VALUATIONS	550.00
EFT39754	13/09/2007 ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	266.32
EFT39755	13/09/2007 ALBANY SWEEP CLEAN	SWEEP CAR PARK & TERMINAL ENTERANCE	352.00
EFT39756	13/09/2007 ALBANY STATIONERS	STATIONERY SUPPLIES	162.40
EFT39757	13/09/2007 ALBANY PANEL BEATERS & SPRAY PAINTERS	INSURANCE EXCESS - CLAIM NO. 11358 - A55987	600.00
EFT39758	13/09/2007 ALBANY REFRIGERATION	AIRCONDITIONING MAINTENANCE	1,386.00
EFT39759	13/09/2007 HOME TIMBER & HARDWARE	STAPLES AND FILLER - TOWN HALL	36.24
EFT39760	13/09/2007 ALBANY PLUMBING AND BATHROOM SUPPLIES	PLUMBING SUPPLIES	80.22
EFT39761	13/09/2007 ALBANY QUALITY LAWNMOWING	LAWN MOWING AT LOTTERIES HOUSE	96.00
EFT39762	13/09/2007 ALLEASING PTY LTD	PHOTOCOPIER CHARGES	1,872.32
EFT39763	13/09/2007 ARDESS NURSERY	PLANTS	147.30
EFT39764	13/09/2007 ATC WORK SMART	CASUAL STAFF	2,340.00
EFT39765	13/09/2007 AUSTRALIA POST	POSTAGE/AGENCY FEES	6,832.06
EFT39766	13/09/2007 AUSTRALIA'S SOUTH WEST	WA WINE TRAIL ADVERT - 2 UNIT	1,380.00
EFT39767	13/09/2007 BAY MERCHANTS	CATERING	50.00
EFT39768	13/09/2007 BEECREATIVE MARKETING	door knob festive flyer	412.50
EFT39769	13/09/2007 BENNETT'S BATTERIES	BATTERY PURCHASES	192.50
EFT39770	13/09/2007 BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	1,022.93
EFT39771	13/09/2007 BEST BUY ELECTRICAL	PLEASE SUPPLY 2 KAMBROOK 8 LITRE URNS FOR USE IN CHAMBER	158.00
EFT39772	13/09/2007 ALBANY BITUMEN SPRAYING	REINSTATE CROSS-OVERS TO BUSHBY ROAD AND SHELL BAY RD	3,850.00
EFT39773	13/09/2007 BLACKWOODS ATKINS	LINEMARKING O/HEAD EXT ARM	87.60
EFT39774	13/09/2007 BLOOMIN FLOWERS	FLOWER SUPPLIES	275.00
EFT39775	13/09/2007 BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	16.40
EFT39776	13/09/2007 BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	441.18
EFT39777	13/09/2007 SYNERGY GRAPHICS	Advert for Bibblumun Track	115.50
EFT39778	13/09/2007 CITY OF ROCKINGHAM	BOOK NOT RETURNED TO WARNBRO COMMUNITY LIBRARY - STASILAND	17.60
EFT39779	13/09/2007 CJD EQUIPMENT PTY LTD	VEHICLE PARTS	457.36
EFT39780	13/09/2007 BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	2,054.91
EFT39781	13/09/2007 COLES SUPERMARKETS AUST PTY LTD	GROCERIES	1,182.55
EFT39782	13/09/2007 COMMANDER INTEGRATED NETWORKS	Backup Exec System Recovery Server 7 - 12 months maintenance	3,780.74
EFT39783	13/09/2007 CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	24,750.00
EFT39784	13/09/2007 COUNTRY CARRIERS	FREIGHT CHARGES	62.02
EFT39785	13/09/2007 COUNTRY ARTS WA	CONFERENCE 2007 REGISTRATION	355.00
EFT39786	13/09/2007 COUNTRYWIDE SIGNS	METAL SIGNS - COURT 1-4	352.00

EFT39787	13/09/2007	KAREN COUPER	REIMBURSEMENT OF EXPENSES	340.38
EFT39788	13/09/2007	COVENTRYS	VEHICLE PARTS	64.19
EFT39789	13/09/2007	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	260.15
EFT39790	13/09/2007	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	1,016.82
EFT39791	13/09/2007	DAVID MOSS & CO	AGREEMENT - TRIUMPHANT NOMINEES PTY LTD	1,683.92
EFT39792	13/09/2007	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	1,980.00
EFT39793	13/09/2007	LANDGATE	TITLE SEARCHES	5,102.12
EFT39794	13/09/2007	VICKI DUNCAN	REIMBURSEMENT OF DAILY MEAL EXPENSES FOR VICKI DUNCAN WHILE AT INTRO TO CIVIL 3D TRAINING	22.30
EFT39795	13/09/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	1,273.63
EFT39796	13/09/2007	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	44.00
EFT39797	13/09/2007	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	183.85
EFT39798	13/09/2007	FIRE & EMERGENCY SERVICES AUTHORITY (FESA)	2007-2008 ESL FIRST QUARTER	566,205.63
EFT39799	13/09/2007	JENNIFER FLOTTMANN	REIMBURSEMENTS OF COSTS	290.00
EFT39800	13/09/2007	FRANEY & THOMPSON	TIMBER SUPPLIES	167.54
EFT39801	13/09/2007	GIARDINIS DELI	CATERING SUPPLIES	45.90
EFT39802	13/09/2007	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	285.39
EFT39803	13/09/2007	GOVQUIP	LAMINATOR MYLAM 12 A3	544.50
EFT39804	13/09/2007	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	1,618.18
EFT39805	13/09/2007	GREAT SOUTHERN DANCE & MOVEMENT ASSOCIATION	FUNDING FOR ADULT LEARNERS WEEKS - TASTE OF DANCE PROGRAM	400.00
EFT39806	13/09/2007	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	764.50
EFT39807	13/09/2007	GREAT SOUTHERN SAFETY CONSULTANTS	Safety report with detailed recommendations for forts naval gun area as per communication	687.50
EFT39808	13/09/2007	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	1,764.00
EFT39809	13/09/2007	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	160.00
EFT39810	13/09/2007	HARLEY SURVEY GROUP PTY LTD	PROFESSIONAL FEES RENDERED: LOT 74 ADELAIDE CRESCENT	3,135.00
EFT39811	13/09/2007	J & M ELECTRONICS	POWER SUPPLY FOR LAPTOP (UTE)	99.95
EFT39812	13/09/2007	JACK THE CHIPPER	TREE REMOVAL & LOPPING	2,178.00
EFT39813	13/09/2007	JASON SIGNMAKERS	RED/YELLOW REFLECTIVE TAPE FOR THE AIRPORT	440.00
EFT39814	13/09/2007	JOLLY JOHNS	FREIGHT CHARGES	462.00
EFT39815	13/09/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	366.28
EFT39816	13/09/2007	KLB SYSTEMS	DUAL-PLY PAPER ROLLS FOR STAR PRINTER 2PP4	479.60
EFT39817	13/09/2007	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	226.42
EFT39818	13/09/2007	KOSTERS STEEL CONSTRUCTIONS	STEEL PRODUCTS	120.28
EFT39819	13/09/2007	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	99.00
EFT39820	13/09/2007	ALBANY LIGHT OPERA & THEATRE COMPANY	GROSS TICKET INCOME: GUMSHOE	7,428.50
EFT39821	13/09/2007	LINKENERGY PTY LTD	FUEL PURCHASES	67,349.96
EFT39822	13/09/2007	LLOYD MC	Rates refund for assessment A72710	594.27
EFT39823	13/09/2007	LO-GO APPOINTMENTS	Labour Hire 30 July to 31 August	2,071.15
EFT39824	13/09/2007	LOVES BUS SERVICE	BUS SERVICE FROM MT LOCKYER PRIMARY TO TOWN HALL	103.40
EFT39825	13/09/2007	M & A STEEL FABRICATION	STEEL SUPPLIES	10,868.00

EFT39826	13/09/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	4,509.30
EFT39827	13/09/2007	MARSHALL MOWERS	only purchase of new ROVER RANGER RIDE ON MOWER	2,460.00
EFT39828	13/09/2007	DR MERYL BROUGHTON	VACCINATIONS X 5	114.00
EFT39829	13/09/2007	MICROELECTRONIC TECHNICAL SERVICES	ROUTINE MAINT. FIRE TENDER SOUTH STIRLING 3.4R-A2690	132.00
EFT39830	13/09/2007	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	138.65
EFT39831	13/09/2007	MJB INDUSTRIES PTY LTD	PIPES, MANHOLD COVERS	33,153.22
EFT39832	13/09/2007	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	199.00
EFT39833	13/09/2007	BROADCAST AUSTRALIA	POWER RECOVERY - SBS TV	138.12
EFT39834	13/09/2007	NIKANA CONTRACTING PTY LTD	REMOVAL OF RUBBISH BOAT HARBOUR SKIP BINS	522.50
EFT39835	13/09/2007	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	1,075.34
EFT39836	13/09/2007	OPUS INTERNATIONAL CONSULTANTS LTD	Provide design drawings for construction of the extension of Wellington Street to the CoA lots.	26,044.15
EFT39837	13/09/2007	PALMER & RAYNER EARTHMOVING	Hire of Semi Tipper (as per daily docket 8499)	816.75
EFT39838	13/09/2007	PEVAMIKI PTY LTD	BATTERY PURCHASES	310.00
EFT39839	13/09/2007	RAINBOW COAST LAWNMOWING SERVICE	LAWN MOWING @ DAY CARE 31/07/07 & 28/08/07	99.00
EFT39840	13/09/2007	RAVENHILL DAIRY	MILK SUPPLIES	227.02
EFT39841	13/09/2007	WP REID	RAISE AND REPAVE CROSSOVER AT 546 LOWER KING RD	440.00
EFT39842	13/09/2007	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	465.76
EFT39843	13/09/2007	RHYL MACFARLANE	TRAINING & COACHING 9/08/07 & 30/08/07	208.00
EFT39844	13/09/2007	ROBERTS PM	Rates refund for assessment A5836	100.00
EFT39845	13/09/2007	SHEILAH RYAN	GARDENING MAINTENANCE - VAC	176.00
EFT39846	13/09/2007	SIMPLY MARKETING GROUP	TOTE BAGS	858.00
EFT39847	13/09/2007	SKILL HIRE	CASUAL STAFF	2,094.25
EFT39848	13/09/2007	SKYWEST AIRLINES PTY LTD	Flight from Albany to Perth return for Ken Blaszkow	461.40
EFT39849	13/09/2007	SMITHS ALUMINIUM & 4WD CENTRE	ALLOY BOX FOR BOAT PENS AS PER QUOTATION	553.00
EFT39850	13/09/2007	SOUTHERN STATIONERY	STATIONERY SUPPLIES	81.10
EFT39851	13/09/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	968.30
EFT39852	13/09/2007	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	165.08
EFT39853	13/09/2007	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	5,903.99
EFT39854	13/09/2007	SPEEDO AUSTRALIA PTY LTD	ENDURANCE MEDALIST CRANBERRY	41.25
EFT39855	13/09/2007	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	80.85
EFT39856	13/09/2007	SAI GLOBAL LTD	AUSTRALIAN STANDARD 1742.9 BICYCLE PATH LINE MARKING FOR TRADES TEAM	80.32
EFT39857	13/09/2007	STIRLING FREIGHT EXPRESS	FREIGHT CHARGES	92.15
EFT39858	13/09/2007	SUNNY BRUSHWARE SUPPLIES PTY LTD	GUTTER BROOMS	1,496.00
EFT39859	13/09/2007	SUNNY SIGN COMPANY	SIGN PURCHASES	355.98
EFT39860	13/09/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	457.80
EFT39861	13/09/2007	ALBANY IGA	GROCERIES	13.02
EFT39862	13/09/2007	SYRINX ENVIRONMENTAL PTY LTD	SITE INVESTIGATION & ENVIRONMENTAL MANAGEMENT PLAN FOR ALBANY PEACE PARK	30,811.00
EFT39863	13/09/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	691.44
EFT39864	13/09/2007	TRAILBLAZERS	SAFETY SUPPLIES	727.10
EFT39865	13/09/2007	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	15.00
EFT39866	13/09/2007	JAN VAN DER MESCHT	REIMBURSE RELOCATION COSTS - JAN VAN DER MESCHT	4,200.00
EFT39867	13/09/2007	WAUTERS ENTERPRISES	PROGRESS CLAIM 7 FOR ALAC REDEVELOPMENT	927,101.00

EFT39868	13/09/2007 WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	138.00
EFT39869	13/09/2007 WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	374.67
EFT39870	13/09/2007 WESTERN WORK WEAR	WET WEATHER JACKET FHV306 SIZE L FOR CHRIS SYMES	93.94
EFT39871	13/09/2007 WIZID PTY LTD	25MM SECURBAND - VARIOUS	286.00
EFT39872	13/09/2007 YAKKA PTY LTD	UNIFORMS	373.44
EFT39873	13/09/2007 BLACK SWAN THEATRE COMPANY	TOTAL INCOME FROM BOX OFFICE - THE LARAMIE PROJECT	867.80
EFT39874	19/09/2007 SCOT ROBIN	BUDDY'S BACK - TOTAL INCOME FROM BOX OFFICE	8,173.98
EFT39875	20/09/2007 AAPT LIMITED	TELEPHONE CHARGES	75.35
EFT39876	20/09/2007 AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	4,431.25
EFT39877	20/09/2007 ADVERTISER PRINT	40000 x A4 Letterheads printed in 3 colours	5,955.00
EFT39878	20/09/2007 ALBANY ADVERTISER LTD	ADVERTISING	7,219.45
EFT39879	20/09/2007 ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	835.60
EFT39880	20/09/2007 ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	33.63
EFT39881	20/09/2007 ALBANY INDUSTRIAL SERVICES PTY LTD	EARTHMOVING WORKS & EQUIP HIRE	3,643.20
EFT39882	20/09/2007 ALBANY SPRING WORKS	SUPPLY 4 ONLY WEARING SKID PLATES	290.18
EFT39883	20/09/2007 ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	250.24
EFT39884	20/09/2007 ALBANY SWEEP CLEAN	Sweep of Frenchman Bay Road Cycleway on the 4th August 2007	957.00
EFT39885	20/09/2007 ALBANY STATIONERS	STATIONERY SUPPLIES	159.45
EFT39886	20/09/2007 ALBANY RETRAVISION	PORTABLE HEATER	245.00
EFT39887	20/09/2007 ALBANY POWDER COATERS	POWDER COAT DESK LEGS.	50.00
EFT39888	20/09/2007 THE CHURCHES' COMMISSION ON EDUCATION	COMMUNITY FINANCIAL ASSISTANCE PROGRAM - YOUTH CRISIS SERVICES FUNDING FOR CHAPLAINCY	15,400.00
EFT39889	20/09/2007 HOME TIMBER & HARDWARE	ENTERANCE SET BALA SATIN S/S	23.63
EFT39890	20/09/2007 ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	505.45
EFT39891	20/09/2007 ALBANY SHOE REPAIRS	ENGRAVING OF TROWEL FOR MR SAMUEL SAMPSON'S 100TH TREE PLANTING CEREMONY	40.00
EFT39892	20/09/2007 ALBANY COMBINED CABS PTY LTD	TAXI CHARGE - LORRAINE WOLFE	10.00
EFT39893	20/09/2007 ALBANY POOL & SPAS	scoop & retractable pole (fountain london garden)	79.75
EFT39894	20/09/2007 ALINTA	GAS USAGE CHARGES	6,147.60
EFT39895	20/09/2007 ALKOOMI WINES PTY LTD	BAR SUPPLIES - TOWN HALL	360.00
EFT39896	20/09/2007 ALL EVENTS PROSOUND HIRE	EQUIPMENT HIRE FOR AUDITIONS FOR RECIPE FOR JAM	337.15
EFT39897	20/09/2007 ALLFLOW INDUSTRIAL	INVESTIGATION OF FAULT WITH SEPARATOR. CLEARED BLOCKAGE	181.50
EFT39898	20/09/2007 AMITY MOTORS SUZUKI	days Hire of Ford Courier Utility - For months of July & August.	1,540.00
EFT39899	20/09/2007 ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	349.95
EFT39900	20/09/2007 ARDESS NURSERY	GARDEN SUPPLIES	39.60
EFT39901	20/09/2007 ATC WORK SMART	CASUAL STAFF	3,107.25
EFT39902	20/09/2007 AUSTRALIAN TAXATION OFFICE	Payroll deductions	85,565.53
EFT39903	20/09/2007 AUSTRALIAN MERCANTILE COLLECTIONS	COLLECTION FEE COMMISSION - ALBANY BMX CLUB	5.31
EFT39904	20/09/2007 MA & ES & GA BAIL	mtrs COMPACTION SAND	1,210.00
EFT39905	20/09/2007 COMFORT INN BEL EYRE PERTH	accommodation for Ken Blaszkow	140.00
EFT39906	20/09/2007 BENARA NURSERIES	GARDEN SUPPLIES	1,455.30
EFT39907	20/09/2007 ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	2,661.18
EFT39908	20/09/2007 BERTOLA HIRE SERVICES ALBANY	EQUIPMENT HIRE	2,821.55
EFT39909	20/09/2007 JON BERRY	REIMBURSEMENT OF EXPENSES FOR SEA CHANGE CONFERENCE	16.00
EFT39910	20/09/2007 BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	5,789.45

EFT39911	20/09/2007	ALBANY BOBCAT SERVICES	10hrs morris rd prideaux rd anthony rd	800.00
EFT39912	20/09/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	437.88
EFT39913	20/09/2007	CADBURY SCHWEPPE PTY LTD	STOCK FOR TOWN HALL	359.95
EFT39914	20/09/2007	AMPOL PETROLEUM LTD	Rates refund for assessment A75009	1,000.00
EFT39915	20/09/2007	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	154.62
EFT39916	20/09/2007	CAMLIN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	429.00
EFT39917	20/09/2007	CCH AUSTRALIA LTD	HANDS ON OHS MANAGER - WEB SUBSCRIPTION 27/04/07 TO 25/04/08	522.81
EFT39918	20/09/2007	CHARLIE BUTCHER	REIMBURSEMENT OF INK CARTRIDGES	114.86
EFT39919	20/09/2007	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	201.21
EFT39920	20/09/2007	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	212,636.05
EFT39921	20/09/2007	COFFEY PROJECTS (AUSTRALIA) PTY LTD	PROFESSIONAL SERVICES FOR 23/07/07 TO 25/08/07 - CULL ROAD	10,450.00
EFT39922	20/09/2007	COLRAY EXHAUST & TOWBAR	VEHICLE PARTS	7.00
EFT39923	20/09/2007	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	617.05
EFT39924	20/09/2007	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	398.97
EFT39925	20/09/2007	COURIER AUSTRALIA	FREIGHT FEES	204.25
EFT39926	20/09/2007	COVENTRYS	VEHICLE PARTS	998.38
EFT39927	20/09/2007	DOWNER EDI WORKS PTY LTD	SUPPLY COLDMIX	979.57
EFT39928	20/09/2007	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	219.12
EFT39929	20/09/2007	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	715.00
EFT39930	20/09/2007	G & M DETERGENTS & HYGIENE	HYGIENE CONTRACT	1,355.83
EFT39931	20/09/2007	STEVE DITCHBURN	REIMBURSE TRAVEL EXPENSES	207.70
EFT39932	20/09/2007	DORALANE PASTRIES	CATERING	29.04
EFT39933	20/09/2007	EARL OF SPENCER PTY LTD	GIFT VOUCHERS	750.00
EFT39934	20/09/2007	EATCHA HEART OUT CAFE	COUNCIL CATERING FOR CONCEPT BRIEFING SESSION	1,655.70
EFT39935	20/09/2007	ECO HEALTH HOLDINGS	ENVIRONMENTAL HEALTH SERVICES	3,561.25
EFT39936	20/09/2007	EDUCATIONAL ART SUPPLIES	ART SUPPLIES - DAY CARE	310.21
EFT39937	20/09/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	1,218.27
EFT39938	20/09/2007	EVERTRANS MOTOR BODY BUILDERS	ELECTRICAL REPAIRS	57.20
EFT39939	20/09/2007	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	660.90
EFT39940	20/09/2007	FOCUS CAPITAL GROUP	VEHICLE PARTS	2,211.37
EFT39941	20/09/2007	FRANEY & THOMPSON	RICOH PHOTOCOPIERS	51.22
EFT39942	20/09/2007	GRACE REMOVALS GROUP	TIMBER SUPPLIES	275.00
EFT39943	20/09/2007	GREAT SOUTHERN GROUP TRAINING	PICK UP AND DELIVER DISPLAY CABINET AS PER INSTRUCTIONS: FROM	
EFT39944	20/09/2007	GREAT SOUTHERN TAPE	WELSHPOOL TO PRINCESS ROYAL FORTRESS ALBANY	
EFT39945	20/09/2007	GREAT SOUTHERN SAND & LANDSCAPING	APPRENTICES FEES	9,065.47
EFT39946	20/09/2007	GREAT SOUTHERN PACKAGING SUPPLIES	TRAINING	3,999.90
EFT39947	20/09/2007	GROCOTT TRANSPORT	GREEN WASTE COLLECTIONS	9,171.50
EFT39948	20/09/2007	GSM AUTOMOTIVE ELECTRICAL	CLEANING GOODS	540.10
EFT39949	20/09/2007	GT BEARING AND ENGINEERING	CARTAGE OF GRAVEL	4,410.00
EFT39950	20/09/2007	ANDREW HAMMOND	VEHICLE PARTS/MAINTENANCE	181.50
EFT39951	20/09/2007	HARVEY NORMAN ELECTRICAL ALBANY	VEHICLE PARTS	70.00
EFT39952	20/09/2007	HEAVY AUTOMATICS P/L	STAFF TRAVEL EXPENSES REIMBURSEMENTS	117.50
EFT39953	20/09/2007	HOWARD & HEAVER ARCHITECTS	Fridge for Mary Thompson House	418.00
			TORQUE CONVERTOR - REPAIRS	478.50
			KITCHEN DESIGN & DOCUMENTATION TO MARY THOMPSON HOUSE &	
			POTTERS SHED	4,152.50

EFT39954	20/09/2007	HOWARD PARK WINES	2 Cases of Unwooded Chardonnay, 2 cases of Mixed Reds	600.00
EFT39955	20/09/2007	INTERLINK COMMERCIAL INTERIORS WA - UCI	SUPPLY AND DELIVERY OF SCREENS	2,431.00
EFT39956	20/09/2007	J & M ELECTRONICS	INSTALL SPEAKERS AT AIRPORT	1,759.95
EFT39957	20/09/2007	JOHNSON, KJ	REIMBURSE MOBILE PHONE CALL S DURING FEBRUARY 2007 FIRES	39.95
EFT39958	20/09/2007	JUST SEW EMBROIDERY	CAPS & LOGOS	27.00
EFT39959	20/09/2007	JUST A CALL DELIVERIES	INTERNAL MAIL	767.80
EFT39960	20/09/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	579.94
EFT39961	20/09/2007	KEY2DESIGN	WEBSITE BRAINSTORMING SESSION	869.00
EFT39962	20/09/2007	KLB SYSTEMS	COMPUTER EQUIPMENT	1,848.00
EFT39963	20/09/2007	WESFARMERS KLEENHEAT GAS PTY LTD	PROPANE BULK LITRES	81.71
EFT39964	20/09/2007	KNOTT'S PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	2,836.06
EFT39965	20/09/2007	LAMP REPLACEMENTS AUSTRALIA	LAMP SUPPLIES	35.20
EFT39966	20/09/2007	LAWRENCE & HANSON	ea WHITE DYMARK PAINT DYM40043511	911.78
EFT39967	20/09/2007	LEARNING DISCOVERY PTY LTD	BOOKS FOR THE DAY CARE CENTRE	39.95
EFT39968	20/09/2007	BELLS LIQUOR MERCHANTS	Wine for exhibition openings	292.77
EFT39969	20/09/2007	LOADTEK AUST	PARTS	22.11
EFT39970	20/09/2007	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE	ANALYTICAL SERVICES FOR 2007/08	6,664.68
EFT39971	20/09/2007	LO-GO APPOINTMENTS	Labour Hire 3 Sept to 28 Sept	1,676.64
EFT39972	20/09/2007	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	64.20
EFT39973	20/09/2007	LUMINESCA	PERFORMANCE FEES FOR LUMINESCA DUO ON 5/09/07 & POSTERS	3,062.30
EFT39974	20/09/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	136.27
EFT39975	20/09/2007	MARSHALL MOWERS	CHAINS/SAW CASE	35.00
EFT39976	20/09/2007	METROOF ALBANY	Supply sheet of F62 mesh for concrete headwalls	84.59
EFT39977	20/09/2007	MICROELECTRONIC TECHNICAL SERVICES	ROUTINE MAINTENANCE - FIRE TENDER NAPIER 2.4B A52968 & REPAIR ALARM	825.50
EFT39978	20/09/2007	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	200.21
EFT39979	20/09/2007	MODERN TEACHING AIDS PTY LTD	CRAFT ITEMS FOR DAY CARE	341.99
EFT39980	20/09/2007	ROBBIE MONCK	REIMBURSEMENT OF EXPENSES FOR ATTENDING THE CYCLING & WALKING WALKSHOP FOR PLANNERS & ASSET ENGINEERS	88.95
EFT39981	20/09/2007	LGIS PROPERTY	INSURANCES	440.39
EFT39982	20/09/2007	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	120.00
EFT39983	20/09/2007	IAN NEIL	REIMBURSEMENT TO IAN NEIL FOR WAITE CONFERENCE	201.50
EFT39984	20/09/2007	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	837.50
EFT39985	20/09/2007	PN & ER NEWMAN	CONCRETE SUPPLIES	2,167.00
EFT39986	20/09/2007	SANDRA O'DOHERTY	TAKE DOWN EXHIBITION	120.00
EFT39987	20/09/2007	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	210.71
EFT39988	20/09/2007	SHIRE OF GNOWANGERUP	1/13th SHARE OF THE NATIONAL ROAD CONFERENCE ATTENDED BY CR JAN SAVAGE FROM THE SHIRE OF GNOWANGERUP	159.29
EFT39989	20/09/2007	ALBANY 3 CINEMAS	CINEMA ADVERTISING - ALAC	120.00
EFT39990	20/09/2007	ORICA AUSTRALIA P/L	CHLORINE GAS SUPPLY	329.80
EFT39991	20/09/2007	PAINT 'N' QUIP	PAINT & SUPPLIES	860.98
EFT39992	20/09/2007	PALMER & RAYNER EARTHMOVING	EARTHMOVING WORKS & EQUIP HIRE	68,723.72
EFT39993	20/09/2007	PEARSON SPRAYPAINTERS	repairs to hire ute - Albany Car Rentals	649.00

EFT39994	20/09/2007	PERTH AMBASSADOR HOTEL	ACCOMMODATION FOR J PEARSON AND V DUNCAN	702.50
EFT39995	20/09/2007	PEVAMIKI PTY LTD	BATTERY PURCHASES	276.00
EFT39996	20/09/2007	PLASTICS PLUS	Repair water tank, by welding slashes in tanks side	254.00
EFT39997	20/09/2007	POWER BUSINESS SYSTEMS	Crystal Reports for SynergySoft, Level 1 (7.9.07)	880.00
EFT39998	20/09/2007	PRESTIGE CULTURAL RESOURCES	CATERING FOR SPRUNG WRITERS FESTIVAL - NOONGAR SESSIONS	500.00
EFT39999	20/09/2007	RAVENSTHORPE MOTEL	ACCOMMODATION FOR CR JOHN WALKER TO ATTEND COASTAL MANAGEMENT MEETING IN HOPETOUN	209.00
EFT40000	20/09/2007	REGAL PANELBEATERS & PAINT SPRAYERS	EXCESS ON INSURANCE REPAIRS	300.00
EFT40001	20/09/2007	REGAL APARTMENTS	3 nights accommodation for 3 people 28/08 to 30/08 incl @ \$132 per night	396.00
EFT40002	20/09/2007	GRAHAM ROBERTS	REIMBURSE STAFF TRAVEL TO INSPECTION OF SWEEPER TRUCKS	50.00
EFT40003	20/09/2007	E & MJ ROSHER PTY LTD	DRIVE BELTS	467.80
EFT40004	20/09/2007	SERENITY PARK	DISPOSAL OF DOGS	330.00
EFT40005	20/09/2007	G & L SHEETMETAL	STEEL PANEL	36.30
EFT40006	20/09/2007	SIGNS PLUS	Name badges for Ken Amson, Eric Corrigan and Wif Hatton.	63.80
EFT40007	20/09/2007	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	2,579.39
EFT40008	20/09/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	3,866.73
EFT40009	20/09/2007	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	44.56
EFT40010	20/09/2007	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	505.73
EFT40011	20/09/2007	SPORTSWORLD OF WA	SWIMMING EQUIPMENT	933.90
EFT40012	20/09/2007	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	150.15
EFT40013	20/09/2007	SMORGON STEEL	STEEL PRODUCTS	18.12
EFT40014	20/09/2007	STIRLING CONFECTIONERY PLUS	CONFECTIONERY	56.44
EFT40015	20/09/2007	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	116.39
EFT40016	20/09/2007	SUNNY SIGN COMPANY	SIGN PURCHASES	261.80
EFT40017	20/09/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	33.00
EFT40018	20/09/2007	ALBANY IGA	GROCERIES	330.57
EFT40019	20/09/2007	SURFAIR ON MARCOOLA BEACH	ACCOMMODATION FOR JON BERRY (SEACHANGE MEETING AUG 07)	1,209.50
EFT40020	20/09/2007	SYRINX ENVIRONMENTAL PTY LTD	STORMWATER SAMPLING & INTERPRETATION FOR ALBANY PEACE PARK	1,249.60
EFT40021	20/09/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	572.13
EFT40022	20/09/2007	THE AUST LOCAL GOVT JOB DIRECTORY	ADVERTISING	1,369.50
EFT40023	20/09/2007	ARTSOURCE, THE ARTISTS FOUNDATION OF WA	Art Coordinator for Public Art Commission for ALAC Upgrade - PAYMENT ONE OF THREE	3,135.00
EFT40024	20/09/2007	THOMPSON MCROBERT EDGELOE	PLANNING CONTRACT WORK: AMENDMENT NO 267 A259	4,466.00
EFT40025	20/09/2007	TOTAL EDEN	GARDEN SUPPLIES	1,279.96
EFT40026	20/09/2007	TRAILBLAZERS	STEEL CAP BOOTS	717.60
EFT40027	20/09/2007	STEPHEN TRIGWELL	REIMBURSEMENT OF STAFF TRAVEL COSTS TO SWEEPER INSPECTIONS COURSE	62.00
EFT40028	20/09/2007	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	1,858.00
EFT40029	20/09/2007	UNIVERSITY OF WESTERN AUSTRALIA	Rates refund for assessment A172112	371.01
EFT40030	20/09/2007	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	9,207.56
EFT40031	20/09/2007	VISUAL ECHO	HOME LINE SUPPORT - AUGUST	75.00
EFT40032	20/09/2007	WESTERN AUSTRALIAN CRICKET ASSOCIATION	Turf Wicket Seminar on Wednesday 5 September 2007 for Brett Wolfe and Steve Ditchburn	132.00

EFT40033	20/09/2007	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	5,237.30
EFT40034	20/09/2007	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	14,377.00
EFT40035	20/09/2007	WESTSHRED DOCUMENT DISPOSAL	SHREDDING RECORDS	136.40
EFT40036	20/09/2007	WIGNALLS WINES	RESTOCK OF COUNCIL WINES FOR CIVIC EVENTS	1,610.68
EFT40037	20/09/2007	WOLFER	OFFICEWORK FOR SPRUNG 2007	200.00
EFT40038	20/09/2007	BRETT WOLFE	REIMBURSEMENT OF STAFF EXPENSES WHIST ATTENDING TURF WICKET SEMINAR & OVAL RENOVATION	238.30
EFT40039	20/09/2007	WURTH AUSTRALIA PTY LTD	PARTS/MATERIALS	36.00
EFT40040	20/09/2007	YAKKA PTY LTD	UNIFORMS	235.16
EFT40041	20/09/2007	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	30.19
EFT40042	20/09/2007	ZIPFORM	STATIONERY - RATE NOTICES	1,048.66
EFT40043	24/09/2007	RAW DANCE COMPANY	AUSTRALIAN DANCE RESIDENCY PROGRAM URBAN WONDERLAND	2,870.00
EFT40044	27/09/2007	ABA SECURITY	SECURITY SERVICES	171.38
EFT40045	27/09/2007	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	144.80
EFT40046	27/09/2007	ALBANY PRINTERS	PRINTING OF 400 COPIES OF BUSINESS IMPROVEMENTS DISTRICTS SURVEY GRAPHIC WORK COMPLETED BY NICOLA EDWARDS TO BE PICKED UP BY DAPHNE COTTON	1,730.00
EFT40047	27/09/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	48.35
EFT40048	27/09/2007	ALBANY MOTORCYCLES	Purchase of new Kawasaki KLX250R Motorcycle, including upgrade kit	3,999.05
EFT40049	27/09/2007	ALBANY PEST & WEED CONTROL	REMOVAL OF BEE-HIVE ON DRAGON ROAD	90.00
EFT40050	27/09/2007	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	134.40
EFT40051	27/09/2007	ALL EVENTS PROSOUND HIRE	Audio Visual Hire SPRUNG	3,245.82
EFT40052	27/09/2007	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	404.40
EFT40053	27/09/2007	ARID LEADERSHIP AND TRAINING AUSTRALIA	Sprung Writers Festival - Noongar Program & General Festival Assistance	1,100.00
EFT40054	27/09/2007	ATC WORK SMART	CASUAL STAFF	2,972.36
EFT40055	27/09/2007	AUSTRALIAN TAXATION OFFICE	Payroll deductions	81,964.80
EFT40056	27/09/2007	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	7,388.85
EFT40057	27/09/2007	BANKSIA GARDENS RESORT MOTEL	ACCOMMODATION FOR JOHN KINSELLA	300.00
EFT40058	27/09/2007	WENDY BERGSMA	MOBILE REIMBURSEMENT	20.00
EFT40059	27/09/2007	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	78.33
EFT40060	27/09/2007	BLOOMIN FLOWERS	FLOWERS FOR LUCY SADLER (ENGAGEMENT)	385.00
EFT40061	27/09/2007	CARDNO BSD PTY LTD	Waste consultancy service for Bakers Junction landfill site	14,154.66
EFT40062	27/09/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	20.94
EFT40063	27/09/2007	BYLUND DM	Rates refund for assessment A181739	174.83
EFT40064	27/09/2007	SUE CODEE	SPRUNG EXHIBITION CURATION	880.00
EFT40065	27/09/2007	COLQUHOUN'S FREMANTLE BAG CO	ea POLY UV SAND BAGS WITH REFLECTIVE STRIP	313.50
EFT40066	27/09/2007	COLES SUPERMARKETS AUST PTY LTD	GROCERIES FOR DCC	755.10
EFT40067	27/09/2007	COURIER AUSTRALIA	FREIGHT FEES	181.96
EFT40068	27/09/2007	COVENTRYS	VEHICLE PARTS	276.09
EFT40069	27/09/2007	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	219.12
EFT40070	27/09/2007	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	1,265.00
EFT40071	27/09/2007	EATCHA HEART OUT CAFE	CATERING FOR SPRUNG	208.00
EFT40072	27/09/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	5,474.81
EFT40073	27/09/2007	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	400.94

EFT40074	27/09/2007	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	1,151.70
EFT40075	27/09/2007	LAYTON TECHNOLOGY PTY LTD	AUDIT WIZARD SUPPORT 28/10/07 TO 28/10/08	325.00
EFT40076	27/09/2007	ALBANY CAMERA HOUSE	only FUJI S5700 Digital Camera	453.90
EFT40077	27/09/2007	FREDERICKSTOWN MOTEL	ACCOMMODATION FOR LUMINESCA	86.80
EFT40078	27/09/2007	ESPLANADE HOTEL FREMANTLE	Accommodation (as per booking made directly by Keynote Conferences) for staff to attend Waste & Recycle Conference	1,198.15
EFT40079	27/09/2007	GLENN SWIFT ENTERTAINMENT	PERFORMANCES AT SPRUNG WRITERS FESTIVAL 2007	2,046.00
EFT40080	27/09/2007	GOAD RESOURCES PTY LTD	FREIGHT CHARGE	121.00
EFT40081	27/09/2007	GRAY & LEWIS	CONTRACT - PLANNING SERVICES - AUGUST	1,443.75
EFT40082	27/09/2007	GREAT SOUTHERN SPRINGS	new bases & u bolts for 2 rocker springs	181.50
EFT40083	27/09/2007	GREAT SOUTHERN TAPE	TRAINING	8,056.34
EFT40084	27/09/2007	GREAT SOUTHERN PERSONNEL	CLEANING OF PATHS ON 14/08/07	588.47
EFT40085	27/09/2007	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	231.72
EFT40086	27/09/2007	GREG DAVIS	18 x collector rifles: Render to WA Police Specifications, clean and provide a report to the police on the work done	1,800.00
EFT40087	27/09/2007	ANDREW HAMMOND	QUARTERLY COMMUNICATION REIMBURSEMENT	575.00
EFT40088	27/09/2007	HAMMOND SUPERANNUATION FUND	QUARTERLY COMMUNICATION REIMBURSEMENT	1,554.15
EFT40089	27/09/2007	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	596.31
EFT40090	27/09/2007	HIMAC INDUSTRIES	4 SMOKERS TRAYS FOR AIRPORT	120.00
EFT40091	27/09/2007	IBM AUSTRALIA LTD	MONTHLY SERVICES FOR IBM EXPRESS MANAGED SERVICES FOR 7/09/07 TO 6/10/07	1,120.35
EFT40092	27/09/2007	JACK THE CHIPPER	1.5hrs chipper vancouver sea scouts	187.50
EFT40093	27/09/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	437.50
EFT40094	27/09/2007	KINDERGARTEN QUALITY EQUIPMENT	VARIOUS ITEMS FOR DAY CARE CENTRE (DRUM STICKS, FLET, ETC)	213.94
EFT40095	27/09/2007	JOHN KINSELLA	PARTICIPATION FEE FOR SPRUNG WRITERS FESTIVAL 2007	1,037.00
EFT40096	27/09/2007	KLB SYSTEMS	COMPUTER EQUIPMENT	19,489.79
EFT40097	27/09/2007	KRYSTA GUILLE	STAFF TRAVEL REIMBURSEMENT	584.10
EFT40098	27/09/2007	LA FREEGARD	stamp grinding (22)	1,020.00
EFT40099	27/09/2007	DR JIM LEIGHTON	VACCINATION (DAVID ROBERTS)	28.50
EFT40100	27/09/2007	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	324.95
EFT40101	27/09/2007	LO-GO APPOINTMENTS	Labour Hire 3 Sept to 28 Sept	2,071.15
EFT40102	27/09/2007	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	45.00
EFT40103	27/09/2007	ALBANY PARTY HIRE & TEMPTATIONS CATERING	HIRE OF CATERING ITEMS FOR SPRUNG WRITERS FESTIVAL	656.25
EFT40104	27/09/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	12,171.64
EFT40105	27/09/2007	MATT GOODWIN PLUMBING & GAS	PROGRESS CLAIM FOR ROOF/BOX GUTTER REPAIR	2,653.20
EFT40106	27/09/2007	MICROELECTRONIC TECHNICAL SERVICES	ROUTINE MAINTENANCE. FIRE TENDER MANYPEAKS 2.4B. AL.21033	760.00
EFT40107	27/09/2007	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	100.36
EFT40108	27/09/2007	MJB INDUSTRIES PTY LTD	only UNIVERSAL SIDE ENTRY PIT COMPLETE 1350 X 1880 X 150	28,288.43
EFT40109	27/09/2007	MULTIGROUP COMPUTERS	USB2 CD/DVD Disc Enclosure	59.40
EFT40110	27/09/2007	MY PLACE COLONIAL ACCOMMODATION	ACCOMMODATION FOR VARIOUS PEOPLE OVER THE DURATION OF SPRUNG 2007	875.00
EFT40111	27/09/2007	PN & ER NEWMAN	CONCRETE SUPPLIES	225.50
EFT40112	27/09/2007	NORTH ROAD PHARMACY	Twinrx Vaccinations for Landfill Staff	353.02
EFT40113	27/09/2007	SANDRA O'DOHERTY	SET UP EXHIBITIONA - SPRUNG 5.5 HRS	165.00

EFT40114	27/09/2007	ORICA AUSTRALIA P/L	SERVICE FEE - CHLORINE	272.12
EFT40115	27/09/2007	PALMER & RAYNER EARTHMOVING	Works as directed by MRWA	1,115.40
EFT40116	27/09/2007	PARK AVENUE HOLIDAY UNITS	Accommodation costs: 1 October to 2 November 07	1,906.66
EFT40117	27/09/2007	PICKET RESOURCES	Complete review of GIS Data, as discussed	8,800.00
EFT40118	27/09/2007	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	43.98
EFT40119	27/09/2007	WP REID	to prepare site and lay 65sq.m of pavers at the London Gardens	1,615.00
EFT40120	27/09/2007	ROADSAFE AUSTRALIA ADVANCED DRIVING P/L	Defensive Driver Training, Nadene Proctor, Wed 19 Sep 07	600.00
EFT40121	27/09/2007	LUCY SADLER	REIMBURSEMENT OF FOODS FROM RANDY'S	66.00
EFT40122	27/09/2007	SALES EXCHANGE	2 X CHAIRMAN TUB CHAIRS	1,420.00
EFT40123	27/09/2007	E M SANDIFORD	Flora Survey for Emu Point portion of Reserve 42964 as outlined on map provided	2,277.00
EFT40124	27/09/2007	SIGNS PLUS	Name badge for Nicole Bylund.	33.55
EFT40125	27/09/2007	SKILL HIRE	CASUAL STAFF	3,332.16
EFT40126	27/09/2007	SKYWEST AIRLINES PTY LTD	Return flights to attend the Waste & Recycle 2007 Conference - Reservation Code KRTKME	922.80
EFT40127	27/09/2007	SMITHS ALUMINIUM & 4WD CENTRE	WELD REPAIR TO ALLOY RAMPS	286.00
EFT40128	27/09/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	30.78
EFT40129	27/09/2007	SOUTHERN FENCING	SUPPLY AND ERECT CHAIN MESH FENCE TO PREPERY AT NORTH END OF NAKINA STREET AS PER QUOTE 003	2,530.00
EFT40130	27/09/2007	SPEEDO AUSTRALIA PTY LTD	SWIMMING EQUIPMENT	215.05
EFT40131	27/09/2007	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	4,339.50
EFT40132	27/09/2007	STATEWIDE BEARINGS	VEHICLE PARTS	33.46
EFT40133	27/09/2007	SUNNY SIGN COMPANY	SIGN PURCHASES	1,351.76
EFT40134	27/09/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	168.80
EFT40135	27/09/2007	SYNERGY	ELECTRICITY SUPPLIES	38,705.65
EFT40136	27/09/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	1,159.80
EFT40137	27/09/2007	BARBARA TEMPERTON	FEES FOR SPRUNG WRITERS FESTIVAL 2007	570.00
EFT40138	27/09/2007	THE NAKED BEAN COFFEE ROASTERS	1KG COFFEE	56.00
EFT40139	27/09/2007	ARTSOURCE, THE ARTISTS FOUNDATION OF WA	NEWSLETTER ADVERTISING - 2008 CITY OF ALBANY ART PRIZE™	160.00
EFT40140	27/09/2007	THREE LITTLE FISH PTY LTD	GROSS TICKET INCOME - THE WAIFS	15,718.80
EFT40141	27/09/2007	TICKETS.COM	DATABOX SUPPORT	97.46
EFT40142	27/09/2007	ANDREW PHILLIP WALLACE	RATES REFUND FOR ASSESSMENT A91172	943.04
EFT40143	27/09/2007	WAREING	ACCOMMODATION FOR SPRUNG WRITERS FESTIVAL	1,426.50
EFT40144	27/09/2007	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	478.32
EFT40145	27/09/2007	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	652.01
EFT40146	27/09/2007	WEST. AUST. LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	1,715.53
EFT40147	27/09/2007	WESTERN WORK WEAR	SHIRTS POLO S/S HV110 SIZE M FOR GAVIN CHIESA	38.72
EFT40148	27/09/2007	WILSON MACHINERY	VEHICLE PARTS	1,003.30
EFT40149	27/09/2007	YAKKA PTY LTD	UNIFORMS	74.14
EFT40150	27/09/2007	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	48.84
			TOTAL	3,096,597.22

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT39622	31/08/2007	ZIPFORM	STATIONERY - RATES NOTICES 2007/2008	13,626.95
EFT39623	06/09/2007	AAA TOURISM PTY LTD	WA EXPERIENCE 2008 - WEBSITE ADDRESS	50.00
EFT39624	06/09/2007	ALBANY SECURITY SUPPLIES	DIGITAL LOCKS X 2	393.06
EFT39625	06/09/2007	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	346.83
EFT39626	06/09/2007	ALBANY BRAKE & CLUTCH	VEHICLE MAINTENANCE	7.70
EFT39627	06/09/2007	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	550.00
EFT39628	06/09/2007	ALBANY PRINTERS	PRINTING OF INVITATIONS	50.00
EFT39629	06/09/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	1,280.85
EFT39630	06/09/2007	ALBANY CURTAIN CENTRE	SUPPLY AND INSTALL BLINDS AT ALAC AS PER QUOTATION OF 2.8.07	1,510.00
EFT39631	06/09/2007	ALBANY CAR STEREO	TRANSFER AUXILIARY FUEL TANK AND PUMP BETWEEN HILUX'S	130.00
EFT39632	06/09/2007	ALBANY LANDSCAPE SUPPLIES	bucket of crushed Limestone	42.00
EFT39633	06/09/2007	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	28.80
EFT39634	06/09/2007	ALBANY ABORIGINAL CORPORATION	HIRE OF ALBANY ABORIGINAL COMMUNITY HALL FOR THE ACCORD COMMUNITY MEETINGS ON 15/8 AND 29/8/07	440.00
EFT39635	06/09/2007	ALBANY DRY HIRE	hire of mini excavator skate pk	291.50
EFT39636	06/09/2007	ANNETTE DAVIS	PLANNING FOR THE 2008 CITY OF ALBANY ART PRIZE	2,000.00
EFT39637	06/09/2007	ASP ALLOY & STAINLESS PRODUCTS	STAINLESS STEEL SUPPLIES	1,047.12
EFT39638	06/09/2007	ATC WORK SMART	CASUAL STAFF	3,105.27
EFT39639	06/09/2007	AUSTRALIAN TAXATION OFFICE	Payroll deductions	5,740.10
EFT39640	06/09/2007	MA & ES & GA BAIL	mitrs COMPACTION SAND	1,210.00
EFT39641	06/09/2007	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	223.52
EFT39642	06/09/2007	BAR CINO	AFTERNOON TEA 27/08/07	90.00
EFT39643	06/09/2007	H & L BEHRENDT	Rates refund for assessment A97485	3,860.37
EFT39644	06/09/2007	BENARA NURSERIES	GARDEN SUPPLIES	793.65
EFT39645	06/09/2007	WENDY BERGSM	MOBILE REIMBURSEMENT	20.00
EFT39646	06/09/2007	ALBANY BOBCAT SERVICES	REMOVE TREE LOPPINGS FROM ECO PARK	760.00
EFT39647	06/09/2007	BOOKEASY AUSTRALIA PTY LTD	VISITOR CENTRE BOOKINGS COMMISSION JULY 07 TAYS	1,669.94
EFT39648	06/09/2007	STIRLING TERRACE BOOKCAFE	BOOK PURCHASE - LIBRARY	70.86
EFT39649	06/09/2007	BUILDING AND CONSTRUCTION IND TRAINING FUND	TRAINING LEVY -	24,071.77
EFT39650	06/09/2007	BUILDERS REGISTRATION BOARD	BRB LEVY -	3,366.50
EFT39651	06/09/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	178.18
EFT39652	06/09/2007	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	678.43
EFT39653	06/09/2007	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	357.28
EFT39654	06/09/2007	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	386.23
EFT39655	06/09/2007	SYNERGY GRAPHICS	DESIGN OF RATES RISE ADVERT	99.00
EFT39656	06/09/2007	COLES SUPERMARKETS AUST PTY LTD	CATERING GOODS - DAY CARE	467.10
EFT39657	06/09/2007	COMPUTER VILLAGE RENTALS	WATE Expo - DVD & Plasma Screen	429.00
EFT39658	06/09/2007	COUNTRY ARTS WA	PROGRAM FEES FOR CREATIVE VOLUNTEERING WORKSHOP	75.00
EFT39659	06/09/2007	COVENTRYS	VEHICLE PARTS	426.06
EFT39660	06/09/2007	CROWNE PLAZA PERTH	ACCOMMODATION FOR MR JON BERRY	372.00
EFT39661	06/09/2007	DOWNER EDI WORKS PTY LTD	SUPPLY COLDMIX	223.19
EFT39662	06/09/2007	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	909.15

EFT39663	06/09/2007	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	754.93
EFT39664	06/09/2007	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	924.00
EFT39665	06/09/2007	LANDGATE	TITLE SEARCHES	144.32
EFT39666	06/09/2007	DOUGLAS HC	Rates refund for assessment A176877	21.00
EFT39667	06/09/2007	EATCHA HEART OUT CAFE	CATERING FOR CONCEPT BRIEFING	513.50
EFT39668	06/09/2007	ELLEKER GENERAL STORE	FUEL PURCHASES	97.90
EFT39669	06/09/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	2,470.20
EFT39670	06/09/2007	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	1,626.69
EFT39671	06/09/2007	TAMMY FLETT	REIMBURSEMENT OF EXPENSES WHILST AT TRAINING IN PERTH	72.24
EFT39672	06/09/2007	ESPLANADE HOTEL FREMANTLE	ACCOMMODATION COSTS FOR MATTHEW GOLDTHORPE 19/08 TO 22/08	900.00
EFT39673	06/09/2007	GOAD RESOURCES PTY LTD	FREIGHT CHARGES - SUNNY BRUSHWARE 9/08/07	115.50
EFT39674	06/09/2007	GODFREYS THE VACUUM CLEANER SPECIALISTS	BLACK VACUUM HOSE	35.00
EFT39675	06/09/2007	GRACE REMOVALS GROUP	REMOVAL FEE FOR ART PRIZE	495.00
EFT39676	06/09/2007	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	6,566.91
EFT39677	06/09/2007	GREAT SOUTHERN TAFE	TRAINING	7,004.48
EFT39678	06/09/2007	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	167.20
EFT39679	06/09/2007	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	1,554.15
EFT39680	06/09/2007	HARVEY NORMAN ELECTRICAL ALBANY	Fridge for kitchen	748.00
EFT39681	06/09/2007	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	1,581.00
EFT39682	06/09/2007	CITIGATE PERTH	ACCOMMODATION- WAYNE MALE, PURCHASING POLICY CONFERENCE	155.00
EFT39683	06/09/2007	IBM AUSTRALIA LTD	MONTHLY SCHEDULE FOR IBM EXPRESS MANAGED SECURITY SERVICES - FOR EMAIL SECURITY 25/08/07 TO 24/09/07	686.40
EFT39684	06/09/2007	JACK THE CHIPPER	TREE REMOVAL & LOPPING	3,056.50
EFT39685	06/09/2007	JASON SIGNMAKERS	Ranger Striping for vehicles Red/Green on Yellow DG Reflective 100mm wide x 1600mm long x 2 passenger side 1.6mtr and driver side 1.6mtr	801.68
EFT39686	06/09/2007	KEN STONE MOTOR TRIMMERS	KING RIVER FIRE TRUCK	220.00
EFT39687	06/09/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	465.93
EFT39688	06/09/2007	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	2,740.39
EFT39689	06/09/2007	BELLS LIQUOR MERCHANTS	ALCOHOL FOR COA COUNCILLOR & EXEC STAFF XMAS PARTY	674.96
EFT39690	06/09/2007	LO-GO APPOINTMENTS	Labour Hire 30 July to 31 August	1,676.64
EFT39691	06/09/2007	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	273.60
EFT39692	06/09/2007	LOWER GREAT SOUTHERN COMMUNITY LIVING ASSOCIATION	GRANT INCOME FROM CITY OF ALBANY FOR THE UNHIDING CHOIR	1,200.00
EFT39693	06/09/2007	ALBANY PARTY HIRE & TEMPTATIONS	CATERING - VAC	369.50
EFT39694	06/09/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	16,718.52
EFT39695	06/09/2007	MARSHALL MOWERS	Purchase of Echo SRM 350esu Brushcutter as per quote	750.00
EFT39696	06/09/2007	MERCURY FIRE SAFETY PTY LTD	2 x Chemguard (MA15P) branch with male BIC	1,925.00
EFT39697	06/09/2007	MICROELECTRONIC TECHNICAL SERVICES	ROUTINE MAINTENANCE FIRE TENDER SOUTHCOAST 2.4	396.00
EFT39698	06/09/2007	MJB INDUSTRIES PTY LTD	lengths RRJ 375MM PIPES CLASS 2 AS PER QUOTE EQU042_035_2007.2	35,540.56
EFT39699	06/09/2007	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	385.00
EFT39700	06/09/2007	NORTH ROAD PHARMACY	First Aid kit- wall mounted	214.50
EFT39701	06/09/2007	NOVOTEL LANGLEY PERTH HOTEL	ACCOMMODATION FOR COUNCILLORS/STAFF	202.50
EFT39702	06/09/2007	SANDRA O'DOHERTY	COORDINATING THE WEEKENDER ART PRIZE FOR JULY 2007	2,000.00

EFT39703	06/09/2007	OPUS INTERNATIONAL CONSULTANTS LTD	CONTRACT C06045 - CULL ROAD SUBDIVISION - CIVIL ENGINEERING SERVICES	28,718.58
EFT39704	06/09/2007	QUEENSBERRY INFO TECHNOLOGY	SECURE PAY TRANSACTION JULY 07 - DR TAY5	78.93
EFT39705	06/09/2007	R & R TAPE AND SAFETY SUPPLIES	SAFETY SUPPLIES	1,843.60
EFT39706	06/09/2007	WAYS SPORTS POWER	MITRE VORTEX BLUE 5	49.90
EFT39707	06/09/2007	UNITED TOOLS ALBANY	HARDWARE/TOOL SUPPLIES	175.00
EFT39708	06/09/2007	LISA SCANLON (CARLYLES)	CATERING	395.00
EFT39709	06/09/2007	SKILL HIRE	CASUAL STAFF	11,223.19
EFT39710	06/09/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	2,715.75
EFT39711	06/09/2007	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	26.00
EFT39712	06/09/2007	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	363.00
EFT39713	06/09/2007	SPEEDO AUSTRALIA PTY LTD	GOODS - ALAC	228.25
EFT39714	06/09/2007	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	654.50
EFT39715	06/09/2007	SAI GLOBAL LTD	INTERNET DOWNLOAD	80.32
EFT39716	06/09/2007	STADIA INSTRUMENTS PTY LTD	Scalex Plan Wheel XL	921.80
EFT39717	06/09/2007	STIRLING CONFECTIONERY PLUS	CONFECTIONERY	85.81
EFT39718	06/09/2007	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	24,165.35
EFT39719	06/09/2007	SUNNY BRUSHWARE SUPPLIES PTY LTD	BRUSHWARE SUPPLIES	1,267.20
EFT39720	06/09/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	443.65
EFT39721	06/09/2007	ALBANY IGA	GROCERIES	189.96
EFT39722	06/09/2007	SYNERGY	ELECTRICITY SUPPLIES	24,857.70
EFT39723	06/09/2007	SYSTEMS EDGE MANAGEMENT SERVICES PTY LTD	Electricity Component of Albany Local Planning Strategy Outstanding payment contract EQU040_2006.2 - COMPLETION OF DRAFT REPORT 50%	24,688.00
EFT39724	06/09/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	328.55
EFT39725	06/09/2007	TELSTRA LICENSED SHOP ALBANY	Supply Bluetooth headset for mobile phone.	188.95
EFT39726	06/09/2007	ARTSOURCE, THE ARTISTS FOUNDATION OF WA	PARTICIPATION IN ARTISTS RESIDENCY PROGRAM	275.00
EFT39727	06/09/2007	THRIFTY CAR RENTAL	VEHICLE HIRE	462.27
EFT39728	06/09/2007	TOYWORLD ALBANY	2 X SCRABBLE - LIBRARY	69.98
EFT39729	06/09/2007	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	375.63
EFT39730	06/09/2007	TRU-BLU GROUP PTY LTD	HIRE OF COMPACTOR	67.00
EFT39731	06/09/2007	TURPS STEEL FABRICATIONS	Upgrade Manypeaks Fire Station	5,731.00
EFT39732	06/09/2007	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	150.00
EFT39733	06/09/2007	URBANIZMA	DEMO OF YORK STREET OFFICE - INTERIM INVOICE	18,622.84
EFT39734	06/09/2007	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	8,473.44
EFT39735	06/09/2007	VISUAL ECHO	HOME LINE SUPPORT - JULY	75.00
EFT39736	06/09/2007	WA LOCAL GOVT SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	160.58
EFT39737	06/09/2007	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	67.71
EFT39738	06/09/2007	WESTERBERG PANEL BEATERS	TOWING FEES	160.10
EFT39739	06/09/2007	LANDMARK LIMITED	2x 15L spray packs	100.10
EFT39740	06/09/2007	WESTERN WORK WEAR	UNIFORMS	305.80
EFT39741	06/09/2007	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	34.00
EFT39742	06/09/2007	YAKKA PTY LTD	UNIFORMS	566.95
EFT39743	06/09/2007	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	6.96
EFT39744	06/09/2007	ZIP HEATERS (AUST) PTY LTD	EQUIPMENT - AIRPORT	974.16

EFT39745	10/09/2007	SYNERGY	ELECTRICITY SUPPLIES	28,528.00
EFT39746	13/09/2007	ACTIV FOUNDATION INC	CLEANING RAGS	39.60
EFT39747	13/09/2007	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	16,467.03
EFT39748	13/09/2007	ADVERTISER PRINT	Print 1000 business cards for Ian Brayshaw.	202.00
EFT39749	13/09/2007	EDENBORN PTY LTD	Contract mowing of verges for May 2007	17,285.10
EFT39750	13/09/2007	ALBANY BRAKE & CLUTCH	VEHICLE MAINTENANCE	121.00
EFT39751	13/09/2007	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	37.15
EFT39752	13/09/2007	ALBANY INDUSTRIAL SERVICES PTY LTD	4 cub mtrs clean yellow sand delivered mcgonnell park	99.00
EFT39753	13/09/2007	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	550.00
EFT39754	13/09/2007	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	266.32
EFT39755	13/09/2007	ALBANY SWEEP CLEAN	SWEEP CAR PARK & TERMINAL ENTERANCE	362.00
EFT39756	13/09/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	162.40
EFT39757	13/09/2007	ALBANY PANEL BEATERS & SPRAY	INSURANCE EXCESS - CLAIM NO. 11358 - A55987	600.00
EFT39758	13/09/2007	ALBANY REFRIGERATION	AIRCONDITIONING MAINTENANCE	1,386.00
EFT39759	13/09/2007	HOME TIMBER & HARDWARE	STAPLES AND FILLER - TOWN HALL	36.24
EFT39760	13/09/2007	ALBANY PLUMBING AND BATHROOM	PLUMBING SUPPLIES	80.22
EFT39761	13/09/2007	ALBANY QUALITY LAWNMOWING	LAWN MOWING AT LOTTERIES HOUSE	96.00
EFT39762	13/09/2007	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	1,872.32
EFT39763	13/09/2007	ARDESS NURSERY	PLANTS	147.30
EFT39764	13/09/2007	ATC WORK SMART	CASUAL STAFF	2,340.00
EFT39765	13/09/2007	AUSTRALIA POST	POSTAGE/AGENCY FEES	6,832.06
EFT39766	13/09/2007	AUSTRALIA'S SOUTH WEST	WA WINE TRAIL ADVERT - 2 UNIT	1,380.00
EFT39767	13/09/2007	BAY MERCHANTS	CATERING	50.00
EFT39768	13/09/2007	BEECREATIVE MARKETING	door knob festive flyer	412.50
EFT39769	13/09/2007	BENNETT'S BATTERIES	BATTERY PURCHASES	192.50
EFT39770	13/09/2007	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	1,022.93
EFT39771	13/09/2007	BEST BUY ELECTRICAL	PLEASE SUPPLY 2 KAMBROOK 8 LITRE URNS FOR USE IN CHAMBER	158.00
EFT39772	13/09/2007	ALBANY BITUMEN SPRAYING	REINSTATE CROSS-OVERS TO BUSHBY ROAD AND SHELL BAY RD	3,850.00
EFT39773	13/09/2007	BLACKWOODS ATKINS	LINEMARKING O/HEAD EXT ARM	87.60
EFT39774	13/09/2007	BLOOMIN FLOWERS	FLOWER SUPPLIES	275.00
EFT39775	13/09/2007	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	16.40
EFT39776	13/09/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	441.18
EFT39777	13/09/2007	SYNERGY GRAPHICS	Advert for Bibblumun Track	115.50
EFT39778	13/09/2007	CITY OF ROCKINGHAM	BOOK NOT RETURNED TO WARNBRO COMMUNITY LIBRARY - STASILAND	17.60
EFT39779	13/09/2007	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	457.36
EFT39780	13/09/2007	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	2,054.91
EFT39781	13/09/2007	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	1,182.55
EFT39782	13/09/2007	COMMANDER INTEGRATED NETWORKS	Backup Exec System Recovery Server 7 - 12 months maintenance	3,780.74
EFT39783	13/09/2007	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	24,750.00
EFT39784	13/09/2007	COUNTRY CARRIERS	FREIGHT CHARGES	62.02
EFT39785	13/09/2007	COUNTRY ARTS WA	CONFERENCE 2007 REGISTRATION	355.00
EFT39786	13/09/2007	COUNTRYWIDE SIGNS	METAL SIGNS - COURT 1-4	352.00

EFT39787	13/09/2007 KAREN COUPER	REIMBURSEMENT OF EXPENSES	340.38
EFT39788	13/09/2007 COVENTRYS	VEHICLE PARTS	64.19
EFT39789	13/09/2007 RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	260.15
EFT39790	13/09/2007 AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	1,016.82
EFT39791	13/09/2007 DAVID MOSS & CO	AGREEMENT - TRIUMPHANT NOMINEES PTY LTD	1,683.92
EFT39792	13/09/2007 DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	1,980.00
EFT39793	13/09/2007 LANDGATE	TITLE SEARCHES	5,102.12
EFT39794	13/09/2007 VICKI DUNCAN	REIMBURSEMENT OF DAILY MEAL EXPENSES FOR VICKI DUNCAN WHILE AT INTRO TO CIVIL 3D TRAINING	22.30
EFT39795	13/09/2007 P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	1,273.63
EFT39796	13/09/2007 EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	44.00
EFT39797	13/09/2007 FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	183.85
EFT39798	13/09/2007 FIRE & EMERGENCY SERVICES AUTHORITY (FESA)	2007-2008 ESL FIRST QUARTER	566,205.63
EFT39799	13/09/2007 JENNIFER FLOTTMANN	REIMBURSEMENTS OF COSTS	290.00
EFT39800	13/09/2007 FRANEY & THOMPSON	TIMBER SUPPLIES	167.54
EFT39801	13/09/2007 GIARDINIS DELI	CATERING SUPPLIES	45.90
EFT39802	13/09/2007 GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	285.39
EFT39803	13/09/2007 GOVQUIP	LAMINATOR MYLAM 12 A3	544.50
EFT39804	13/09/2007 GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	1,618.18
EFT39805	13/09/2007 GREAT SOUTHERN DANCE & MOVEMENT ASSOCIATION	FUNDING FOR ADULT LEARNERS WEEKS - TASTE OF DANCE PROGRAM	400.00
EFT39806	13/09/2007 GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	764.50
EFT39807	13/09/2007 GREAT SOUTHERN SAFETY CONSULTANTS	Safety report with detailed recommendations for forts naval gun area as per communication	687.50
EFT39808	13/09/2007 GROCO TT TRANSPORT	CARTAGE OF GRAVEL	1,764.00
EFT39809	13/09/2007 GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	160.00
EFT39810	13/09/2007 HARLEY SURVEY GROUP PTY LTD	PROFESSIONAL FEES RENDERED: LOT 74 ADELAIDE CRESCENT	3,135.00
EFT39811	13/09/2007 J & M ELECTRONICS	POWER SUPPLY FOR LAPTOP (UTE)	99.95
EFT39812	13/09/2007 JACK THE CHIPPER	TREE REMOVAL & LOPPING	2,178.00
EFT39813	13/09/2007 JASON SIGNMAKERS	RED/YELLOW REFLECTIVE TAPE FOR THE AIRPORT	440.00
EFT39814	13/09/2007 JOLLY JOHNS	FREIGHT CHARGES	462.00
EFT39815	13/09/2007 NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	366.28
EFT39816	13/09/2007 KLB SYSTEMS	DUAL-PLY PAPER ROLLS FOR STAR PRINTER 2PP4	479.60
EFT39817	13/09/2007 KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	226.42
EFT39818	13/09/2007 KOSTERS STEEL CONSTRUCTIONS	STEEL PRODUCTS	120.28
EFT39819	13/09/2007 STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	99.00
EFT39820	13/09/2007 ALBANY LIGHT OPERA & THEATRE COMPANY	GROSS TICKET INCOME: GUMSHOE	7,428.50
EFT39821	13/09/2007 LINK ENERGY PTY LTD	FUEL PURCHASES	67,349.96
EFT39822	13/09/2007 LLOYD MC	Rates refund for assessment A72710	594.27
EFT39823	13/09/2007 LO-GO APPOINTMENTS	Labour Hire 30 July to 31 August	2,071.15
EFT39824	13/09/2007 LOVES BUS SERVICE	BUS SERVICE FROM MT LOCKYER PRIMARY TO TOWN HALL	103.40
EFT39825	13/09/2007 M & A STEEL FABRICATION	STEEL SUPPLIES	10,868.00

EFT39826	13/09/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	4,509.30
EFT39827	13/09/2007	MARSHALL MOWERS	only purchase of new ROVER RANGER RIDE ON MOWER	2,460.00
EFT39828	13/09/2007	DR MERYL BROUGHTON	VACCINATIONS X 5	114.00
EFT39829	13/09/2007	MICROELECTRONIC TECHNICAL SERVICES	ROUTINE MAINT. FIRE TENDER SOUTH STIRLING 3.4R-A2690	132.00
EFT39830	13/09/2007	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	138.65
EFT39831	13/09/2007	MJB INDUSTRIES PTY LTD	PIPES, MANHOLD COVERS	33,153.22
EFT39832	13/09/2007	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	199.00
EFT39833	13/09/2007	BROADCAST AUSTRALIA	POWER RECOVERY - SBS TV	138.12
EFT39834	13/09/2007	NIKANA CONTRACTING PTY LTD	REMOVAL OF RUBBISH BOAT HARBOUR SKIP BINS	522.50
EFT39835	13/09/2007	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	1,075.34
EFT39836	13/09/2007	OPUS INTERNATIONAL CONSULTANTS LTD	Provide design drawings for construction of the extension of Wellington Street to the CoA lots.	26,044.15
EFT39837	13/09/2007	PALMER & RAYNER EARTHMOVING	Hire of Semi Tipper (as per daily docket 8499)	816.75
EFT39838	13/09/2007	PEVAMIKI PTY LTD	BATTERY PURCHASES	310.00
EFT39839	13/09/2007	RAINBOW COAST LAWNMOWING SERVICE	LAWN MOWING @ DAY CARE 31/07/07 & 28/08/07	99.00
EFT39840	13/09/2007	RAVENHILL DAIRY	MILK SUPPLIES	227.02
EFT39841	13/09/2007	WP REID	RAISE AND REPAVE CROSSOVER AT 546 LOWER KING RD	440.00
EFT39842	13/09/2007	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	465.76
EFT39843	13/09/2007	RHYL MACFARLANE	TRAINING & COACHING 9/08/07 & 30/08/07	208.00
EFT39844	13/09/2007	ROBERTS PM	Rates refund for assessment A5836	100.00
EFT39845	13/09/2007	SHEILAH RYAN	GARDENING MAINTENANCE - VAC	176.00
EFT39846	13/09/2007	SIMPLY MARKETING GROUP	TOTE BAGS	858.00
EFT39847	13/09/2007	SKILL HIRE	CASUAL STAFF	2,094.25
EFT39848	13/09/2007	SKYWEST AIRLINES PTY LTD	Flight from Albany to Perth return for Ken Blazkow	461.40
EFT39849	13/09/2007	SMITHS ALUMINIUM & 4WD CENTRE	ALLOY BOX FOR BOAT PENS AS PER QUOTATION	553.00
EFT39850	13/09/2007	SOUTHERN STATIONERY	STATIONERY SUPPLIES	81.10
EFT39851	13/09/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	968.30
EFT39852	13/09/2007	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	165.08
EFT39853	13/09/2007	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	5,903.99
EFT39854	13/09/2007	SPEEDO AUSTRALIA PTY LTD	ENDURANCE MEDALIST CRANBERRY	41.25
EFT39855	13/09/2007	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	80.85
EFT39856	13/09/2007	SAI GLOBAL LTD	AUSTRALIAN STANDARD 1742.9 BICYCLE PATH LINE MARKING FOR TRADES TEAM	80.32
EFT39857	13/09/2007	STIRLING FREIGHT EXPRESS	FREIGHT CHARGES	92.15
EFT39858	13/09/2007	SUNNY BRUSHWARE SUPPLIES PTY LTD	GUTTER BROOMS	1,496.00
EFT39859	13/09/2007	SUNNY SIGN COMPANY	SIGN PURCHASES	355.98
EFT39860	13/09/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	457.80
EFT39861	13/09/2007	ALBANY IGA	GROCERIES	13.02
EFT39862	13/09/2007	SYRINX ENVIRONMENTAL PTY LTD	SITE INVESTIGATION & ENVIRONMENTAL MANAGEMENT PLAN FOR ALBANY PEACE PARK	30,811.00
EFT39863	13/09/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	691.44
EFT39864	13/09/2007	TRAILBLAZERS	SAFETY SUPPLIES	727.10
EFT39865	13/09/2007	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	15.00
EFT39866	13/09/2007	JAN VAN DER MESCHT	REIMBURSE RELOCATION COSTS - JAN VAN DER MESCHT	4,200.00
EFT39867	13/09/2007	WAUTERS ENTERPRISES	PROGRESS CLAIM 7 FOR ALAC REDEVELOPMENT	927,101.00

EFT39868	13/09/2007 WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	138.00
EFT39869	13/09/2007 WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	374.67
EFT39870	13/09/2007 WESTERN WORK WEAR	WET WEATHER JACKET FHV306 SIZE L FOR CHRIS SYMES	93.94
EFT39871	13/09/2007 WIZID PTY LTD	25MM SECURBAND - VARIOUS	286.00
EFT39872	13/09/2007 YAKKA PTY LTD	UNIFORMS	373.44
EFT39873	13/09/2007 BLACK SWAN THEATRE COMPANY	TOTAL INCOME FROM BOX OFFICE - THE LARAMIE PROJECT	867.80
EFT39874	19/09/2007 SCOT ROBIN	BUDDY'S BACK - TOTAL INCOME FROM BOX OFFICE	8,173.98
EFT39875	20/09/2007 AAPT LIMITED	TELEPHONE CHARGES	75.35
EFT39876	20/09/2007 AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	4,431.25
EFT39877	20/09/2007 ADVERTISER PRINT	40000 x A4 Letterheads printed in 3 colours	5,955.00
EFT39878	20/09/2007 ALBANY ADVERTISER LTD	ADVERTISING	7,219.45
EFT39879	20/09/2007 ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	835.60
EFT39880	20/09/2007 ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	33.63
EFT39881	20/09/2007 ALBANY INDUSTRIAL SERVICES PTY LTD	EARTHMOVING WORKS & EQUIP HIRE	3,643.20
EFT39882	20/09/2007 ALBANY SPRING WORKS	SUPPLY 4 ONLY WEARING SKID PLATES	290.18
EFT39883	20/09/2007 ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	250.24
EFT39884	20/09/2007 ALBANY SWEEP CLEAN	Sweep of Frenchman Bay Road Cycleway on the 4th August 2007	967.00
EFT39885	20/09/2007 ALBANY STATIONERS	STATIONERY SUPPLIES	159.45
EFT39886	20/09/2007 ALBANY RETRAVISION	PORTABLE HEATER	245.00
EFT39887	20/09/2007 ALBANY POWDER COATERS	POWDER COAT DESK LEGS.	50.00
EFT39888	20/09/2007 THE CHURCHES' COMMISSION ON EDUCATION	COMMUNITY FINANCIAL ASSISTANCE PROGRAM - YOUTH CRISIS SERVICES FUNDING FOR CHAPLAINCY	15,400.00
EFT39889	20/09/2007 HOME TIMBER & HARDWARE	ENTERANCE SET BALA SATIN S/S	23.63
EFT39890	20/09/2007 ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	505.45
EFT39891	20/09/2007 ALBANY SHOE REPAIRS	ENGRAVING OF TROWEL FOR MR SAMUEL SAMPSON'S 100TH TREE PLANTING CEREMONY	40.00
EFT39892	20/09/2007 ALBANY COMBINED CABS PTY LTD	TAXI CHARGE - LORRAINE WOLFE	10.00
EFT39893	20/09/2007 ALBANY POOL & SPAS	scoop & retractable pole (fountain london garden)	79.75
EFT39894	20/09/2007 ALINTA	GAS USAGE CHARGES	6,147.60
EFT39895	20/09/2007 ALKOOOMI WINES PTY LTD	BAR SUPPLIES - TOWN HALL	360.00
EFT39896	20/09/2007 ALL EVENTS PROSOUND HIRE	EQUIPMENT HIRE FOR AUDITIONS FOR RECIPE FOR JAM	337.15
EFT39897	20/09/2007 ALLFLOW INDUSTRIAL	INVESTIGATION OF FAULT WITH SEPARATOR. CLEARED BLOCKAGE	181.50
EFT39898	20/09/2007 AMITY MOTORS SUZUKI	days Hire of Ford Courier Utility - For months of July & August	1,540.00
EFT39899	20/09/2007 ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	349.95
EFT39900	20/09/2007 ARDESS NURSERY	GARDEN SUPPLIES	39.60
EFT39901	20/09/2007 ATC WORK SMART	CASUAL STAFF	3,107.25
EFT39902	20/09/2007 AUSTRALIAN TAXATION OFFICE	Payroll deductions	85,565.53
EFT39903	20/09/2007 AUSTRALIAN MERCANTILE COLLECTIONS	COLLECTION FEE COMMISSION - ALBANY BMX CLUB	5.31
EFT39904	20/09/2007 MA & ES & GA BAIL	mtrs COMPACTION SAND	1,210.00
EFT39905	20/09/2007 COMFORT INN BEL EYRE PERTH	accommodation for Ken Blaszkow	140.00
EFT39906	20/09/2007 BENARA NURSERIES	GARDEN SUPPLIES	1,455.30
EFT39907	20/09/2007 ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	2,661.18
EFT39908	20/09/2007 BERTOLA HIRE SERVICES ALBANY	EQUIPMENT HIRE	2,821.55
EFT39909	20/09/2007 JON BERRY	REIMBURSEMENT OF EXPENSES FOR SEA CHANGE CONFERENCE	16.00
EFT39910	20/09/2007 BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	5,789.45

EFT39911	20/09/2007	ALBANY BOBCAT SERVICES	10hrs mortis rd prideaux rd anthony rd	800.00
EFT39912	20/09/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	437.88
EFT39913	20/09/2007	CADBURY SCHWEPPE PTY LTD	STOCK FOR TOWN HALL	359.95
EFT39914	20/09/2007	AMPOL PETROLEUM LTD	Rates refund for assessment A75009	1,000.00
EFT39915	20/09/2007	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	154.62
EFT39916	20/09/2007	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	429.00
EFT39917	20/09/2007	CCH AUSTRALIA LTD	HANDS ON OHS MANAGER - WEB SUBSCRIPTION 27/04/07 TO 25/04/08	522.81
EFT39918	20/09/2007	CHARLIE BUTCHER	REIMBURSEMENT OF INK CARTRIDGES	114.86
EFT39919	20/09/2007	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	201.21
EFT39920	20/09/2007	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	212,636.05
EFT39921	20/09/2007	COFFEY PROJECTS (AUSTRALIA) PTY LTD	PROFESSIONAL SERVICES FOR 23/07/07 TO 25/08/07 - CULL ROAD	10,450.00
EFT39922	20/09/2007	COLRAY EXHAUST & TOWBAR	VEHICLE PARTS	7.00
EFT39923	20/09/2007	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	617.05
EFT39924	20/09/2007	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	398.97
EFT39925	20/09/2007	COURIER AUSTRALIA	FREIGHT FEES	204.25
EFT39926	20/09/2007	COVENTRYS	VEHICLE PARTS	998.38
EFT39927	20/09/2007	DOWNER EDI WORKS PTY LTD	SUPPLY COLDMIX	979.57
EFT39928	20/09/2007	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	219.12
EFT39929	20/09/2007	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	715.00
EFT39930	20/09/2007	G & M DETERGENTS & HYGIENE	HYGIENE CONTRACT	1,355.83
EFT39931	20/09/2007	STEVE DITCHBURN	REIMBURSE TRAVEL EXPENSES	207.70
EFT39932	20/09/2007	DORALANE PASTRIES	CATERING	29.04
EFT39933	20/09/2007	EARL OF SPENCER PTY LTD	GIFT VOUCHERS	750.00
EFT39934	20/09/2007	EATCHA HEART OUT CAFE	COUNCIL CATERING FOR CONCEPT BRIEFING SESSION	1,655.70
EFT39935	20/09/2007	ECO HEALTH HOLDINGS	ENVIRONMENTAL HEALTH SERVICES	3,561.25
EFT39936	20/09/2007	EDUCATIONAL ART SUPPLIES	ART SUPPLIES - DAY CARE	310.21
EFT39937	20/09/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	1,218.27
EFT39938	20/09/2007	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	57.20
EFT39939	20/09/2007	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	660.90
EFT39940	20/09/2007	FOCUS CAPITAL GROUP	VEHICLE PARTS	2,211.37
EFT39941	20/09/2007	FRANEY & THOMPSON	RICOH PHOTOCOPIERS	51.22
EFT39942	20/09/2007	GRACE REMOVALS GROUP	TIMBER SUPPLIES	275.00
EFT39943	20/09/2007	GREAT SOUTHERN GROUP TRAINING	PICK UP AND DELIVER DISPLAY CABINET AS PER INSTRUCTIONS: FROM	
EFT39944	20/09/2007	GREAT SOUTHERN TAPE	WELSHPOOL TO PRINCESS ROYAL FORTRESS ALBANY	
EFT39945	20/09/2007	GREAT SOUTHERN SAND & LANDSCAPING	APPRENTICES FEES	9,065.47
EFT39946	20/09/2007	GREAT SOUTHERN PACKAGING SUPPLIES	TRAINING	3,999.90
EFT39947	20/09/2007	GROCOTT TRANSPORT	GREEN WASTE COLLECTIONS	9,171.50
EFT39948	20/09/2007	GSM AUTOMOTIVE ELECTRICAL	CLEANING GOODS	540.10
EFT39949	20/09/2007	GT BEARING AND ENGINEERING	CARTAGE OF GRAVEL	4,410.00
EFT39950	20/09/2007	ANDREW HAMMOND	VEHICLE PARTS/MAINTENANCE	181.50
EFT39951	20/09/2007	HARVEY NORMAN ELECTRICAL ALBANY	VEHICLE PARTS	70.00
EFT39952	20/09/2007	HEAVY AUTOMATICS P/L	STAFF TRAVEL EXPENSES REIMBURSEMENTS	117.50
EFT39953	20/09/2007	HOWARD & HEAVER ARCHITECTS	Fridge for Mary Thompson House	418.00
			TORQUE CONVERTOR - REPAIRS	478.50
			KITCHEN DESIGN & DOCUMENTATION TO MARY THOMPSON HOUSE &	
			POTTERS SHED	4,152.50

EFT39954	20/09/2007	HOWARD PARK WINES	2 Cases of Unwooded Chardonay, 2 cases of Mixed Reds	600.00
EFT39955	20/09/2007	INTERLINK COMMERCIAL INTERIORS WA - UCI	SUPPLY AND DELIVERY OF SCREENS	2,431.00
EFT39956	20/09/2007	J & M ELECTRONICS	INSTALL SPEAKERS AT AIRPORT	1,759.95
EFT39957	20/09/2007	JOHNSON, KJ	REIMBURSE MOBILE PHONE CALL S DURING FEBRUARY 2007 FIRES	39.95
EFT39958	20/09/2007	JUST SEW EMBROIDERY	CAPS & LOGOS	27.00
EFT39959	20/09/2007	JUST A CALL DELIVERIES	INTERNAL MAIL	767.80
EFT39960	20/09/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	579.94
EFT39961	20/09/2007	KEY2DESIGN	WEBSITE BRAINSTORMING SESSION	869.00
EFT39962	20/09/2007	KLB SYSTEMS	COMPUTER EQUIPMENT	1,848.00
EFT39963	20/09/2007	WESFARMERS KLEENHEAT GAS PTY LTD	PROPANE BULK LITRES	81.71
EFT39964	20/09/2007	KNOTT'S PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	2,836.06
EFT39965	20/09/2007	LAMP REPLACEMENTS AUSTRALIA	LAMP SUPPLIES	35.20
EFT39966	20/09/2007	LAWRENCE & HANSON	ea WHITE DYMARK PAINT DYM40043511	911.78
EFT39967	20/09/2007	LEARNING DISCOVERY PTY LTD	BOOKS FOR THE DAY CARE CENTRE	39.95
EFT39968	20/09/2007	BELLS LIQUOR MERCHANTS	Wine for exhibition openings	292.77
EFT39969	20/09/2007	LOADTEK AUST	PARTS	22.11
EFT39970	20/09/2007	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE	ANALYTICAL SERVICES FOR 2007/08	6,664.68
EFT39971	20/09/2007	LO-GO APPOINTMENTS	Labour Hire 3 Sept to 28 Sept	1,676.64
EFT39972	20/09/2007	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	64.20
EFT39973	20/09/2007	LUMINESCA	PERFORMANCE FEES FOR LUMINESCA DUO ON 5/09/07 & POSTERS	3,062.30
EFT39974	20/09/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	136.27
EFT39975	20/09/2007	MARSHALL MOWERS	CHAINS AW CASE	35.00
EFT39976	20/09/2007	METROOF ALBANY	Supply sheet of F62 mesh for concrete headwalls	84.59
EFT39977	20/09/2007	MICROELECTRONIC TECHNICAL SERVICES	ROUTINE MAINTENANCE - FIRE TENDER NAPIER 2.4B A52968 & REPAIR ALARM	825.50
EFT39978	20/09/2007	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	200.21
EFT39979	20/09/2007	MODERN TEACHING AIDS PTY LTD	CRAFT ITEMS FOR DAY CARE	341.99
EFT39980	20/09/2007	ROBBIE MONCK	REIMBURSEMENT OF EXPENSES FOR ATTENDING THE CYCLING & WALKING WALKSHOP FOR PLANNERS & ASSET ENGINEERS	88.95
EFT39981	20/09/2007	LGIS PROPERTY	INSURANCES	440.39
EFT39982	20/09/2007	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	120.00
EFT39983	20/09/2007	IAN NEIL	REIMBURSEMENT TO IAN NEIL FOR WAITE CONFERENCE	201.50
EFT39984	20/09/2007	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	837.50
EFT39985	20/09/2007	PN & ER NEWMAN	CONCRETE SUPPLIES	2,167.00
EFT39986	20/09/2007	SANDRA O'DOHERTY	TAKE DOWN EXHIBITION	120.00
EFT39987	20/09/2007	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	210.71
EFT39988	20/09/2007	SHIRE OF GNOWANGERUP	1/13th SHARE OF THE NATIONAL ROAD CONFERENCE ATTENDED BY CR JAN SAVAGE FROM THE SHIRE OF GNOWANGERUP	159.29
EFT39989	20/09/2007	ALBANY 3 CINEMAS	CINEMA ADVERTISING - ALAC	120.00
EFT39990	20/09/2007	ORICA AUSTRALIA P/L	CHLORINE GAS SUPPLY	329.80
EFT39991	20/09/2007	PAINT 'N' QUIP	PAINT & SUPPLIES	860.98
EFT39992	20/09/2007	PALMER & RAYNER EARTHMOVING	EARTHMOVING WORKS & EQUIP HIRE	68,723.72
EFT39993	20/09/2007	PEARSON SPRAYPAINTERS	repairs to hire ute - Albany Car Rentals	649.00

EFT39994	20/09/2007	PERTH AMBASSADOR HOTEL	ACCOMMODATION FOR J PEARSON AND V DUNCAN	702.50
EFT39995	20/09/2007	PEVAMIKI PTY LTD	BATTERY PURCHASES	276.00
EFT39996	20/09/2007	PLASTICS PLUS	Repair water tank, by welding slashes in tanks side	254.00
EFT39997	20/09/2007	POWER BUSINESS SYSTEMS	Crystal Reports for SynergySoft, Level 1 (7.9.07)	880.00
EFT39998	20/09/2007	PRESTIGE CULTURAL RESOURCES	CATERING FOR SPRUNG WRITERS FESTIVAL - NOONGAR SESSIONS	500.00
EFT39999	20/09/2007	RAVENSTHORPE MOTEL	ACCOMMODATION FOR CR JOHN WALKER TO ATTEND COASTAL MANAGEMENT MEETING IN HOPETOUN	209.00
EFT40000	20/09/2007	REGAL PANELBEATERS & PAINT SPRAYERS	EXCESS ON INSURANCE REPAIRS	300.00
EFT40001	20/09/2007	REGAL APARTMENTS	3 nights accommodation for 3 people 28/08 to 30/08 incl @ \$132 per night	396.00
EFT40002	20/09/2007	GRAHAM ROBERTS	REIMBURSE STAFF TRAVEL TO INSPECTION OF SWEEPER TRUCKS	50.00
EFT40003	20/09/2007	E & MJ ROSHER PTY LTD	DRIVE BELTS	467.80
EFT40004	20/09/2007	SERENITY PARK	DISPOSAL OF DOGS	330.00
EFT40005	20/09/2007	G & L SHEETMETAL	STEEL PANEL	36.30
EFT40006	20/09/2007	SIGNS PLUS	Name badges for Ken Amson, Eric Corrigan and Wif Hatton.	63.80
EFT40007	20/09/2007	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	2,579.39
EFT40008	20/09/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	3,866.73
EFT40009	20/09/2007	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	44.56
EFT40010	20/09/2007	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	505.73
EFT40011	20/09/2007	SPORTSWORLD OF WA	SWIMMING EQUIPMENT	933.90
EFT40012	20/09/2007	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	150.15
EFT40013	20/09/2007	SMORGON STEEL	STEEL PRODUCTS	18.12
EFT40014	20/09/2007	STIRLING CONFECTIONERY PLUS	CONFECTIONERY	56.44
EFT40015	20/09/2007	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	116.39
EFT40016	20/09/2007	SUNNY SIGN COMPANY	SIGN PURCHASES	261.80
EFT40017	20/09/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	33.00
EFT40018	20/09/2007	ALBANY IGA	GROCERIES	330.57
EFT40019	20/09/2007	SURFAIR ON MARCOOLA BEACH	ACCOMMODATION FOR JON BERRY (SEACHANGE MEETING AUG 07)	1,209.50
EFT40020	20/09/2007	SYRINX ENVIRONMENTAL PTY LTD	STORMWATER SAMPLING & INTERPRETATION FOR ALBANY PEACE PARK	1,249.60
EFT40021	20/09/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	572.13
EFT40022	20/09/2007	THE AUST LOCAL GOVT JOB DIRECTORY	ADVERTISING	1,369.50
EFT40023	20/09/2007	ARTSOURCE, THE ARTISTS FOUNDATION OF WA	Art Coordinator for Public Art Commission for ALAC Upgrade - PAYMENT ONE OF THREE	3,135.00
EFT40024	20/09/2007	THOMPSON MCRONBERT EDGELOE	PLANNING CONTRACT WORK: AMENDMENT NO 267 A259	4,466.00
EFT40025	20/09/2007	TOTAL EDEN	GARDEN SUPPLIES	1,279.96
EFT40026	20/09/2007	TRAILBLAZERS	STEEL CAP BOOTS	717.60
EFT40027	20/09/2007	STEPHEN TRIGWELL	REIMBURSEMENT OF STAFF TRAVEL COSTS TO SWEEPER INSPECTIONS COURSE	62.00
EFT40028	20/09/2007	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	1,858.00
EFT40029	20/09/2007	UNIVERSITY OF WESTERN AUSTRALIA	Rates refund for assessment A172112	371.01
EFT40030	20/09/2007	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	9,207.56
EFT40031	20/09/2007	VISUAL ECHO	HOME LINE SUPPORT - AUGUST	75.00
EFT40032	20/09/2007	WESTERN AUSTRALIAN CRICKET ASSOCIATION	Turf Wicket Seminar on Wednesday 5 September 2007 for Brett Wolfe and Steve Ditchburn	132.00

EFT40033	20/09/2007	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	5,237.30
EFT40034	20/09/2007	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	14,377.00
EFT40035	20/09/2007	WESTSHRED DOCUMENT DISPOSAL	SHREDDING RECORDS	136.40
EFT40036	20/09/2007	WIGNALLS WINES	RESTOCK OF COUNCIL WINES FOR CIVIC EVENTS	1,610.68
EFT40037	20/09/2007	WOLFER	OFFICEWORK FOR SPRUNG 2007	200.00
EFT40038	20/09/2007	BRETT WOLFE	REIMBURSEMENT OF STAFF EXPENSES WHIST ATTENDING TURF WICKET SEMINAR & OVAL RENOVATION	238.30
EFT40039	20/09/2007	WURTH AUSTRALIA PTY LTD	PARTS/MATERIALS	36.00
EFT40040	20/09/2007	YAKKA PTY LTD	UNIFORMS	235.16
EFT40041	20/09/2007	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	30.19
EFT40042	20/09/2007	ZIPFORM	STATIONERY - RATE NOTICES	1,048.66
EFT40043	24/09/2007	RAW DANCE COMPANY	AUSTRALIAN DANCE RESIDENCY PROGRAM URBAN WONDERLAND	2,870.00
EFT40044	27/09/2007	ABA SECURITY	SECURITY SERVICES	171.38
EFT40045	27/09/2007	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	144.80
EFT40046	27/09/2007	ALBANY PRINTERS	PRINTING OF 400 COPIES OF BUSINESS IMPROVEMENTS DISTRICTS SURVEY GRAPHIC WORK COMPLETED BY NICOLA EDWARDS TO BE PICKED UP BY DAPHNE COTTON	1,730.00
EFT40047	27/09/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	48.35
EFT40048	27/09/2007	ALBANY MOTORCYCLES	Purchase of new Kawasaki KLX250R Motorcycle, including upgrade kit	3,699.05
EFT40049	27/09/2007	ALBANY PEST & WEED CONTROL	REMOVAL OF BEE-HIVE ON DRAGON ROAD	90.00
EFT40050	27/09/2007	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	134.40
EFT40051	27/09/2007	ALL EVENTS PROSOUND HIRE	Audio Visual Hire SPRUNG	3,245.82
EFT40052	27/09/2007	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	404.40
EFT40053	27/09/2007	ARID LEADERSHIP AND TRAINING AUSTRALIA	Sprung Writers Festival - Noongar Program & General Festival Assistance	1,100.00
EFT40054	27/09/2007	ATC WORK SMART	CASUAL STAFF	2,972.36
EFT40055	27/09/2007	AUSTRALIAN TAXATION OFFICE	Payroll deductions	81,964.80
EFT40056	27/09/2007	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	7,388.85
EFT40057	27/09/2007	BANKSIA GARDENS RESORT MOTEL	ACCOMMODATION FOR JOHN KINSELLA	300.00
EFT40058	27/09/2007	WENDY BERGSMAN	MOBILE REIMBURSEMENT	20.00
EFT40059	27/09/2007	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	78.33
EFT40060	27/09/2007	BLOOMIN FLOWERS	FLOWERS FOR LUCY SADLER (ENGAGEMENT)	385.00
EFT40061	27/09/2007	CARDNO BSD PTY LTD	Waste consultancy service for Bakers Junction landfill site	14,154.66
EFT40062	27/09/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	20.94
EFT40063	27/09/2007	BYLUND DM	Rates refund for assessment A181739	174.83
EFT40064	27/09/2007	SUE CODEE	SPRUNG EXHIBITION CURATION	880.00
EFT40065	27/09/2007	COLQUHOUN'S FREMANTLE BAG CO	ea POLY UV SAND BAGS WITH REFLECTIVE STRIP	313.50
EFT40066	27/09/2007	COLES SUPERMARKETS AUST PTY LTD	GROCERIES FOR DCC	755.10
EFT40067	27/09/2007	COURIER AUSTRALIA	FREIGHT FEES	181.96
EFT40068	27/09/2007	COVENTRYS	VEHICLE PARTS	276.09
EFT40069	27/09/2007	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	219.12
EFT40070	27/09/2007	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	1,265.00
EFT40071	27/09/2007	EATCHA HEART OUT CAFE	CATERING FOR SPRUNG	208.00
EFT40072	27/09/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	5,474.81
EFT40073	27/09/2007	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	400.94

EFT40074	27/09/2007	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	1,151.70
EFT40075	27/09/2007	LAYTON TECHNOLOGY PTY LTD	AUDIT WIZARD SUPPORT 28/10/07 TO 28/10/08	325.00
EFT40076	27/09/2007	ALBANY CAMERA HOUSE	only FUJI S5700 Digital Camera	453.90
EFT40077	27/09/2007	FREDERICKSTOWN MOTEL	ACCOMMODATION FOR LUMINESCA	86.80
EFT40078	27/09/2007	ESPLANADE HOTEL FREMANTLE	Accommodation (as per booking made directly by Keynote Conferences) for staff to attend Waste & Recycle Conference	1,198.15
EFT40079	27/09/2007	GLENN SWIFT ENTERTAINMENT	PERFORMANCES AT SPRUNG WRITERS FESTIVAL 2007	2,046.00
EFT40080	27/09/2007	GOAD RESOURCES PTY LTD	FREIGHT CHARGE	121.00
EFT40081	27/09/2007	GRAY & LEWIS	CONTRACT - PLANNING SERVICES - AUGUST	1,443.75
EFT40082	27/09/2007	GREAT SOUTHERN SPRINGS	new bases & u bolts for 2 rocker springs	181.50
EFT40083	27/09/2007	GREAT SOUTHERN TAFE	TRAINING	8,056.34
EFT40084	27/09/2007	GREAT SOUTHERN PERSONNEL	CLEANING OF PATHS ON 14/08/07	588.47
EFT40085	27/09/2007	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	231.72
EFT40086	27/09/2007	GREG DAVIS	18 x collector rifles: Render to WA Police Specifications, clean and provide a report to the police on the work done	1,800.00
EFT40087	27/09/2007	ANDREW HAMMOND	QUARTERLY COMMUNICATION REIMBURSEMENT	575.00
EFT40088	27/09/2007	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	1,554.15
EFT40089	27/09/2007	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	596.31
EFT40090	27/09/2007	HIMAC INDUSTRIES	4 SMOKERS TRAYS FOR AIRPORT	120.00
EFT40091	27/09/2007	IBM AUSTRALIA LTD	MONTHLY SERVICES FOR IBM EXPRESS MANAGED SERVICES FOR 7/09/07 TO 6/10/07	1,120.35
EFT40092	27/09/2007	JACK THE CHIPPER	1.5hrs chipper vancouver sea scouts	187.50
EFT40093	27/09/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	437.50
EFT40094	27/09/2007	KINDERGARTEN QUALITY EQUIPMENT	VARIOUS ITEMS FOR DAY CARE CENTRE (DRUM STICKS, FLET, ETC)	213.94
EFT40095	27/09/2007	JOHN KINSELLA	PARTICIPATION FEE FOR SPRUNG WRITERS FESTIVAL 2007	1,037.00
EFT40096	27/09/2007	KLB SYSTEMS	COMPUTER EQUIPMENT	19,489.79
EFT40097	27/09/2007	KRYSTA GUILLE	STAFF TRAVEL REIMBURSEMENT	584.10
EFT40098	27/09/2007	LA FREEGARD	stump grinding (22)	1,020.00
EFT40099	27/09/2007	DR JIM LEIGHTON	VACCINATION (DAVID ROBERTS)	28.50
EFT40100	27/09/2007	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	324.95
EFT40101	27/09/2007	LO-GO APPOINTMENTS	Labour Hire 3 Sept to 28 Sept	2,071.15
EFT40102	27/09/2007	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	45.00
EFT40103	27/09/2007	ALBANY PARTY HIRE & TEMPTATIONS	HIRE OF CATERING ITEMS FOR SPRUNG WRITERS FESTIVAL	656.25
EFT40104	27/09/2007	CATERING	VEHICLES/VEHICLE PARTS/REPAIRS	12,171.64
EFT40105	27/09/2007	ALBANY CITY MOTORS	PROGRESS CLAIM FOR ROOF/BOX GUTTER REPAIR	2,653.20
EFT40106	27/09/2007	MATT GOODWIN PLUMBING & GAS	ROUTINE MAINTENANCE, FIRE TENDER MANYPEAKS 2.4B. AL.21033	760.00
EFT40107	27/09/2007	MICROELECTRONIC TECHNICAL SERVICES	STEEL SUPPLIES	100.36
EFT40108	27/09/2007	MIDALIA STEEL PTY LTD	only UNIVERSAL SIDE ENTRY PIT COMPLETE 1350 X 1880 X 150	28,288.43
EFT40109	27/09/2007	MJB INDUSTRIES PTY LTD	USB2 CD/DVD Disc Enclosure	59.40
EFT40110	27/09/2007	MULTIGROUP COMPUTERS	ACCOMMODATION FOR VARIOUS PEOPLE OVER THE DURATION OF SPRUNG 2007	875.00
EFT40111	27/09/2007	MY PLACE COLONIAL ACCOMMODATION	CONCRETE SUPPLIES	225.50
EFT40112	27/09/2007	PN & ER NEWMAN	Twinrix Vaccinations for Landfill Staff	353.02
EFT40113	27/09/2007	NORTH ROAD PHARMACY	SET UP EXHIBITIONA - SPRUNG 5.5 HRS	165.00

EFT40114	27/09/2007	ORICA AUSTRALIA P/L	SERVICE FEE - CHLORINE	272.12
EFT40115	27/09/2007	PALMER & RAYNER EARTHMOVING	Works as directed by MRWA	1,115.40
EFT40116	27/09/2007	PARK AVENUE HOLIDAY UNITS	Accommodation costs: 1 October to 2 November 07	1,906.66
EFT40117	27/09/2007	PICKET RESOURCES	Complete review of GIS Data, as discussed	8,800.00
EFT40118	27/09/2007	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	43.98
EFT40119	27/09/2007	WP REID	to prepare site and lay 65sq.m of pavers at the London Gardens	1,615.00
EFT40120	27/09/2007	ROADSAFE AUSTRALIA ADVANCED DRIVING P/L	Defensive Driver Training, Nadene Proctor, Wed 19 Sep 07	600.00
EFT40121	27/09/2007	LUCY SADLER	REIMBURSEMENT OF FOODS FROM RANDY'S	66.00
EFT40122	27/09/2007	SALES EXCHANGE	2 X CHAIRMAN TUB CHAIRS	1,420.00
EFT40123	27/09/2007	E M SANDIFORD	Flora Survey for Emu Point portion of Reserve 42964 as outlined on map provided	2,277.00
EFT40124	27/09/2007	SIGNS PLUS	Name badge for Nicole Bylund.	33.55
EFT40125	27/09/2007	SKILL HIRE	CASUAL STAFF	3,332.16
EFT40126	27/09/2007	SKYWEST AIRLINES PTY LTD	Return flights to attend the Waste & Recycle 2007 Conference - Reservation Code KRTKME	922.80
EFT40127	27/09/2007	SMITHS ALUMINIUM & 4WD CENTRE	WELD REPAIR TO ALLOY RAMPS	286.00
EFT40128	27/09/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	30.78
EFT40129	27/09/2007	SOUTHERN FENCING	SUPPLY AND ERECT CHAIN MESH FENCE TO PREPERY AT NORTH END OF NAKINA STREET AS PER QUOTE 003	2,530.00
EFT40130	27/09/2007	SPEEDO AUSTRALIA PTY LTD	SWIMMING EQUIPMENT	215.05
EFT40131	27/09/2007	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	4,339.50
EFT40132	27/09/2007	STATEWIDE BEARINGS	VEHICLE PARTS	33.46
EFT40133	27/09/2007	SUNNY SIGN COMPANY	SIGN PURCHASES	1,351.76
EFT40134	27/09/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	168.80
EFT40135	27/09/2007	SYNERGY	ELECTRICITY SUPPLIES	38,705.65
EFT40136	27/09/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	1,159.80
EFT40137	27/09/2007	BARBARA TEMPERTON	FEES FOR SPRUNG WRITERS FESTIVAL 2007	570.00
EFT40138	27/09/2007	THE NAKED BEAN COFFEE ROASTERS	1KG COFFEE	56.00
EFT40139	27/09/2007	ARTSOURCE, THE ARTISTS FOUNDATION OF WA	NEWSLETTER ADVERTISING - 2008 CITY OF ALBANY ART PRIZE"	160.00
EFT40140	27/09/2007	THREE LITTLE FISH PTY LTD	GROSS TICKET INCOME - THE WAIFS	15,718.80
EFT40141	27/09/2007	TICKETS.COM	DATABOX SUPPORT	97.46
EFT40142	27/09/2007	ANDREW PHILLIP WALLACE	RATES REFUND FOR ASSESSMENT A91172	943.04
EFT40143	27/09/2007	WAREING	ACCOMMODATION FOR SPRUNG WRITERS FESTIVAL	1,426.50
EFT40144	27/09/2007	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	478.32
EFT40145	27/09/2007	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	652.01
EFT40146	27/09/2007	WEST. AUST. LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	1,715.53
EFT40147	27/09/2007	WESTERN WORK WEAR	SHIRTS POLO S/S HV110 SIZE M FOR GAVIN CHIESA	38.72
EFT40148	27/09/2007	WILSON MACHINERY	VEHICLE PARTS	1,003.30
EFT40149	27/09/2007	YAKKA PTY LTD	UNIFORMS	74.14
EFT40150	27/09/2007	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	48.84
			TOTAL	3,096,597.22

1ST QUARTER REVIEW DETAIL

Sub-Function Description	COA	Job	Description	Budget Amendments
Carryovers from 06/07				
Special Projects-Events	1919		Trans Ex Reserve - City Events	(700)
Special Projects-Events	8232	1198	Other Special Events	700
Economic Development	0009		T/F Ex Res - Ec Dev Projects	(111,517)
Economic Development	2892		Amity Heritage Precinct Masterplan	45,940
Economic Development	3697	0128	Economic Development Projects	13,466
Economic Development	3907		Town Planning Review - Tourism	32,520
Economic Development	6892		Albany Entertainment Centre	19,591
Tourism Development	0019		T/F Ex Res - Tourism	(73,681)
Tourism Development	3677		Tourism Marketing	73,681
Corporate Services Mgmt	0159		Trans Ex Reserve - Corp Mgt	(9,010)
Corporate Services Mgmt	3077		Aboriginal Accord	9,010
Customer Services	0742	3477	Upgrading Of Records Classification	5,214
Customer Services	0742	3478	Records - Software	10,000
Customer Services	5659		T/F Ex Reserve - Administration	(15,214)
Leased Assets	4249		T/F Ex Res-Leased Assets	(2,500)
Leased Assets	7182		Sundry Lease Costs (Incl Remote Tv)	2,500
Information Technology	0272	1169	It Op Costs-Computer Software	10,564
Information Technology	0272	1183	Maint Of It Systems & Hardwar	12,538
Information Technology	0272	1408	It - Software Introduction	7,000
Information Technology	0452		It-Computer Maint & Rent	16,914
Information Technology	8419		T/F Ex Reserve - It	(47,016)
Finance	5669		T/F Ex Reserve - Finance	(3,441)
Finance	8482		Finance - Projects	3,441
Library	6502	1469	Voice Prints	4,978
Library	6502	1854	Lib-Norman Newspaper Index	2,211
Library	6502	7811	Aboriginal History Collection	830
Library	6889		T/F Ex Reserve - Library	(8,019)
Forts	5082	2020	Magazine Refurb (Work For Dole)	9,178
Forts	5439		Forts Carryovers	(9,178)
Community Arts	5212	7234	C.A.-Artists Retrospective Exhibition	9,288
Community Arts	5212	7249	C.A-Child & Youth Programs	9,455
Community Arts	5212	7264	Ca - Unhiding Disabilities	12,264
Community Arts	5212	7301	Songcraft Project	3,000
Community Arts	5212	7819	Ca - Artist In Residence	2,000
Community Arts	5639		C.A. Projects - T/F Ex Res	(36,007)
Development Management	2529		T/F Ex Plan Res-Sp Carryovers	(41,919)
Development Management	3622	1318	Reserves Planning	33,430
Development Management	3622	1319	Multi Storey Buliding Siting Survey	6,019
Development Management	3622	4015	Peer Review - Albany Local Planning Scherr	2,470
City Assets	1092	0129	Drainage Management Plan	104,251
City Assets	3107	8115	Road Safety Audits	8,428
City Assets	4392	CA098	Pre Construction Contractor Costs	34,389
City Assets	5589		T/F Ex Res -Asset Services	(174,534)

1ST QUARTER REVIEW DETAIL

Sub-Function Description	COA	Job	Description	Budget Amendments
City Assets	8382		Traffic Management Plan	15,005
City Assets	8392		Asset Preservation Modelling	12,461
Trades And Building	3267		Demolition Of York St Office	36,000
Trades And Building	9089		T/F Ex Reserve - Ec Development	(36,000)
Waste Minimisation	0893		Waste - Sundry Income	(15,000)
Waste Minimisation	1899		T/F Ex Waste Reserve - Operations	(7,000)
Waste Minimisation	1917		Public Place Recycling Trial	22,000
Corporate Services Capital	0894		Albany Visitors Centre Capital	4,200
Corporate Services Capital	6929		T/F Ex Reserve- Heritag Buildings	(4,200)
Information Tech. Capital	0664	3497	System Development	11,000
Information Tech. Capital	0664	4022	Purchase Of Pc'S	991
Information Tech. Capital	0664	4023	Pc Misc	900
Information Tech. Capital	0664	4024	Servers-18Gb Drives,Memory Upgrade Etc	20,163
Information Tech. Capital	0664	4033	Ups	1,770
Information Tech. Capital	0664	4034	Printers/Scanners	6,000
Information Tech. Capital	7729		T/F Ex Reserve- It Capital	(40,824)
Library Capital	6419		T/F Ex Joint Use Res	(3,340)
Library Capital	6434	8124	Library - Equipment	3,340
Airport Capital	3854	7543	Airport - Airforce Shed	20,000
Airport Capital	3854	7544	Airport - Upgrade Terminal	84,157
Airport Capital	3899		T/F Ex Reserve - Airport	(104,157)
Works & Services Other Ca	0034	1449	Compost Toilets-Lower King Boat Ramp	12,445
Works & Services Other Ca	0099		Tfr Ex Res - Emu Point	(50,000)
Works & Services Other Ca	2079		T/F Ex Reserve - Public Conven	(25,360)
Works & Services Other Ca	4844	7738	Bus Shelter - Albany Hwy/Target	10,502
Works & Services Other Ca	4844	8326	Bond Store	28,976
Works & Services Other Ca	4844	8328	Cape Riche Hot Water System	9,869
Works & Services Other Ca	5699		T/F Ex Reserve- Edws Other	(51,432)
Works & Services Other Ca	6244	8163	Emu Point Coastal Works	50,000
Works & Services Other Ca	6834	7992	Mt Clarence Desert Corps Memorial	15,000
Parks Reserves Constructio	2312	8195	Fish Cleaning Station - Cheynes Beach	12,915
Parks Reserves Constructio	2824	1452	Streetscape	28,130
Parks Reserves Constructio	7269		Parks & Reserves - T/F Ex Res	(41,045)
Road Safety	0004	1424	Albany Hwy / Barker Street	15,889
Road Safety	0014	1427	Traffic Management Plans	33,156
Road Safety	0129		Tfr Ex Reserves	(38,558)
Road Safety	4445		State Black Spot Funding	(10,487)
Construction - Waste	5214	1389	Transfer Area Shed	7,609
Construction - Waste	5214	1390	Recycled Materials Concrete Bunker	19,765
Construction - Waste	5214	1391	Establish Eco Classroom	55,887
Construction - Waste	5214	7967	Leachate Management - Hanrahan Rd	79,213
Construction - Waste	7899		Waste Transfer Stations - T/F Ex Res	(162,474)
Members Capital	3399		Trans Ex C/O Reserve	(25,000)
Members Capital	3504		Mayoral Regalia (Chain)	25,000
Economic Development Cap	3389		Trans Ex Reserve - Peace Park	(89,496)

1ST QUARTER REVIEW DETAIL

Sub-Function Description	COA	Job	Description	Budget Amendments
Economic Development Cap	6764	7830	Peace Park	89,496
Land Subdivisions	7777	7728	Yakamia Environmental Review	214,750
Land Subdivisions	7777	8503	Cull Road Land Development	93,091
Land Subdivisions	7779		T/F Ex Reserve -Yakamia Subdivision	(307,841)
Land Sales Excl Subdivisioi	3974		Land Sale Costs	6,235
Land Sales Excl Subdivisioi	3979		Transfer Ex Masterplan Reserve	(6,235)
Paths Masterplan Capital	5164	1373	Albany Highway	26,955
Paths Masterplan Capital	5689		T/F Ex Reserve - Pathways Construction	(26,955)
Roads Masterplan Capital	4984	1347	Mueller/Cull Road	217,955
Roads Masterplan Capital	4984	1348	Nakina Road	15,000
Roads Masterplan Capital	4984	7770	John St/Bronte St Safety Upgrade	20,000
Roads Masterplan Capital	4994	1359	Lake Warburton Road	11,057
Roads Masterplan Capital	4994	1372	Yungup Road	56,718
Roads Masterplan Capital	7259		Other Roads - T/F Ex Res	(320,730)
Reserves Masterplan Capite	5184	1386	Spencer Park Stage 1	36,430
Reserves Masterplan Capite	5184	8072	Lang Park Stage 3	13,000
Reserves Masterplan Capite	5184	8073	Lake Weelar	56,621
Reserves Masterplan Capite	5184	8075	Mcgonnell Park - Bayonet Head	8,183
Reserves Masterplan Capite	5184	8077	Gill Park - Little Grove	40,000
Reserves Masterplan Capite	5184	8078	Barameda Park - Kalgan Heights	9,667
Reserves Masterplan Capite	8929		T/F Ex Reserves - Res Mp	(163,901)
Recreation Masterplan	3524		Albany Skate & Bmx Facility	18,991
Recreation Masterplan	6774	7740	Alac Upgrade Stage 1	39,946
Recreation Masterplan	6784	2107	Land Development - Wellington St	10,000
Recreation Masterplan	6919		T/F Ex Reserve - Alac	(68,937)
Entertainment Centre - Cost direct to State Govt				
Economic Development Cap	3474		Entertainment Centre	(1,900,000)
Economic Development Cap	0005		Entertainment Centre grant	1,500,000
Economic Development Cap	5429		Entertainment Centre tf ex reserve	400,000
Community Arts Projects - Allocation of budget total				
Community Arts	5212	1494	C.A.-Projects To Be Identified	(130,125)
Community Arts	5212	1556	C.A.- Mothers Day Market	500
Community Arts	5212	1553	C.A.- Resource Centre	1,000
Community Arts	5212	1555	C.A.- Harmony Week	1,000
Community Arts	5212	1559	C.A. - Banners In The Terrace	1,000
Community Arts	5212	7236	C.A.-Edinburgh Art Exchange	1,000
Community Arts	5212	1557	C.A - Art Auction	1,400
Community Arts	5212	1065	Art In Contention	2,000
Community Arts	5212	1566	C.A -Professional Develop. Mentoring	2,000
Community Arts	5212	8104	Ca - Off The Wall Gallery	2,000
Community Arts	5212	1558	C.A.-Noongar Exhibition	2,600
Community Arts	5212	1548	C.A.-Cross Cultural Painting Workshop	3,000
Community Arts	5212	1549	C.A -In House	3,000
Community Arts	5212	1564	C.A. - Resurrect	3,000
Community Arts	5212	7243	C.A-Other Exhibltions	3,000
Community Arts	5212	1484	Busking	4,000
Community Arts	5212	1551	C.A. - Adult Workshops	4,000
Community Arts	5212	7813	Ca - Professional Dev Programmes	4,000
Community Arts	5212	1552	C.A. - Artistic Development Series	5,000

1ST QUARTER REVIEW DETAIL

Sub-Function Description	COA	Job	Description	Budget Amendments
Community Arts	5212	1554	C.A. - Dinosaurs In Multi Media	7,000
Community Arts	5212	3486	C.A. - Smoke Free Wa Concerts	8,000
Community Arts	5212	7241	C.A-Exhibits Touring	8,000
Community Arts	5212	7254	C.A-Artists In Community	10,000
Community Arts	5212	7234	C.A.-Artists Retrospective Exhibition	3,000
Community Arts	5212	1565	C.A. - Special Projects	13,625
Community Arts	5367	1581	City Of Albany Art Prize Expenses	30,000
Community Arts	1897		Art Collection Restoration	7,000
Cemetery - Paid invoice rather than budget transfer				
Financial Assistance	0907		Cemetery donation per policy	51,250
Financial Assistance	0058		t/f to cemetery reserve	(51,250)
Roads to Recovery amendments				
Roads masterplan	4984	2421	Beadon Rd	60,000
Roads masterplan	4984	2177	Bond Rd	(57,000)
Roads masterplan	4984	2179	Dragon Rd	(22,000)
Roads masterplan	4984	2425	Thomas Rd	154,000
Roads masterplan	4984	2122	Bayonet Head Rd	(9,000)
Roads masterplan	4984	2123	Bell Rd	(4,000)
Roads masterplan	4984	2125	Franklin Ct	(8,000)
Roads masterplan	4984	2128	Intersection resealing	(60,000)
Roads masterplan	4984	2133	Sinclair Rd	(8,000)
Roads masterplan	4984	2134	Warlock Rd	(9,000)
Roads masterplan	4994	2127	Henty Rd	(19,000)
Roads masterplan	4994	2132	Ridley Rd	(18,000)
Other Quarterly Review items				
Wastre Minimization	1917		Recycling Bins	(15,000)
Wastre Minimization	0893		Bin Income	15,000
Works Overheads	9833		Tender - Depot Pavers	(16,000)
Works Overheads	3232	0275	Depot pavers cost	10,000
Leased Assets	3002		Insurance - Mercer Rd	8,000
Leased Assets	0602		Insurance - Admin	(8,000)
Trades & Building	0227	TR999	Sleeman Bridge Maintenance	33,000
Trades & Building	6243		Sleeman - income ex Main Roads	(33,000)
Works & Servuces other ca	8495		Special Grant - Bridge- Wheeldon -Federal	(20,000)
Works & Servuces other ca	8495		Special Grant - Bridge- Wheeldon -State	(10,000)
Works & Servuces other ca	4844	1460	Bridge- Wheeldon -State	30,000
General Purpose Income	0151		General Purpose Grant	(19,977)
General Purpose Income	0171		Local Roads Grant	(25,031)
General Purpose Income	0663		Reserves Interest- Prov for CDO impact	120,000
General Purpose Income	0678		Reserves Interest - T/F to Reserves	(120,000)
Plant Capital	3544		Vehicle for Principal EHO-per Council Aug	20,000
Planning	2483		Planning Income - per Council Aug 07	(20,000)

1ST QUARTER REVIEW DETAIL

Sub-Function Description	COA	Job	Description	Budget Amendments
Airport Capital	3854	7544	Airport Refurbishment	215,843
Airport Capital	3854	xxxx	New Hangar Sites & Taxiway	112,000
Airport Capital	3854	2292	Seal Gravel Runway	(220,000)
Airport Capital	3854	2293	Airport Fence Realignment	(20,000)
Airport Capital	2899		Transfer from Reserve Per Business Plan	(87,843)
Landfill Operations	1973		Grant - Muni Recycling	(55,496)
Landfill Operations	0049		Trans to Refuse Reserve	55,496
Waste Minimization	1983		Refuse Removal Inc GST	(10,000)
Waste Minimization	1969		Trans ex reserve	10,000
Road Maintenance	0713		Service & Tourist Signs Income	(1,000)
Roads Masterplan	4125		Road Funding - TIRES	(93,400)
Roads Masterplan	7259			93,400
Road Safety	4435		Federal Black Spot Funding	(5,671)
Road Safety	4445		State Black Spot Funding	3,841
City Assets	4803		City Assets - Other Income	(5,000)
Trades & Building	3267		York St public consultation costs	20,000
Trades & Building	9089		Trans ex Masterplan Funding Reserve	(20,000)
Roads Masterplan	4984	1339	Bushby Road	10,539
Roads Masterplan	5164	1373	Albany Highway Footpath	13,865
	2208		Paths Masterplan	(24,404)
Customer Service	136070		Records Salaries - update	25,886
Customer Service	107420	3478	Records Software	(10,000)
				(42,952)



MINUTES

OF THE MEETING OF THE ALBANY ARTS ADVISORY COMMITTEE
HELD AT THE VANCOUVER ARTS CENTRE
ON Wednesday 12th September 2007, AT 4.00PM

1. **ATTENDANCE**

Present. J. Campbell
J. Crisp
A. Copeman
R. Mordy (from 4.12pm)

Council Officers: P. Madigan – ED/CCS

2. **APOLOGIES**

J. Waterman
G. Waldeck
T. Colby – AD/VAC

3. **APPOINTMENT OF ACTING CHAIRPERSON**

In the absence of the Chairperson, Councillor Jan Waterman, Jenny Crisp was elected to preside.

4. **DISCLOSURE OF INTEREST**

NIL

5. **CONFIRMATION OF PREVIOUS MINUTES**

RECOMMENDATION

THAT the minutes of the Albany Arts Advisory Committee meeting held on the Wednesday 8th August 2007 be confirmed as true and accurate.

MOVED: A. Copeman
SECONDED: J. Campbell
CARRIED

6. **MATTERS ARISING FROM PREVIOUS MINUTES**

NIL

ALBANY ARTS ADVISORY COMMITTEE MINUTES
Wednesday 12th September 2007

7. CORRESPONDENCE RECEIVED

(R. Mordy arrived)

7.1 Letter from Jenny Crisp requesting installation of lighting system in community access workshop room.

It was agreed that this space become a multi-functional area, and A. Copeman and J. Crisp would provide detail on the requirements for the inclusion of a minimal exhibition space.

8. BUSINESS ITEMS

8.1 Proposed Programs

8.1.1 Residency – Tom Hall

Shaaron du Bignon on behalf of MIX would like to work together with the VAC for a residency that they would like to hold in Feb 2008 with artist Tom Hall. MIX proposes that Tom reside at Mary Thomson House for the duration of his Albany visit. During his time here he will work with MIX, as well as providing the VAC with a free Artist Talk and Workshop - details attached. MIX are not asking for financial assistance, just accommodation.

RECOMMENDATION

THAT as part of the Centre's Professional Development Program, the residency of Tom Hall be approved.

MOVED: J. Campbell
SECONDED: R. Mordy
CARRIED

8.1.2 Country Arts Touring Program

This program needs to be voted on – the program will be provided at the meeting.

(Preferences to be notified to EDCCS by the 19th September 2007)

8.1.3 Application for an artist in Residence – Julie Munro-Allison

Anticipated time frame: 15th October to 2nd November 2007

(R. Mordy disclosed an interest in this Item. The nature of the interest is that J Munro-Allison is a tenant at R. Mordy's residence)

RECOMMENDATION

THAT as part of the Centre's Professional Development Program, the residency of Julie Munro-Allison be approved.

MOVED: A. Copeman
SECONDED: J. Crisp
CARRIED

ALBANY ARTS ADVISORY COMMITTEE MINUTES
Wednesday 12th September 2007

9. REPORTS

- 9.1 Arts Project Officer's Report – September 07**
(A copy of the Report is attached to the Minutes)

RECOMMENDATION
THAT the APO's Report be received.

MOVED: J. Crisp
SECONDED: R. Mordy
CARRIED

10. OUTSTANDING ITEMS

- 10.1 "Arty Farty" – Proceeding. Scheduled for Saturdays between 1pm – 3pm.**
- 10.2 The Committee expressed its congratulations to Tanja Colby on being appointed Artistic Director.**

11. MEETING CLOSED

5.00pm

12. NEXT MEETING

10th October 2007

Vancouver Arts Calendar of Events September 2007

For information or bookings contact The Vancouver Arts Centre (unless otherwise stated)
85 Vancouver St Albany / PO Box 484 Albany WA 6331 Ph: 9841 9260 Fax: 9841 9261 Email:
arts@albany.wa.gov.au

SEPTEMBER

sprung WRITERS FESTIVAL

Friday 7th September – POETRY SLAM



Got something to say? Your time starts now...

SLAM PREPARATION WORKSHOP IN ALBANY ON FRIDAY 7th SEPTEMBER

Prepare for the Poetry Slam with talented performance poet Allan Boyd. Allan, an original word artist, will host the three metropolitan Poetry Slam heats and the state final in its first year. He will be in Albany pre-Sprung Writers Festival to help prepare Albany's wordsmith's for the Poetry Slam heat that will be held alongside the popular Sprung Poetry Pub Crawl. Contact the library to register. Phone (08) 9841 9390 or email library@albany.wa.gov.au. The workshop will be held @the VAC from 1-4pm. Find more information on Poetry Slamming at: www.australianpoetryslam07.org

sprung WRITERS FESTIVAL

Saturday 8th & Sunday 9th September
WRITING WORKSHOP

Prelude to Sprung

How to write theatre based on fact

With STAGES Artist in Residence Kate Rice

In partnership with STAGES – The WA Playwright's Consortium Inc The Vancouver Arts Centre offers of you this unique opportunity to work with Playwright Kate Rice.

Dates: Sat 8th & Sun 9th Sep
Time: 10am – 1pm Sat & Sun
Registrations: 9841 9260
Cost: \$40

The object of this workshop is to equip playwrights with the skills and some experience in writing theatre based on fact. Bring ideas of historical stories you wish to dramatise in the workshop. You may bring existing outlines or scripts if you have already begun work. Ideas will be workshopped in the group and you will work through the following: How to identify a dramatic story; Finding your characters; How theatrical form best serves the story; Some research techniques; When and how to use the facts; When and how to use your imagination; Writing for your audience; and Writing for your cast. Numbers are limited, so book early for this one!

**sprung
WRITERS FESTIVAL
2007**

alan boyd jackie french elvin pang john kassela
gabrielle lord gregory day sue hayward wendy
binks victoria laurie oliver busman jon dust glenn
swift roy leroy mike lefroy maree dawes walter
lynn barbara temperton rod vervest alan boyd

14 -16 September, 2007
Albany, Western Australia

Programs available from Vancouver Arts Centre,
Albany Public Library and the Town Hall Theatre

www.sprung.albany.wa.gov.au

proudly sponsored by

Albany, OZWEST, MASCARA, Skywest, writingWA...

...the word released

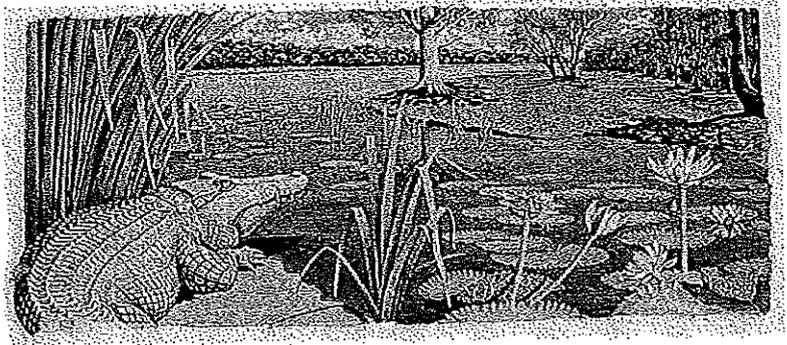
prung

WRITERS FESTIVAL

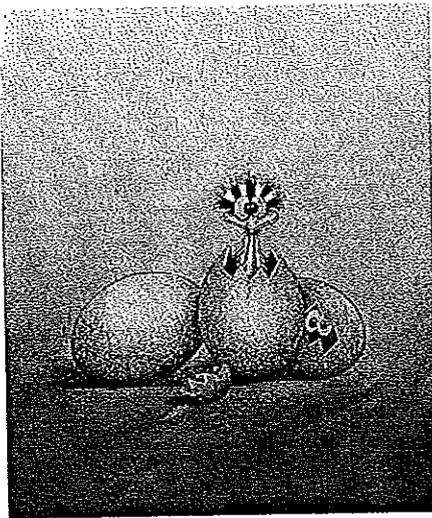
Friday 14th – Monday 17th
EXHIBITION

'SPRUNG: THE WORD RELEASED'
In conjunction with the Sprung Writers Festival

Opening: September 14 @ 5.30pm
All welcome
Showing: 10am – 5pm daily until
Monday 17th September



Ellen Hickman



Wendy Binks



Sandy O'Doherty

Main gallery - An exhibition of Illustrators artwork including Wendy Binks and Alison Lester (Sprung presenters), and Albany artists Ellen Hickman and Sandy O'Doherty. *This exhibition will be available for viewing between workshop sessions – so check the program for the best viewing times.*

Verandah gallery - An exhibition of students work from TAFE, ASHS, and Little Grove Primary School on the theme of the *book / word / text*

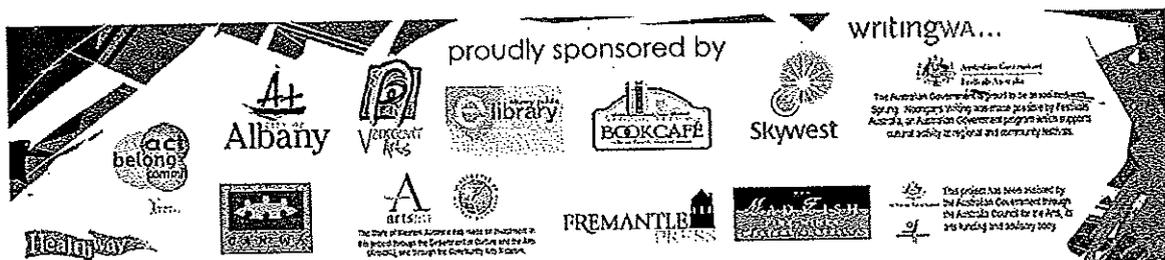
prung

WRITERS FESTIVAL

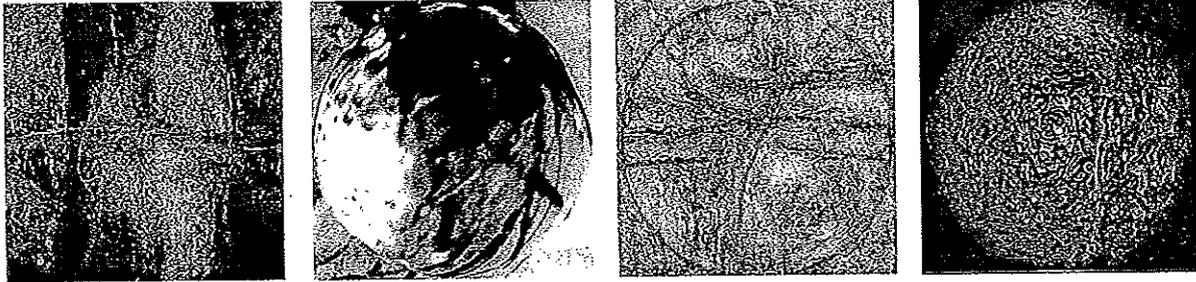
Friday 14th – Sunday 16th – WRITERS FESTIVAL

The Sprung Writers Festival - Program Enclosed – Tickets on sale now at the Town Hall

A major cultural event for Albany, Sprung has been a successful, regional annual weekend festival since 2000. It is designed for lovers of books, writing, words, ideas, contemplation and laughter. The program comprises panel discussions, conversations, readings, workshops, master classes, poetry and music.



Thursday 20th September – EXHIBITION OPENING



“Odyssey: Joan may Campbell Retrospective Exhibition”

Time: 6pm In the Gallery
RSVP: 9841 9260

Joan May Campbell has been a pivotal arts figure in the city of Albany during a career that has spanned over 40 years. This retrospective exhibition both reviews and celebrates not only this outstanding career, but also Joan’s contribution to the development of arts and culture in the Lower Great Southern region of Western Australia. The exhibition will be showing until Sunday 14th October, Monday to Friday 9am – 4pm / Saturday 10am – 4pm and Sunday 1pm – 4pm.

The exhibition has been curated by Sue Codee and will be opened by Professor Ted Snell (Dean of Art at John Curtin Gallery, Curtin University). This exhibition is presented by the Vancouver arts Centre, and is supported by: the City of Albany, Healthway, Regional Arts Fund, and ArtsWA. It is also a part of the Artsouth Art and Craft Trail. For more information please contact Sue Codee on suecodee@inet.net.au



Tuesday, September 25 & Tuesday, October 2 – WORKSHOPS

Part of “Odyssey: Joan may Campbell Retrospective Exhibition”
THE TAO OF ART: Participatory workshops with Joan May Campbell
Two consecutive three-hour workshops

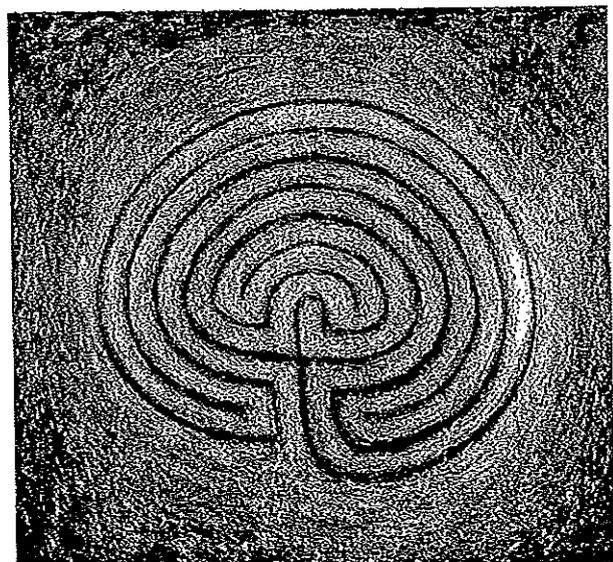
Dates: Tues September 25 & Tues October 2

Time: 10am to 1pm
Bookings: 9841 9260
Cost: \$20 for both

Introduction

Art in all its unique and myriad forms has the power to heal, harmonize and humanise people in a world of conflicting ideologies and deadening materialism, In joy and play, to free the human spirit in its quest to discover its Real Self.

Because of its fundamental nature art serves all causes from high to low and touches everyone, consciously or unconsciously, and is therefore often subject to controversy. Art is important to all at its broadest grass roots educational level to the highest elites and raises fierce debates within its domain but this does not belie its integrative capacity.



“Labyrinth”, 1996, 80 x 80 cm, oil paint, wax

My life has been a search for spiritual truths embedded in the ordinary. Music and art have played a seminal role in this quest. My own art has grown and deepened as I have gained fresh and ancient insights into the esoteric and intuitive realms. My workshops will share some of this journeying with art, which is deeply personal and collective, in the hope that others will come to know more of their inner processes of creative awakening.

During the process we will touch on art philosophy and what I feel are the important aims of art and the importance of self-discovery and its application to visual form. I will seek to explain the meaning of the TAO in life and art. At the end of the program I will talk briefly about my own work and we will look at and discuss some of the examples that will be on display.

WORKSHOP No.1 - Tuesday, September 25, 10am - 1pm SACRED EARTH - The body, pigments/materials, the senses, rational and visual processes

From time to time music might be used as a stimulus to feeling, and the sense of touch enhanced through various techniques including rubbings, but the main aim of this first session is to focus on the two major ways of seeing and to apply this to objective drawings of the chosen object: several views, textures and colours. Please contact the Vancouver Arts Centre on 98419260 to register and for a materials list. Numbers limited.

WORKSHOP No.2 - Tuesday, October 2, 10am - 1pm SACRED FIRE - Spirit, the imagination, emotions, inner vision/intuition

Using the work outcomes of the first workshop, this session's main aim is focus on the Self, not in a narcissistic way, but self as the substance of the psyche and consciousness itself.

It will be experimental and playful. We will discuss metaphor and how to use it to express ideas and feelings that are rather abstract. Please contact the Vancouver Arts Centre on 98419260 to register and for a materials list. Numbers limited. *Joan May Campbell*

COMING UP IN OCTOBER

Tuesday 9th October - TALK

The Art of Living: From Fragmentation to Wholeness - by Dr. Loretta do Rozario

Time: 10am - 12pm

RSVP: 9841 9260

Cost: Gold Coin Donation

Explore a progression of art images of healing and transformation. Enter into one woman's rich psychotherapeutic journey as a mirror of our collective search for the Art of Living. An Art that in this time of social and world chaos calls us to rediscover deeper and more connected ways of Being. Dr. do Rozario is a Transpersonal Psychotherapist and Wellness Facilitator who for over 30 years has been exploring 'Whole Ways' of facilitating growth and transformation within individuals, groups and communities. Loretta lives in Denmark and has recently created 'Tree Song', a Place to Be.

Thursday 11th October - ARTIST TALK

Artist Talk Joan May Campbell

Time: 6pm - 8pm

RSVP: 9841 9260

Hear the artist talk about her work and processes.

"A finely chiselled drama... speckled with cross cultural humour"
Richard Kufner's VARIETY

"★★★★★"
Margaret Pomeroy AT THE MOVIE

Joan Chen
the home song stories
a true Australian story

COMING SOON ONLY AT THE MOVIES!
www.homesongstories.com

FOR ONE NIGHT ONLY!

Wednesday 19 September

5.15pm for supper before 6.00pm screening

\$10 single/\$6 each for a group of five or more

Orana Cinemas: 451 Albany Highway, Albany

Tickets on sale one week prior to screening

Call to book: (08) 9842 2210

Brought to you on the Australian Film Commission's
REGIONAL DIGITAL SCREEN NETWORK



- MINUTES -

ALBANY TOWN HALL THEATRE ADVISORY COMMITTEE

**10:00am on Wednesday 12th September 2007 at
The Albany Town Hall Theatre, Theatre Foyer**

1. TO:

J. Williams	-	City Councillor
R. Paver	-	City Councillor
P. Madigan	-	EDC&CS
S. I. Gartland	-	Town Hall Theatre Manager
C. Lovitt	-	Community Representative
P. Fairborn	-	Community Representative
A. Grant	-	Community Representative
M. Flynn	-	Community Representative

APOLOGIES R. Paver, J. Williams

2. PUBLIC QUESTION TIME

Nil

3. DISCLOSURE OF INTEREST

Nil

4. CONFIRMATION OF PREVIOUS MINUTES

THAT the minutes of the Town Hall Advisory Committee meeting held on Wednesday 4th July 2007 be confirmed as a true and accurate record of the meeting.

**MOVED: C. Lovitt
SECONDED: M. Flynn
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
<i>Luminesca</i>	<i>Wed 5th September 2007</i>	<i>Luminesca</i>
The Laramie Project	Sat 8 th September 2007	Black Swan Theatre Co.
Buddy's Back Buddy Holly Tribute	Sat 15 th September 2007	Scott Robin
<i>Raw Metal Dance Company's Urban Wonderland</i>	<i>Sat 22nd September</i>	<i>Raw Metal Dance Company</i>
ASHS Dance Concert	Tues 25 th & Wed 26 th September 2007	ASHS
Jay Weston (cancelled)	Fri 28 th September 2007	Jay Weston
Adam Harvey	Sat 29 th September 2007	Entertainment Edge
Rhythms of Ireland	Sun 7 th & Mon 8 th October 2007	Retfar Entertainment
Sarah Blasco	Thurs 18 th Oct 2007	The Fidelity Corporation
The Bachelors	Saturday 20 th October 2007 (2 shows)	Fogarty Theatrical Productions
FACET Conference	Tues 30 th October – Sat 3 rd November 2007	FACET Inc.
City of Albany Band	Sat 10 th November 2007	City of Albany Band
Albany Sinfonia	Sat 17 th Nov 2007	Albany Sinfonia
Albany Academy of Dance	Sat 1 st , Fri 7 th & Sat 8 th December 2007	Albany Academy of Dance
PIAF Festival events TBA	9 th , 14 th , 22 nd , 23 rd Feb 2008	Perth International Arts Festival
The BeeGees StayIn Alive	Mon 10 th March 2008	Bill Davidson Promotions
The Delltones	Mon 7 th April 2008	Bill Davidson Promotions
A Slice of Fairbridge (Pencil)	Sat 3 rd May 2008	CreativeAlbany
Eisteddfod Winners Concert	Sat 24 th May 2008	Albany Eisteddfod Inc
Eric Bogle (Pencil)	Sat 15 th June 2008	Richard Collins
Female of the Species	28 th July 2008	Black Swan Theatre Co
<i>Millie the Dancing Cat</i>	<i>Fri 8th August 2008</i>	<i>Arts on tour</i>
Albany Primary School show	September 2008	Albany Primary
<i>The Carpenters from Kempsey</i>	<i>Sat 18th October 2008</i>	<i>Arts on tour</i>

RECOMMENDATION

THAT the Forthcoming Productions Report be received.

MOVED: A. Grant
SECONDED: C. Lovitt
CARRIED

6.3 Results of Previous Productions

- 6.3.1 Bill Davidson Promotions – *Stayin Alive BeeGees Tribute*, Monday 2nd July 2007. The second of two BeeGees tribute bands to tour to Albany in a three-month period achieved a reasonable house of 278 patrons.
- 6.3.2 Entertainment Store – *Dorothy the Dinosaur's Dance Party*, Tuesday 10th July 2007. As usual, this well organised company and highly promoted production sold very well with three full houses in one day.
- 6.3.3 *The Bunbury Men of Song*, Tuesday 21st July 2007. The Bunbury Men of Song are a choir from Bunbury. They struggled to get an audience in Albany where they are obviously not as well known as in their own home town.

- 6.3.4 Metaphor, Tuesday 31st July 2007. Metaphor had very high quality marketing materials that helped enormously and we achieved an almost full house with just a few spare seats.
- 6.3.5 Black Swan Theatre Co – The Messiah, 8:00pm Thursday 9th August 2007. Max Gillies and all the cast were very funny in this madcap play.
- 6.3.6 Great Southern Grammar School – Annual Kingfisher Concert, 7:00pm Thursday 16th August 2007. The high school conducted an entertaining evening of student performances in the Theatre.
- 6.3.7 Adam Cook Piano Recital, 8:00pm Saturday 18th August 2007. This was Adam's farewell concert before travelling overseas to study in France with a highly regarded international piano tutor.
- 6.3.8 Yellow Banana Concerts Pty Ltd – Chris Murphy, 8:00pm Saturday 25th August. Chris Murphy gained fame recently through the TV series Idol and he presented a very entertaining concert.

RECOMMENDATION

THAT the Previous Productions Report be received.

MOVED: M. Flynn
SECONDED: P. Fairborn
CARRIED

6.4 Proposed Shows.

6.4.1 Spare Parts Puppet Theatre. The One Million Puppet Project, Chemins de Terre. April 2008. Spare Parts Puppet Theatre are planning a series of projects associated with the Year of The Puppet and this excellent Belgium artist is available to do some touring while he is in WA working with the company.

RECOMMENDATION

THAT the theatre manager contact the company and inform them that the City will present one performance of Chemins de Terre in 2008.

MOVED: P. Fairborn
SECONDED: C. Lovitt
CARRIED

6.4.2 The Australian String Quartet, November 2008. The Australian String Quartet have played the Town Hall Theatre several times in recent years and they are highly regarded. The Quartet is now made up from the members of the former Tankstream Quartet. The fees have increased from the last time and the proposed touring time is in the middle of an otherwise busy period with dance school concerts.

RECOMMENDATION

THAT the theatre manager inform the Australian String Quartet and informs them the City does not wish to present a performance in 2008 but will look again at the possibility of a performance in 2009.

MOVED: P. Fairborn
SECONDED: C. Lovitt
CARRIED

6.5 Other Business

6.5.1 Request for discounting of ticket commissions from Perth International Arts Festival. The Perth International Arts Festival, Great Southern Coordinator has written to the City of Albany requesting a discount on their ticket commissions charged at the Town Hall Box Office.

RECOMMENDATION

THAT the theatre manager writes to the festival coordinator to inform him that the committee does not wish to support the suggestion to discount the normal theatre ticket commissions for all tickets to the festival. The committee did however agree to continue with the commission of \$1.50 on all film season tickets due to the fact they are in a simple venue with unreserved seating arrangements.

MOVED: A. Grant
SECONDED: P. Fairborn
CARRIED

- 6.5.2 Annual Report. Attached is a copy of the Theatre's annual report for 2006/2007 which was a good year for the venue overall.

RECOMMENDATION

THAT the theatre's annual report be received.

MOVED: M. Flynn
SECONDED: A. Grant
CARRIED

7. **NEXT MEETING**
10:00am, Wednesday 7th November 2007 – Town Hall Theatre Foyer.
8. **CLOSURE: 11:12**

Albany Town Hall Theatre

Annual Report *2006/2007*

ALBANY TOWN HALL THEATRE
ANNUAL REPORT

MISSION STATEMENT

To maximise the effectiveness of the Albany Town Hall Theatre complex and to enhance the cultural lives of people living in the region.

Objectives

The Albany Town Hall Theatre management plan has the following key objectives:

- Manage and promote the Theatre complex to maximise use by local and visiting productions for performing arts and other suitable activities.
- Actively pursue and present performing arts options in the Theatre that may otherwise be unavailable to audiences of the region.
- Ensure the Theatre complex operates with maximum efficiency and productivity while achieving financial goals.
- Seek funding, other support and information from sources outside Council to assist in the delivery of performing arts events.
- Strive for continuous improvement and excellence in customer service in the workplace and support and facilitate staff development.
- Maintain high levels of accountability.
- Maintain networking and liaison with all local, state and national performing arts and presenter groups to achieve a high profile for the Theatre complex.

Structure

The Theatre is wholly owned and operated by the City of Albany. The Town Hall Box Office is incorporated within the management of the Theatre and is staffed by council employees.

The venue is available for hire to any local or commercial producer subject to availability. The venue also attempts to fill gaps in programming by underwriting occasional productions of significant cultural value.

The Town Hall Theatre Advisory Committee is comprised of volunteers from the community, City of Albany Councillors and staff. The Advisory Committee discusses all productions available to tour to the centre and selects productions based on variety, financial viability and community value before recommending council support for the presentation.

Minutes of all meetings are presented to Council and are subject to final approval by Council, the Theatre Manager then works towards facilitating and marketing the selected productions in Albany.

The Theatre Manager and/or the Executive Director of Corporate and Community Services for the City of Albany address day-to-day issues regarding the Theatre management and operation.

Manager's Report

Past Year:

Significant Achievements:

- ❖ A record year for Town Hall attendances, sales income, rental income and reduction in subsidy.
- ❖ Excellent program of events including Keating (winner of this year's Helpmann Award for best stage production), Lalaluna, Delltones, Saffire Guitar Quartet, Wil Anderson and many others.
- ❖ Minor upgrades in equipment complete a long period of improvements and place the venue highly in terms of attracting top class clients.
- ❖ Continued diversity in clients and the kind of and shows we are presenting including more films on DVD, conferences and launches, celebrations etc.

The Year Ahead:

The Theatre is working on the following objectives in the forthcoming year:

- ❖ Consultation process for the planning of the new venue
- ❖ The year ahead is a steady as she goes approach with the aim of attracting the highest number of top class shows to Albany.
- ❖ Growing the audience for current activities and confirming a database of potential audiences for the growth in activity associated with the new venue.
- ❖ Development of a future use planning structure for the Town Hall.
- ❖ Continued lobbying for a better outcome from funders like Lottery West. The annual conference of CircuitWest members includes a session on streamlining of funding projects.
- ❖ Updating of the Town Hall website, hopefully the addition of online ticketing.

Statistics

Shows by annual comparison.

Year	Total number of Shows	Seminars/Conferences	Workshops	Outdoor PA jobs
1997/1998	54	0	0	1
1998/1999	49	0	0	0
1999/2000	53	1	0	0
2000/2001	55	2	0	0
2001/2002	53	3	2	5
2002/2003	64	2	5	1
2003/2004	47	2 + Parliament	2	0
2004/2005	53	4	1 film night	1
2005/2006	47	1	2	1
2006/2007	51	3	2	1

Sales by annual comparison;

Year	Gross Box Office (Town Hall)	Sales for all Venue and Produces	Tickets sold total	Average ticket value
1997/1998	\$160,184			
1998/1999	\$125,995			
1999/2000	\$174,431			
2000/2001	\$203,781			
2001/2002	\$218,429			
2002/2003	\$252,930	\$289,408	18,589	\$15.56
2003/2004	\$212,460	\$314,554	18,829	\$16.70
2004/2005	\$192,519	\$320,409	20,510	\$15.62
2005/2006	\$212,755	\$323,495	19,608	\$17.30
2006/2007	\$268,541	\$378,290	20,202	\$18.72

Attendance by annual comparison; (note; many patrons attend more than once per year)

Year	Town Hall Attendance Figures
1997/1998	10,119
1998/1999	11,235
1999/2000	11,685
2000/2001	11,538
2001/2002	11,027
2002/2003	13,119
2003/2004	13,507
2004/2005	12,866
2005/2006	10,830
2006/2007	13,518

Theatre Rental Income by year:

Year	\$ Income from Theatre (Hirers)
1999/2000	\$46,147
2000/2001	\$46,202
2001/2002	\$45,845
2002/2003	\$56,703
2003/2004	(Parliament +) \$73,059
2004/2005	\$49,726
2005/2006	\$59,216
2006/2007	\$75,820

Cultural programming & Audience Development Projects

Year	# of Shows	Variable Costs	Variable Income	Lottery West subsidy	Profit Loss	Total Attendance	Ratio
1997/1998	10	TOA					
1998/1999	11	TOA					
1999/2000	11	COA		\$15,500			
2000/2001	11	(\$39,562)	\$31,985	\$15,500	\$7,923	2,232	3.54
2001/2002	10	(\$36,682)	\$38,703	\$21,301	\$23,322	1,917	12.1
2002/2003	13	(\$44,988)	\$46,914	\$20,000	\$21,926	2,856	7.67
2003/2004	10	(\$48,698)	\$51,523	\$23,000	\$25,825	2,409	10.72
2004/2005	16	(\$81,788)	\$71,155	\$20,000	\$12,367	3,784	3.2
2005/2006	9	(\$50,782)	\$38,721	\$20,000	\$12,061	1,680	7.17
2006/2007	12	(\$52,659)	\$41,460	\$23,000	\$11,808	2,102	5.6

Agenda Item Attachments

GENERAL MANAGEMENT SERVICES SECTION

report

City of Albany

**Local Tourism Planning
Strategy**

Report No: 07/6

October 2007



feasibility | strategy | impact



Disclaimer

This report has been prepared for the City of Albany. The information contained in this report has been prepared with care by the authors and includes information from apparently reliable secondary data sources and which the authors have relied on for completeness and accuracy. However, the authors do not guarantee the information, nor is it intended to form part of any contract. Accordingly all interested parties should make their own inquiries to verify the information and it is the responsibility of interested parties to satisfy themselves in all respects.

This report is for use only of the party to whom it is addressed and the authors disclaim any responsibility to any third party acting upon or using the whole or part of its contents.





City of Albany Local Tourism Planning Strategy

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City of Albany Local Tourism Planning Strategy

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1 Project Background and Context

The Albany Local Tourism Planning Strategy has been prepared by Pracsys, in association with Landvision and Nichol Business Development to guide the City of Albany's tourism planning strategies (most notably the Albany Local Planning Strategy) and processes and to provide the City with a degree of confidence on planning decisions relating to the preservation of tourism sites in the City.

This study is borne out of the recognition by the City of Albany of the need to preserve and plan tourism infrastructure into the future to promote Albany as a viable tourism investment and visitor destination that has the capability to attract and cater for a broad range of tourism market segments. Of primary importance is the planning for a range of accommodation styles and star ratings throughout the City to facilitate tourism growth and the recognition that the development of these sites for tourism purposes is complicated by the potential competing land uses for key sites. A major influence on the project is the Tourism Taskforce Planning Report which was endorsed by State Cabinet in 2006. The report included a range of policy recommendations including:

The preparation and approval of local tourism planning strategies or specific tourism components within local planning strategies by local government as a framework for decision-making on tourism proposals. The tourism planning strategy will need to identify strategic tourism sites and /or locations to provide for the retention and future development of a range of tourist accommodation in that locality, and sites suitable for tourism development with a residential component.¹

The consultant's brief detailed a range of objectives and outcomes for the consultancy which Pracsys has distilled down into the following four broad objectives:

Develop a dynamic accommodation supply and demand model that enables the City to predict the future demand for specific categories of accommodation relative to market trends and to identify gaps in the accommodation market to be addressed by the local tourism planning strategy

Develop a site assessment methodology that will provide a transparent, internally consistent framework for assessing the relative tourism value of identified sites and the preferred development options for each.

Apply the site assessment methodology to a shortlist of sites to arrive at a determination of the priority tourism development sites in the City and refer the analysis and findings back to the supply and demand analysis.

Review the City's planning policy and strategy environment with a view to providing recommendations on planning scheme amendments and mechanisms to enable the optimal protection and planning guidance for prospective tourism sites in the city.

¹ Tourism Taskforce Planning Report, P.64. January 2006. Government of Western Australia



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Accordingly, this report is structured around these four objectives and divided into four main parts:

- Accommodation Supply and Demand Analysis
- Tourism Site Assessment Methodology
- Site Assessments and Priority status determination
- Planning Policy and Development Mechanisms



2 Demand Analysis

The demand analysis is based on data from numerous sources, including Tourism WA Albany visitor statistics and consultation with a range of accommodation providers and other tourism stakeholders in Albany. Established data sources such as Tourism WA data only segment visitors by point of origin (i.e international, interstate, domestic), while other studies such as the Albany Tourism Development Study by Hub Research (commissioned by the City of Albany) only refer to general visitors to accommodation types such as caravan parks, motels/hotels and bed & breakfasts.

To arrive at a meaningful and relevant demand analysis it is necessary to segment the market into groups that have specific accommodation requirements. Each of these segments may use a range of accommodation types and different segments will have varying degrees of usage of each accommodation type. Considering this, the tourism market for this study has been divided into six segments accordingly:

- Business Travellers
- Tour and Coach Groups
- Backpackers
- Families on Holidays
- Independent Retirees
- Couples on leisure

This approach to visitor segmentation has met with approval from all the industry stakeholders that Pracsys interviewed in the course of the study. The breakdown of accommodation usage by user segments is based on anecdotal response from a range of accommodation providers and other tourism stakeholders in Albany. While this segmentation is a functional approach to demand modelling the current method of collecting tourism and visitor data does not readily support the approach. The modelling requires verification by targeted research of visitor behaviours in Albany on a regular (i.e. 2 -3 year rolling survey) basis. Such a research program would look to enlist the participation of accommodation providers in Albany with a well structured, concise visitor survey to regularly record visitor behaviours and preferences.

The modelling is based on known, verifiable, 2005 Tourism WA data for Albany which reports:

- 363,700 visitors to Albany (in the survey year)
- 1,289,000 total visitor nights (in the survey year)
- Average length of stay – 3.55 nights
- 31% of visitors stay in non-commercial accommodation
- Approximately 900,000 commercial visitor nights

Using the 2005 estimates as a base year and cross referencing the data with anecdotal responses from tourism stakeholders, the breakdown of visitors to Albany by segment is detailed in Figure 3 below

The main segments are families on holiday, retirees of independent means, couples on leisure and corporate / business travelers. Of these segments, corporate / business travelers are believed to be the most rapidly growing segment whereas families are believed to be more or less



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stable. Retirees and couples on leisure are considered to be relatively stable but becoming more affluent which may have an influence on the type of accommodation sought over the medium to longer term.

Figure 3 - Albany Visitor Segmentation – Visitor Numbers by Market Segment

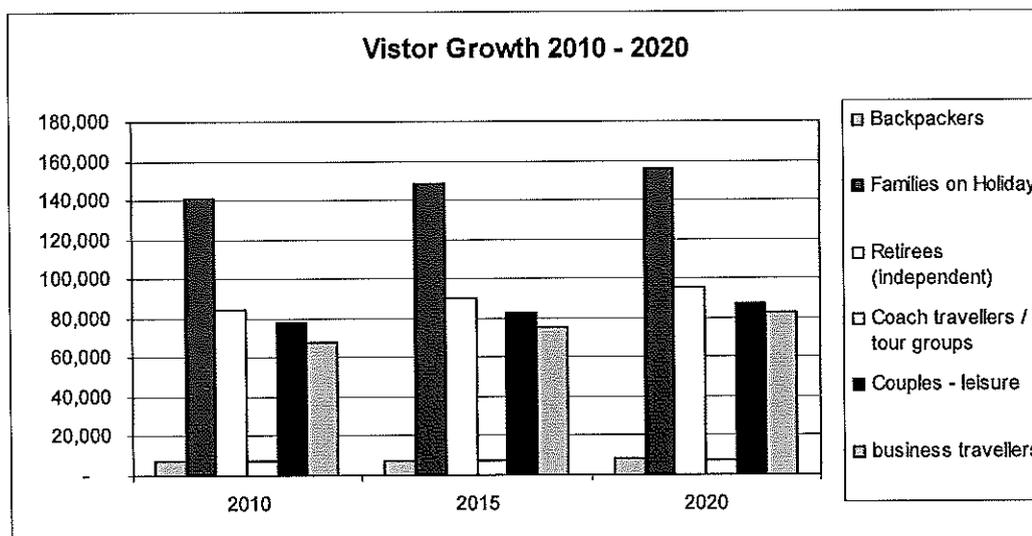
Segment	Estimated Share	Predicted Totals (2005)	Comments
Backpackers	2%	7,274	growing, more affluent
Families on holiday	37%	134,569	stable
Retirees-independent	22%	80,014	growing, more affluent
Coach travelers/tours	2%	7,274	declining
Couples leisure	20%	72,740	stable, but more affluent
Business travellers	17%	61,829	growing
TOTAL	100%	363,700	

Source: Tourism WA and Pracsys Modelling

In the five year period to 2010, overall visitor numbers are expected to increase in the order 6% for that period. This rate of increase is carried forward to 2020 however the growth rate beyond the initial five year period to 2010 should be treated with caution owing to the difficulty in forecasting on a range of variables. Visitor growth estimates beyond 2010 are primarily for modelling estimates and will require verification by scanning visitor behaviours and the external environment on a regular basis.

While the overall visitor growth rate is estimated at 6 - 7% in each five year period, the growth rate in each segment will vary between 2% for tour / coach groups and approximately 10% for commercial / business travellers. Figure 4 charts the anticipated growth in visitor segments between 2010 and 2020.

Figure 4 - Visitor Growth by Segment 2010 to 2020



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The overall visitor growth translates into a total projected visitor nights for various types of commercial accommodation, notably:

- Backpackers
- Caravan parks / Holiday Villages
- Bed & Breakfasts
- Self Contained Units/ Apartments
- Motels/Hotels up to 3 Star
- Motels / Hotels 4 Star Plus

The estimate of total visitor nights (excluding that percentage of visitors who stay with friends and relatives, or in private rented accommodation) is based on a projected average length of stay (visitor nights) in each accommodation type multiplied by the average persons per room in each form of accommodation and projected out until 2020.. Figure 5 details the growth in total annual visitor nights by visitor segment from 2005 to 2020.

Figure 5 – Visitor Nights by Segment 2005 to 2020

	2005	2010	2015	2020
Backpackers	28,227	29,074	29,946	30,844
Families on Holiday	537,199	564,059	592,262	621,876
Retirees (Independent)	319,416	338,581	358,896	380,429
Coach travellers / tour groups	7,274	7,419	7,568	7,719
Couples - leisure	290,378	310,705	329,347	349,108
business travellers	123,658	136,024	149,626	164,589
Total	1,306,152	1,385,862	1,467,645	1,554,565

Figure 6 Details the projected demand in total visitor nights for each class of commercial accommodation over the period 2005 to 2020

Figure 6 – Projected Demand for Commercial Accommodation (Total Visitor Nights) 2005 to 2020

Accommodation Type	2005	2010	2015	2020
Camping	9,904	10,457	11,017	11,608
Self Contained Accommodation	294,270	311,864	329,863	348,964
3 star motel / hotel	196,092	208,641	221,596	235,428
4 Star motel / hotel	125,549	134,456	143,871	154,017
5 star motel / hotel	76,741	82,013	87,491	93,370
Backpacker	2,269	2,338	2,408	2,480
Caravan Park / Holiday Village	202,654	213,915	199,044	237,604
B&B	24,950	26,712	114,279	30,366
Total	932,429	990,395	1,109,569	1,113,836



3 Supply Analysis

3.1 Accommodation

From a supply perspective it is important to distinguish between absolute bed supply and potential visitor nights and likely functional supply. Providers usually provide a mix of accommodation sizes and types but regardless of the number of bedroom or beds an accommodation unit features it is classified as occupied whether it is a family of five or a single person using the accommodation unit.

In this regard, likely functional capacity is the estimate practical accommodation supply derived according to the following formula:

$$\text{Total accommodation units (all providers)} \times \text{Average users / unit} \times 365.$$

The likely functional accommodation supply currently in Albany is estimated at approximately 1,082,000 visitor nights. This estimate does not include planned accommodation yet to come on stream.

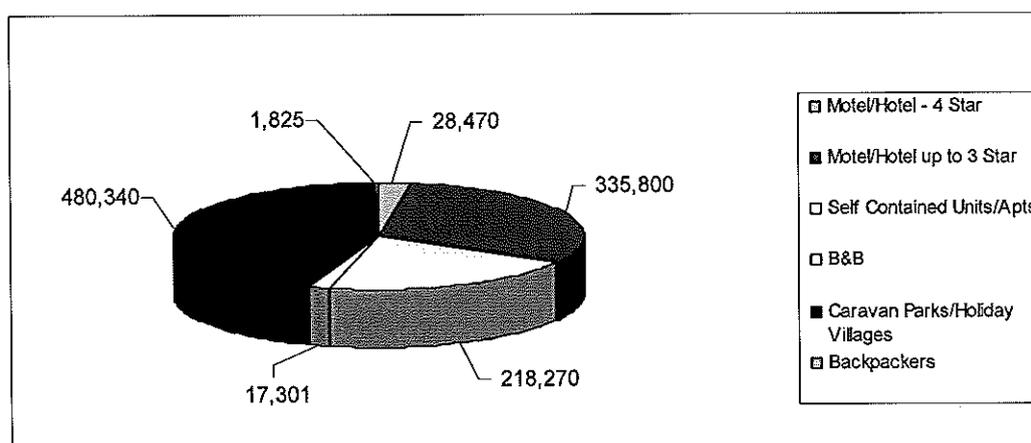
The number of accommodation providers by type is detailed in Figure 7

Figure 7 – Albany Accommodation Supply

Accommodation Type	Number of Establishments	Total Rooms/ Units
Motel / Hotel 4 Star plus	1	39
Motel / Hotel up to 3 star	10	433
Self Contained Units / Apartments	35	216
Bed & Breakfasts	15	45
Tourists / Caravan Parks	10	154 chalets, 230 powered sites, 152 unpowered sites
Backpackers	2	20

Based on an audit of accommodation stocks in Albany, the likely functional supply capacity per accommodation type is detailed in Figure 8 below:

Figure 8 – Likely Function Annual Visitor Nights – All Accommodation Supply



3.2 Accommodation Gaps and Opportunities

To arrive at an understanding of accommodation gaps and opportunities it is important to recognise that each visitor segment will utilise different accommodation types at different rates. The distribution of visitor segments across accommodation types requires verification by direct visitor surveys on an ongoing basis.

It should also be noted that demand for 4 and 5 star accommodation is an indication of pent up demand given that there is only one 4 star rated motel located in Albany. The demand for 3 star motel / hotel accommodation may also be artificially high given that visitors who might ordinarily demand 4 stars or better might settle for the available stock of accommodation. From a marketing and positioning perspective, the lack of high end accommodation in Albany may also be a significant disincentive for some travelers to visit the town.

Overlaying the current and project demand for accommodation over current supply results in an estimate of the ratio of demand for accommodation going forward. The most readily apparent interpretations of the results are:

- Undersupply of self contained accommodation (units / apartments) which is likely to become more urgent over time
- Demand for motel / hotel accommodation of up to 3 star is probably artificially high given the dearth of higher rated accommodation. There is arguably an oversupply of this type of accommodation which will be highlighted as other accommodation stock comes online over time. There is no "normal" level of accommodation in the context of this model, rather there is only the gap between supply and demand.
- Substantial shortfall in 4 star plus accommodation with potential demand for 4-5 such rated providers of 60 to 100 rooms going forward
- Backpackers accommodation appears to be about right with no pressing need for new supply in this category
- Caravan parks are highly seasonal and the modelling does not suggest a shortfall in this type of accommodation in general terms.

The quantum of demand for each accommodation type is modeled in the Cumulative Demand component of the Pracsys New Accommodation Supply Model

Figure 9 details the accommodation demand ratio for the stated accommodation types out to 2020.

The accommodation demand ratio is an index of the potential demand for the number of development types of a recommended size. The demand ratio for 4 star motel / hotel accommodation for example, suggests that there is presently potential demand for approximately four developments of this type of between 60 and 100 rooms capacity.



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Figure 9 – Accommodation Demand Ratios 2005 – 2020

Accommodation Type	Accommodation Demand Ratio			
	2005	2010	2015	2020
Self Contained Accommodation	1.35	1.43	1.51	1.60
3 star motel / hotel	0.62	0.66	0.70	0.74
4 Star motel / hotel	4.41	4.72	5.05	5.41
5 star motel / hotel	-	-	-	-
Backpacker	1.24	1.28	1.32	1.36
Caravan Park / Holiday Village	0.42	0.45	0.41	0.49
B&B	1.44	1.54	6.61	1.76

4 Strategic Sites Assessment Methodology

In accordance with recommendations outlined in the Tourism Taskforce Planning Report, Pracsys proposes a site assessment methodology designed to provide the City of Albany with a consistent, transparent and defensible framework to assess the relative tourism value of prospective development sites within the Albany Local Government area.

This study proposes an alternative assessment methodology to the strategic site assessment approach referred to in the Tourism Taskforce Planning Report. The alternative methodology is proposed owing to the need to have a transparent and practical methodology which is readily defensible in the course of development decisions appeals.

The methodology proposed in this study recognises the need for site assessment to be informed by accommodation supply and demand analysis and to consider the relative value and uses of prospective sites in the context of the most appropriate development for a site. In this regard, rather than the determination of strategic sites, locally significant sites and non tourism sites with hard limits on the extent of non tourism development any given site might permit, this methodology proposes the following site assessment categories:

- *Priority 1 Tourism Development Sites - High value, accessible, unique sites that contribute to the market positioning of Albany*
- *Priority 2 Tourism Development Sites - Sites that support and contribute to the overall tourism capacity of Albany*
- *General Non Priority Development Sites - Sites with no obvious or apparent tourism value*

4.1 Site Assessment Framework

The framework incorporates both quantitative and qualitative assessment components. The consultants recognise that site assessment can never be fully quantitative and will necessarily incorporate subjective assessments by different officers and agencies viewing the merits of each site through the lens of agency priorities and drivers. Acknowledging this, the purpose of this approach is to arrive at a methodology that is comprehensive, consistent and caters for the broad agency priorities and objectives of each of the stakeholders, most notably the City of Albany and Tourism WA while recognizing that the aims of stakeholder agencies may conflict in certain instances. Most importantly, the site assessments must be defensible in environments such as the State Appeals Tribunal where developers seek to make submissions on development options



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for specific sites based on the planning policy framework adopted by Local Government Agencies.

The assessment methodology comprises a two part, 100 point scoring system designed to provide a quantitative system for site rankings. Part A deals with site attributes and features, while Part B addresses the development logistics of the site. Sites are assigned a score out of 50 points for each assessment component.

Part A includes the criteria of Setting, Site Potential and Tourism Activities and Amenities, while Part B assesses Size, Accessibility, Land Use Compatibility, Infrastructure and Tenure and Availability.

Figure 10 details the site assessment methodology and the scoring system:

Figure 10 – Site Assessment Framework and Scoring System



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Part A Criteria		Weighting (0.5 to 4)	Scoring Range	Maximum Score
Setting	Impact on Development Type	4	0 to 1	4
	Sense of Arrival	4	0 to 1	4
	Scenic Views	4	0 to 1	4
	Near areas of High Aesthetic Appeal	4	0 to 1	4
	Maximum Score			16
Site Potential	Potential to enhance natural heritage component	4	0 to 1	4
	Potential to enhance built heritage component	4	0 to 1	4
	Potential to enhance cultural heritage component	4	0 to 1	4
	Site highly valued by local community	4	0 to 1	4
	Maximum Score			16
Tourism Activities & Amenities	Supported by Tourism Activities	2	0 to 1	2
	Quality of Tourism Activities	2	0 to 2	4
	Supported by café's restaurants and entertainment options	2	0 to 1	2
	Quality of café's restaurants and entertainment options	2	0 to 2	4
	Supported by retail / Commercial activity	2	0 to 1	2
	Quality of supporting retail/commercial activity	2	0 to 2	4
	Maximum Score			18
	Total Score Part A			50

Part B Criteria		Weighting (0.5 to 4)	Scoring Range	Maximum Score
Size	Area	1	1 to 5	5
	Height Restrictions	1	1 to 5	5
	Maximum Score			10
Accessibility	Distance to Regional Centre	2	0 to 3	6
	Special Access Requirements	1	0 to 1	1
	Road type & Quality	1	0 to 2	2
	Near airport with regular service	1	0 to 1	1
	Accessible by Public Transport	1	0 to 1	1
	Accessible by foot	1	0 to 1	1
	Maximum Score			12
Land Use Compatibility	Near competing non tourism uses (in adjacent sites)	2	0 to 1	2
Infrastructure	Access to Power	2	0 to 1	2
	Capacity of power system to accommodate development	2	0 to 1	2
	Access to Water	2	0 to 1	2
	Capacity of scheme to accommodate development	2	0 to 2	4
	Access to deep sewerage	1	0 to 1	1
	Sewer capacity	1	0 to 1	1
	Telecoms coverage	0.5	0 to 2	1
	Maximum Score			13
Tenure and Availability	Regional / Local Planning Strategy listing	1	0 to 1	1
	Site availability	3	0 to 3	9
	Site readiness	2	0 to 1	2
	Legal / Regulatory restrictions or encumbrances	1	0 to 1	1
	Maximum Score			13
	Total Score Part B			50

Each of the criteria address a specific set of issues:



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1. *Setting* relates to the broad aesthetic value of the site including the intrinsic natural attractiveness and the proximity of the site to areas of high natural value
2. *Site Potential* considers the natural, built and heritage value of the site and the capacity of any proposed tourism development to impact or enhance these values
3. *Tourism Activities and Amenities* considers the proximity of the site relative to any supporting retail and commercial nodes, activities and attractions that will support the tourism development product under consideration. Proximity to supporting tourism infrastructure, or the ability to incorporate such options in development is vital to the viability of tourism development
4. *Size* of the site is an important factor in the influencing the scope and configuration of any tourism development
5. *Accessibility* is concerned with how easy it is to access the site from inside and outside the local area
6. *Land Use Compatibility* considers the land uses on areas adjacent to the site under investigation. If a potential tourism site is located in close proximity to a working mine or industrial site, it is likely to detract from the inherent value of the site
7. *Infrastructure* is concerned with the availability and capacity of utilities to the site to facilitate tourism development
8. *Tenure and Availability* addresses factors such as site readiness and availability for development

In addition to the quantitative site analysis, the methodology includes a qualitative component which seeks to answer three key questions, namely:

1. ***Would the loss of part or all of the site to alternative (competing) uses be to the significant long term detriment of tourism in the local, regional or statewide context?***
2. ***What is the highest and best tourism development type for the site relative to all other possible tourism uses?***
3. ***What other uses may be required on the site in order to facilitate the development of the preferred tourism component?***

4.2 Decision Rules

The decision rules are describe the method of interpreting the application of the site assessment methodology to individual sites. The decision rules are as follows:

- Caravan Parks on high value Crown land, administered by the City of Albany are Priority 1 Tourism Sites by default
- Answering "Yes" to Question 1 is a necessary precondition to Priority 1 Tourism Site Listing but does not guarantee P1status. To arrive at Priority 1 status a site must answer "Yes" to Question 1 and score 30 points or higher on Part A of the quantitative criteria.



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- Notwithstanding this, a score of less than 30 on Part B of the quantitative criteria downgrades the site to Priority 2 Tourism Site Listing owing to the logistical difficulties which detract from the sites attractiveness.
- An overall score of less than 50 and a negative response to Question 1 means that the site is deemed to have no significant tourism value and can be zoned for non tourism purposes

4.3 Key Qualitative Issues

Like the quantitative criteria, the qualitative criteria feature a number of elements for consideration.

Consideration of the highest and best tourism development use of the site relative to all other potential tourism uses needs to consider the direct and indirect economic return to the developer, proprietor and community, the social benefit emerging from the extent of engagement with local business and community arising from the development option and the number of people who can benefit from the amenity as users of the development.

The outcome from this consideration is a short list of possible use options from which a preferred use will be nominated. Although this assessment methodology will be applied with the best information available there is inherent subjectivity in the process and Council may choose a different use from the possible options offered.

In considering the other uses that may be required on the site in order to facilitate the preferred tourism development option, the amount of residential development on the site will be determined by the Council following submission by the developer advising on the return on investment required from the site needed to render a viable tourism development. This is not a fixed formula and will vary from site to site. The modelling outlined in the New Accommodation Supply model provides guidance on the total developable area for the sites as well as suggesting an optimal accommodation yield for each site depending on the accommodation type selected.



5 Priority Tourism Site Determination

The research for the City of Albany Local Tourism Planning Strategy considered 16 sites suggested by the City of Albany and Tourism WA as having potential for tourism development.

5.1 Site Determinations

The majority of the sites were in relatively close proximity to the Albany town centre however, sites as far a field as Cape Riche were assessed. The sites assessed were:

- Lot 16 Flinders Parade – Esplanade Hotel Site
- The Albany City Waterfront (subject of existing structure plan)
- Lots 7150 & 8168 Quaranup Rd (Camp Quaranup)
- Lot 40 Frederick St – Frederickstown Motel
- Lot 1340 Flinders Parade – Middleton Beach Caravan Park
- Lots 1, 3, 4 & 150 Barry Court
- Lot 66 Middleton Rd – Dog Rock Motel
- Lots 895, 1104 & 1209 Royal Drive – Old Woolstores
- Lots 1 & 2 Frenchmans Bay Rd – Former Frenchman Bay Caravan Park
- Lot 1386 & Reserve 41267 Links Place – Former Albany Golf Club Site
- Lots 380, 7652 & 1181 Sandalwood Rd – Cape Riche
- Cheynes Beach Townsite
- Lots 19 & 151 Cosy Corner Rd – Torbay
- Lot 1461 Cunningham St Emu Point (and adjacent sites)
- Lot 18 Frenchmans Bay Rd – Big Grove Caravan park
- Lot 32 Nanarup Rd

The full site assessments are included in the appendices to this report.

The consultant's investigations of the sites using the Site Assessment Framework detailed in Section 5 determined that priority of each site as outlined in Figure 11:



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Figure 11 – Albany Priority Sites Determination Summary

Site	Part A Score	Part B Score	Total Score	Q1	Determination
Esplanade Hotel Site	40	40	80	Yes	Priority 1 Site
Albany Waterfront	38	32	70	Yes	Priority 1 Site
Frederickstown Motel	22	38	60	Yes	Priority 1 Site
Middleton Beach Caravan Park	32	37	69	Yes	Priority 1 Site
Emu Point	33	33	66	Yes	Priority 1 Site
Barry Court	34	34.5	68.5	No	Priority 2 Site
Dog Rock Motel	30	38	68	No	Priority 2 Site
Old Golf Course	32	32	64	No	Priority 2 Site
Big Grove Caravan Park	28	28.5	56.5	Provisional yes	Priority 2 Site
Frenchman's Bay	24	26.5	50.5	Provisional yes	Priority 2 Site
Woolstores	12	34	46	No	Priority 2 Site
Cheyne's Beach Townsite	28	21	49	No	Priority 2 Site
Nanarup	24	25	49	Provisional yes	Priority 2 Site
Camp Quararup	28	25.5	53.5	Provisional yes	Priority 2 Site
Cosy Corner	20	27.5	47.5	No	Non Priority Site
Cape Riche	20	13	33	No	Non Priority Site

In summary, there are five sites considered by the consultant's suitable for Priority 1 listing, nine sites that are deemed to be Priority 2 and two sites considered to have little or no tourism value which are therefore listed as Non-Priority sites. Four of the Priority 2 sites are potentially Priority 1 sites in that they list a "provisional yes" answer to question 1, which seeks to identify the relative value of the site if its tourism use is lost to the community.

5.2 Site Development and Infrastructure Costs

The five Priority 1 listed sites are all in established areas and currently adequately serviced in the areas of power and water utilities. Road infrastructure is also well established. Proposals for any development are the subject of developers' feasibility studies with the costs of any expansion to utilities or infrastructure are borne by the developer in the form of headworks and other charges.

5.3 Site Development Options and Future Accommodation Demand

The determination of preferred development options for each of the sites can be narrowed down to seven options:

- Self contained apartments
- Bed & breakfast
- Backpackers accommodation
- Caravan park / holiday village
- 3 Star hotel / motel
- 4 Star plus hotel / motel



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- Residential
- Other

For the purposes of this strategy, the site development options determination is mostly concerned with the provision of apartment, caravan parks / holiday villages and 4 star plus hotel / motel as these categories appear to be where the main demand for accommodation lies.

The demand modelling for this project allows the City to determine preferred uses for each of the 16 sites proposed as having potentially high tourism value for the area. The model considers the likely yield for accommodation units of the stated type according to a range of variables including:

- Gross site land area
- The net site development ratio (the area left after allowance for common infrastructure such as roads, paths etc)
- The built form footprint ratio
- Allowance for accommodation common areas (bars, hallways, foyers etc)
- Block height restrictions, and
- Ave unit size in square metres

A Priority 1 site such as the Esplanade Hotel Site for example has a gross land area of approximately 14,000 square metres. Taking into consideration the above factors, the determination of 4 star plus hotel / motel accommodation with an average unit size of 80 square metres and a height restriction of five storeys, the site would yield 60 rooms / units at 12 units per floor. This development would contribute an additional 21,900 room nights of accommodation supply which, assuming an average of two persons per unit per night, would result in an additional 43,818 likely visitor nights supply. This new supply would cater for approximately 22% of the pent up demand for 4 star plus hotel / motel accommodation. Based on the demand estimates however, there would still be a requirement for approximately 130,000 likely visitor nights accommodation which translates to an unmet demand of about 178 hotel / motel units in this category.

Taking the modelling a step further, if the site at the Albany Waterfront, also a Priority 1 site, was earmarked for 4 star plus hotel / motel accommodation, and assuming a gross land area of 30,000 square metres of the precinct was set aside for such a purpose, then the site would yield approximately 103 hotel rooms of 80 square metres, with the height restrictions determining the density and configuration of the development. Such a development would add a further 75,000 likely visitor nights accommodation supply resulting in a remaining unmet demand for approximately 75 hotel / motel rooms to be built elsewhere in Albany.

Figures 12 and 13 present an extract from the accommodation showing potential development scenarios and yield for each of the 16 nominated sites. It should be noted that the modelling does not necessarily propose any specific accommodation type for each site but rather explores site capacity for each accommodation type and the resulting impact on demand from development.





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Figure 12 – Albany Sites Developable Areas

Site	Site Determination	Preferred Use	Ave Unit / Room / Bay Size (sqm)	Gross Land Area (sqm)	Net Site Development Area (sqm)	Maximum Built Form Footprint (sqm)	Allowance for common area (sqm)
Esplanade Hotel Site	Priority 1 Site	4 Star + Hotel / Motel	80	14,000	9,800	6,880	2068
Albany Foreshore	Priority 1 Site	4 Star + Hotel / Motel	100	30,000	21,000	14,700	4410
Frederickstown Motel	Priority 1 Site	Apartments	80	2,500	1,750	1,225	368
Middleton Beach Caravan Park	Priority 1 Site	Caravan Park/Holiday Village Units	100	30,000	21,000	14,700	4410
Ernu Point	Priority 1 Site	Caravan Park/Holiday Village Units	100	30,000	21,000	14,700	4410
Bairy Court	Priority 2 Site	Residential	100	6,000	4,200	2,940	882
Dog Rock Motel	Priority 2 Site	Apartments	100	12,000	8,400	5,880	1764
Old Golf Club	Priority 2 Site	Residential	100	30,000	21,000	14,700	4410
Big Grove Caravan Park	Priority 2 Site	Residential	100	37,000	25,900	18,130	5439
Frenchman's Bay	Priority 2 Site	4 Star + Hotel / Motel	100	13,000	9,100	6,370	1911
Woolstores	Priority 2 Site	Residential	100	94,000	65,800	46,060	13818
Cheyres Beach Townsite	Priority 2 Site	Other	100	39,000	27,300	19,110	5733
Nanarup	Priority 2 Site	4 Star + Hotel / Motel	100	28,000	19,600	13,720	4116
Camp Quararup	Priority 2 Site	Other	100	50,000	35,000	24,500	7350
Cosy Corner	Non Priority Site	Residential	100	21,000	14,700	10,290	3087
Cape Riche	Non Priority Site	Residential	100	40,000	28,000	19,600	5880



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Figure 13 – Albany Sites Accommodation Yield (Scenario only, not prescriptive)

Site	Gross Allowable Units	Max Height (Storeys)	Units / Floor	New Total Room Night Accom. Supply (Room Nights)	Average Persons / Unit	Total Likely Visitor Nights New Supply
Esplanade Hotel Site	60	5	12	21,909	2	43,818
Albany Foreshore	103	3	34	37,559	2	75,117
Frederickstown Motel	11	3	4	3,912	2	7,825
Middleton Beach Caravan Park	103	1	103	37,559	2	75,117
Emu Point	103	1	103	37,559	2	75,117
Barry Court	21	4	5	Not Applicable	2	-
Dog Rock Motel	41	3	14	15,023	2	30,047
Old Golf Club	103	3	34	Not Applicable	2	-
Big Grove Caravan Park	127	1	127	Not Applicable	2	-
Frenchman's Bay	45	2	22	16,275	2	32,551
Woolstores	322	3	107	Not Applicable	2	-
Cheynes Beach Townsite	134	2	67	Not Applicable	2	-
Nanarup	96	2	48	35,055	2	70,109
Camp Quararup	172	2	86	Not Applicable	2	-
Cosy Corner	72	2	36	Not Applicable	2	-
Cape Riche	137	2	69	Not Applicable	2	-



City of Albany Local Tourism Planning Strategy

6 Local Tourism Planning

6.1 Tourism Planning-Current Statutory Planning in the City of Albany

The City of Albany has two Local Planning Schemes covering the municipality.

- TPS No. 1A, District Zoning Scheme which covers the Albany Townsite and surrounding localities;
- TPS No. 3, District Scheme which covers the remaining area of the municipality covering the broadscale agricultural area and rural hinterland and small rural communities.

TPS No.3 contains the following zones which provide in part or whole for tourism uses and activities. Shops, cafes and restaurants which contribute to the tourism experience and infrastructure are not specifically listed in all zones below but are possible in commercial areas and local shopping zones.

- i. Motel – includes objective to provide for tourists and to be evenly distributed.
- ii. Special Sites – for Caravan Parks, Holiday Accommodation and other specific tourist uses (not nominated).
- iii. Special uses – sites and the allowable uses are listed in a Schedule and provides for a range of tourist uses throughout the District including: chalets, museum, mixed use, park homes, caravan parks, holiday accommodation, health centre, farm stay, zoological gardens, kiosk, country kitchen, café, restaurant, private recreation, travelers rest stop, microbrewery, rural/agricultural activity displays.
- iv. Conservation – existing uses include bed and breakfast accommodation on some properties.
- v. Rural – can provide for a caravan park, hotel and tavern without rezoning.
- vi. Mixed Business – allows holiday accommodation holiday homes, hotel and motel and tavern as discretionary uses.
- vii. Additional Use – in rural areas (the base zone) up to 10 chalets, holiday accommodation, arts and crafts sales and restaurants to have been developed.
- viii. Commercial – allows a hotel as a discretionary use.
- ix. Motel – allows a caravan park, hotel and tavern as permitted uses.
- x. Local Shopping – allows a hotel as a discretionary use.

Note that Holiday Homes are a use listed in the use Class and Development Table as only permitted in the Mixed Business zone and is not permitted for example in the residential zone and none of the other zones which allow tourist related uses.

TPS No.1A applies to the city built up area and provides for tourist uses in the following zones:

- i) Tourist Residential – camping, caravan park, chalets, holiday accommodation, hotel and motel.
- ii) Central Area – holiday accommodation.



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- iii) Licensed premises – hotel, motel, tavern.
- iv) Residential – holiday accommodation for up to 4 chalets plus a caretakers accommodation.
- v) Special Sites – restaurant, shop, arts and crafts display, bakery, bookshop and museum, holiday units, holiday accommodation, park home park, motel, restaurant, night club.
- vi) Foreshore Development zone which provides for the Waterfront project.

6.2 Albany Local Planning Strategy (ALPS)

The ALPS establishes the following planning principle for tourism:

"Albany will remain the premier tourism destination on the south coast and will provide the complete tourism experience."

Destination sites are to be protected and enhanced. Development must be sustainable in the provision of tourist accommodation.

Eco-tourism will be encouraged.

Iconic sites will be protected and promoted. The ALPS states that development for tourism may occur in proximity to such sites and that the current "tourist residential" zone provides "flexibility in integrating residential and tourist accommodation". It will be important to test this statement and recommend in Priority 1 and 2 sites or nodes if the zone will be suitable and the preferred ratio of tourist to residential accommodation.

The outcome of the Albany Tourism Strategy will be to provide changes and additions to the Albany Local Planning Strategy (ALPS) with respect to Tourism. The Local Planning Scheme would subsequently be amended or a new Scheme would be prepared which reflects the ALPS and other recommendations of the Albany Tourism Strategy.

The principal objective for the Strategy is based upon having a range of tourist opportunities (eg. zones and policies) to provide for all forms of tourism. Based upon the demand analysis, Albany currently has a good mix of tourist accommodation from caravan parks to resorts. There does appear to be a demand for higher return motels, hotels and/or additional resorts.

The main pressure on tourist accommodation sites at present is the potential to redevelop and subdivide the lots for non-tourist uses. Centres such as Albany are proving to be very popular for new residents including retirees and "sea-changers" and this has forced up the price of land and associated increases in rates and taxes considerably. Due to the increased land values, landowners can make very good short term profits by changing from a low return use such as a caravan park, to a high return use such as short-stay units and private permanent residential units or lots.

It is therefore possible that over time the budget style accommodation may be lost or replaced. It is further possible that uses such as a Motel will be redeveloped in the same way for short-term profit. Developers will also seek to make a percentage of the site for residential no occupancy restriction use to cover their development costs.

What can Council do within their planning controls to maintain a broadly based range of tourism accommodation and development opportunities?



6.3 Option 1 – Intervention Through Zoning

The Scheme could have specific zones for the different tourist uses. For example the caravan parks would be zoned "Caravan Park", the motels zoned as "Motel", etc.

The effect of this would be that the current mix of uses would be maintained, although development is not guaranteed and may not be economically viable. Land owners still seek to change the zoning of their land through a Scheme Amendment which requires Council support to initiate an Amendment. Council would therefore assess each application on its merits.

The value of the land should reflect the current use if the zone is appropriate. For example a Caravan Park would be valued as a caravan park not as a potential short-stay or group residential or mix of the two depending upon the range of uses which may be permitted in the zone. The more restrictions on the range of uses permitted in a zone the more likely the value of the land will be based on the actual zone.

Keeping the value down to a realistic level reflecting the zoning and development potential should reduce land tax and rates and reduce some landowner pressure to redevelop. The result would be no loss of the caravan park or motel and speculation will be discouraged.

The impact on the landowner could be to relegate him to continuing to operate a non-profitable business or one with a low return.

To assist, Council can introduce incentives such as rate reduction and other initiatives to improve the viability of the low budget accommodation.

Under this Option surrounding landowners would, however, have secure knowledge about the use of the subject land as it would have a specific zoning and would require a Scheme Amendment to change the purpose of the zone.

6.4 Option 2 – The Free Market Approach

Under this Option there would be one broad Tourist zone with the range of uses being permitted or discretionary uses subject to Council approval. Under this approach landowners would be likely to pursue the "highest and best use".

This would mean that landowners could own a caravan park and develop it as short-stay holiday units without rezoning. The land would therefore be valued at the highest and best use putting financial pressure on the landowner to redevelop to achieve an increased income or sale price.

The likely outcome of this approach would be that budget and lower revenue return tourist uses such as caravan parks are likely to disappear through redevelopment to a use which provides a higher economic return, albeit a short-term return only.

Council could then seek to find other sites to replace the lost site or develop other initiatives to encourage the lower end of the market, eg. crown land to be leased for a caravan park or mechanisms to encourage a range of uses in a Precinct.

Under this Option the process has flexibility but this can also lead to uncertainty in investors, developers and adjacent landowners not knowing what future land uses might be possible and that the affected landowners would have only limited participation in the process as no Scheme Amendment is required.

There may be a combination of Options 1 and 2 which would be more appropriate and acceptable and this could be investigated.



City of Albany Local Tourism Planning Strategy

Both Options must address how much of the site should be residential (unrestricted stay) to fund future development. Guidelines would be required to assist in overcoming potential land use conflict between residential and tourist uses where this mix is permitted.

6.5 Other Uses

If viability is to be a consideration when a planning officer assesses an application it would assist to have a general guideline for different uses, eg. Caravan Park usually requires 'x' number of bays or a motel 'x' number of units.

It may also be useful to have a general guide to preferred lot sizes for some uses.

The guidelines should not be so strict that there is no opportunity to vary them but if a proposal comes in under the guideline threshold then the planner can ask that justification of the viability/sustainability be provided. If the proposal is consistent with the guidelines then no additional financial data would be required.

It would be unwise to determine that a specific lot size is required and a minimum number of units as this may rule out new and innovative ideas or changes in demand and tourist trends.

6.6 Other Comments

With Option 1 where a Priority 1 Tourist Development site is identified it should remain available for the preferred tourist uses through zoning and policy.

With Option 2, it is not certain that preferred uses for a site or Precinct could be achieved.

Where tourist and residential uses are to be combined on the same site, the two should be designed as separate elements on the site. It should be clear to purchasers of the residential units (eg. in notice on title or in Management agreement) that the tourist use is acknowledged. It should also be made clear whether or not the residential units can also be used as short-term holiday homes or not.

6.7 Priority Tourist Sites

As a result of the detailed assessment of a range of tourist or tourist related sites it has been determined that sites would be identified as a Priority 1 Tourism Development Site or a Priority 2 Tourism Development Site, or a Non Priority Development Site. Any development/land not identified in either of these categories would not be considered that their use for tourism or the particular current use as essential to the tourism economy.

Priority 1 Tourism Development Sites in the context of this Study are those which, when developed are strategically located and capable of providing high economic yield and/or major benefits to the general tourism industry at a local, regional or state level. **These sites are high value, accessible, unique sites that contribute to the market positioning of Albany.**

Priority 2 Tourism Development Sites in the context of this Study, are those which, when developed are strategically located and capable of providing significant economic yield and/or significant benefits to the general tourism industry at a local, regional or state level. **These sites support and contribute to the overall tourism capacity of Albany.**

The remaining sites already zoned and/or developed for tourism are those with no obvious or apparent tourism values.



City of Albany Local Tourism Planning Strategy

6.8 Priority Sites

The reason for identifying Priority Sites is to ensure that sites are available for tourism purposes in accordance with an agreed and adopted Local Planning Strategy and Local Planning Scheme. Where the assessment has been completed the sites should subsequently also be identified in a Local Tourism Strategy.

When sites are privately owned there has been a growing trend for landowners to either:

- seek to rezone (if required) and develop or release the land for residential development as in recent times it has been guaranteed to be economically attractive to the owner;
- sell or develop part of the lot for residential purposes to finance the tourism component. In some cases the location of the residential units are separate from short-stay holiday units but in others the short-stay and permanent uses intermingle where the permanent stay units can still be used for short-stay holiday accommodation.

The Tourism Planning Strategy Taskforce Report has detailed the problems which may arise where the short-stay and unrestricted stay units are not separated. While this study does not propose a total prohibition on the use of restricted length of stay residential units the following guidelines should help to avoid future conflict between land uses and to assist in optimising the tourism potential of the site or location.

Priority Sites unless otherwise stated will receive Council support to utilize (through subdivision including strata title subdivision) a percentage of the site for residential development (no occupancy restriction) subject to:

- There being no anticipated land use/ planning conflict between the residential use and the adjacent and nearby land uses and zones including the tourism activity on the balance of the lot.
- All units in the development should be designed primarily for tourist occupation, form part of an integrated complex and should not be subject to compliance with the Residential Design Codes, apart from the estimation of density, but not the detailed development standards.
- The Residential component should comply with the nominated Residential Design Code of WA.
- The development being designed to physically separate the tourism from the residential uses.
- The management of the tourism development ensuring that any impacts on the residential use are minimised.
- The purchaser of the residential lots agreeing to the adjacent tourism use and acknowledging and accepting the proposed use.
- The tourism development being completed to Councils satisfaction prior to the residential lots and/or development being completed and provided with a Certificate of Occupancy.
- The tourism development being located on the highest valued tourist land (eg where views are available or where direct frontage onto a beach or foreshore reserve area available) and the tourism values of the site are not being compromised by non-tourism development (i.e. residential) on the site
- The development of the site yielding the optimal social and economic benefit to the Albany community



City of Albany Local Tourism Planning Strategy

6.9 Caravan Parks

One category of use of particular interest is Caravan Park. This is a use which is well provided for however it is becoming increasingly likely that these Parks, where privately owned could become uneconomical. The State Government's Tourism Planning Taskforce Report recommended that Local and State Government can assist in maintaining one aspect or influence on the financial viability of the lower income earning tourist accommodation. The Report determined that there be an improved framework for the facilitation and support of Tourism sites that recognises the broader social and economic importance and potential environmental benefits of the industry (and in this case Caravan Chalet Cabin Camping type uses). Such initiatives could include:

- Assistance with headworks charges;
- Provision of additional infrastructure by the State;
- Support to raise finance;
- Alternative tenure arrangements;
- Deferral arrangements in respect to State taxes;
- Short stay tourist accommodation be treated similarly to hotels, motels and other tourist accommodation (eg they would not be assessed as individual units); and
- Remove or reduce land tax.

In addition Local Government could reduce rates on specific sites to reduce operating cost. Accordingly it is recommended that where possible the existing zoning such as Caravan Park or Motel be retained subject to considering providing assistance by way of concessions and incentives. As a compromise the land could be redeveloped to another use allowing part of the site to be used for other more financially attractive development such as park homes or units.

6.10 Conclusion

In summary the Strategy has found that there is no obvious shortage of tourist related land and development in Albany. There is a need to undertake some changes to the existing planning framework to:

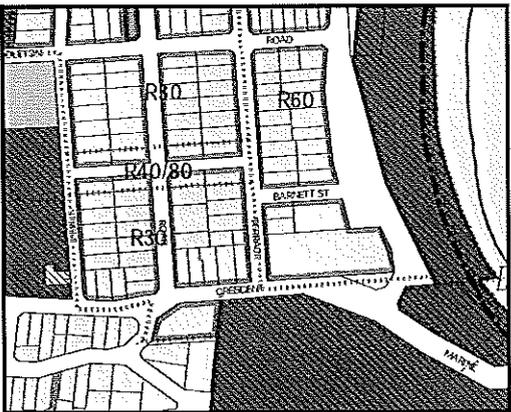
- consolidate or make consistent the existing Local Planning Schemes;
- introduce the proposed additional zones;
- introduce additional use classes and nominate the zones in which they are permitted; and
- develop a policy to protect Priority 1 and Priority 2 Tourism Development Sites and the planning considerations when assessing these sites when a new development or redevelopment is proposed;
- define Priority 1 Tourism Development Sites to allow some non tourism development where it is required to fund the tourism component but where the aspects of the site that bestow Priority 1 status are not compromise;
- determine Priority 2 Tourism Development Sites there is no maximum nominated percentage of the site to go to residential uses and they will be assessed on their merits.

Council Policy GP2 Tourism Philosophy to be amended to reflect the findings of this Strategy.



7 Recommended Site Zonings

7.1 Priority 1 Sites

Site	Esplanade Hotel site – Flinders Parade, Middleton Beach
Current Zoning	City of Albany TPS No. 1A Tourist
Proposed Zoning	Hotel or Tourist Resort
<p>Comments:</p> <p>The change in zoning to Hotel to protect and maintain the tourist use of this site may be too late to influence the current redevelopment of the site now that the Esplanade Hotel has been demolished. This is a unique and iconic site ideally located in a picturesque setting directly adjacent to the foreshore. The current Tourist Zone does permit residential development at Council's discretion.</p>	
<p>Recommendations:</p> <ul style="list-style-type: none"> • Rezone to Hotel. • Irrespective of the change in zoning require the redevelopment to create a 60 to 85 room hotel and then consider additional uses such as residential. • Other uses which could be considered are Motel, Resort, Self-contained accommodation units. 	
<p>Image: Exert from TPS 1 A of the Esplanade Hotel Site</p> 	

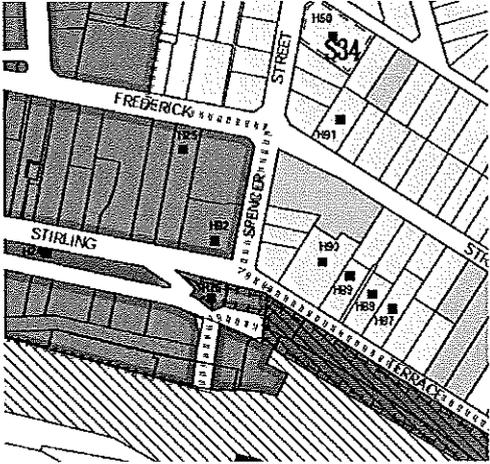


City of Albany Local Tourism Planning Strategy

Site	Albany Waterfront
Current Zoning	City of Albany TPS No. 1A Albany Foreshore Development Zone
Proposed Zoning	Albany Foreshore Development Zone
Comments:	
<p>The concept plan for the redevelopment of the Albany Waterfront was adopted by the City of Albany and this has been reflected in the Albany Waterfront Structure Plan. This is a strategically located area being on the waterfront of the harbour at the foot of the town centre. The Structure Plan will provide for a range of commercial, tourist, recreational and other uses and will be established as an iconic focal point. The Structure Plan provides for an entertainment area, hotel, mixed use buildings, serviced apartments, markets, open space, cafes, restaurants, parking and other similar uses.</p>	
Recommendations:	
<p>Support of the Structure Plan and the proposed land uses. The existing zoning to remain with reference to the adopted Structure Plan to protect the tourist uses. Any future changes to the zone should introduce the Hotel and other zones to guide the development and protect the mix of uses. It is assumed that residential development is not included in the structure plan</p>	
Image: Not available	

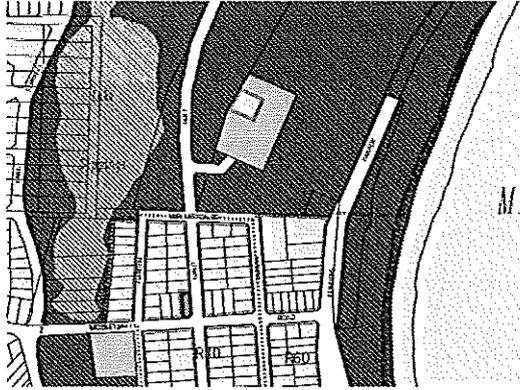


City of Albany Local Tourism Planning Strategy

Site	Fredrickstown Motel, corner of Fredrick and Spence Streets
Current Zoning	City of Albany TPS No. 1A Central Area Zone
Proposed Zoning	Motel Zone
<p>Comments:</p> <p>The demand is for higher standard motels or hotels and the existing motel is ideally located in the Central Area to provide for that need. The loss of several motels would be detrimental to satisfying the broad range of accommodation required for tourists and in particular the business market.</p> <p>If redeveloped it would be preferred that the use is still aimed at the up market motel clientele and this is best achieved by introducing the Motel Zone.</p>	
<p>Recommendations:</p> <p>Once the Motel Zone has been introduced to the Scheme the site should be rezoned to Motel Zone.</p>	
<p>Image: Exert from TPS 1 A of the Fredrickstown Motel Locality</p> 	

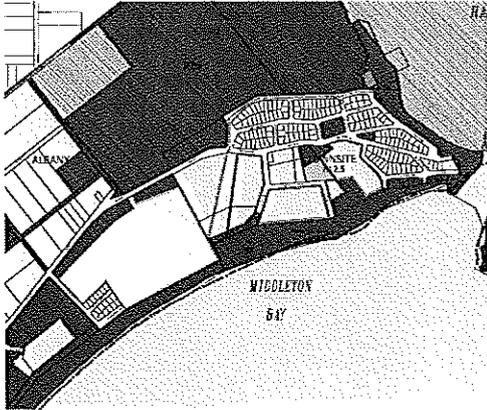


City of Albany Local Tourism Planning Strategy

Site	Middleton Beach Caravan Park
Current Zoning	City of Albany TPS No. 1A Reserve for Recreation
Proposed Zoning	Caravan Park and Camping Ground
Comments: This Caravan Park is located on Crown land vested in the City of Albany and therefore it is a site which should remain used as a caravan park and should be able to remain economically viable if the Council keeps the overheads at sustainable levels.	
Recommendations: That Council introduce the Caravan Park and Camping Ground Zone to the Scheme and rezone the subject land to Caravan and Camping Ground Zone.	
Image: Exert from TPS 1 A of the Middleton Beach Caravan Park	
	



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Site	Emu Beach Caravan Park, Rose Gardens Caravan Park and Havanna Hills
Current Zoning	City of Albany TPS No. 1A Tourist Residential
Proposed Zoning	Caravan Park and Camping Ground
<p>Comments:</p> <p>There are a number of existing caravan, camping, chalet and villa style accommodation sites at Emu Point which are strategically located being separated from the waterfront by only a Reserve for Recreation.</p> <p>The lots are zoned Tourist Accommodation and continue to offer facilities for the lower end of the tourist market providing caravan, camping, chalet etc. on privately owned lots.</p>	
<p>Recommendations:</p> <p>The existing lots which are predominantly used as Caravan Parks to be zoned Caravan Park and Camping Ground Zone. Those where buildings already exist and where they are the main land use to be zoned Chalet and Cabin subject to the introduction of the zones to the Scheme.</p>	
<p>Image: Cadastral map of Emu Point Locality</p> 	



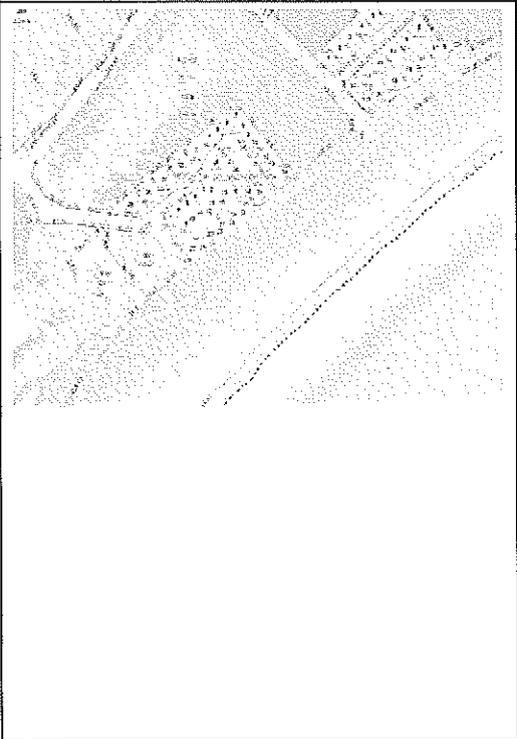
7.2 Priority 2 Sites

As discussed earlier in the report Priority 2 sites are less important than Priority 1 sites in that they are not seen as essential to the future of tourism and that they offer other potential development opportunities which may not be tourist related.

The uses on Priority 2 sites could be replaced elsewhere but their complete loss would be detrimental to providing for tourism in Albany. The loss of these sites would present challenges for tourism development in Albany but not to the extent that the loss of Priority 1 sites would. These sites support and contribute to the overall capacity of tourism and tourist accommodation in Albany.

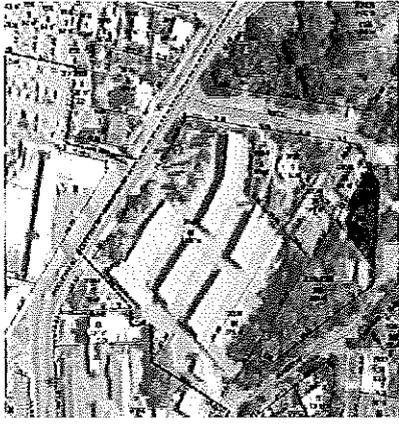
The retention of these sites is important critical to tourism but rezoning or redevelopment could be assessed on their merits and could involve part or all of the lot. Retaining the sites for tourism is the ideal from a tourism perspective alone and it is recommended that they retain their existing tourist zone or be rezoned when the new scheme is prepared to one of the new zones which reflects their use. Landowners may have less pressure or inclination to then change the zone and use.

The sites and recommendations are listed below:

Site	Comments	Image
Barry Court/ Middleton Beach	Zoned Tourist Residential where tourism is the preferred use but it is not considered essential and any proposal could be assessed on its' merits. The site is well located for a tourist complex such as a resort, self catering apartments, caravan park, chalet etc. as it has direct assess to the coast and golf course. It is in a unique setting with no adjacent development. However the site's value has been diluted by the concentration of residential development in the area	



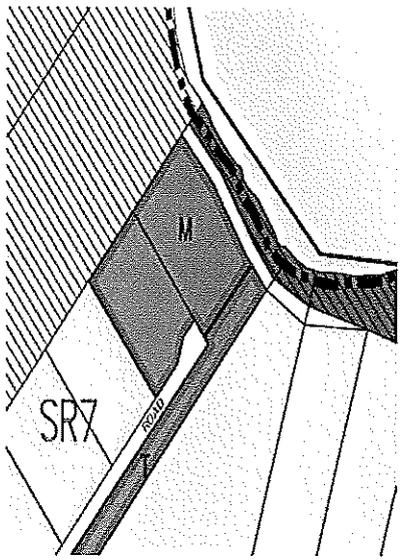
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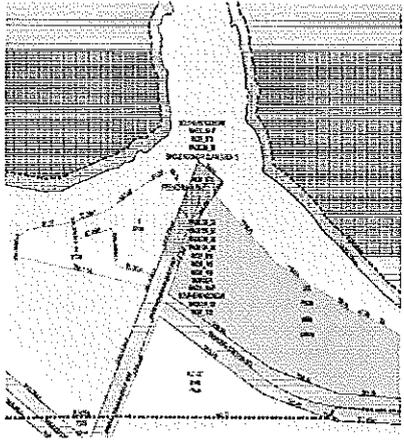
Site	Comments	Image
<p>Dog Rock Motel/ Middleton Road</p>	<p>Zoned Tourist Residential and could be zoned Motel / Apartments if the owners wished to influence the valuation of the property but this is not essential.</p>	

Site	Comments	Image
<p>Old Golf Club Site</p>	<p>This site is a LandCorp landbank site and is the former clubhouse of the Albany golf club. It provides an opportunity for residential and tourism development. It would require rezoning as it is currently a Reserve for Recreation.</p>	



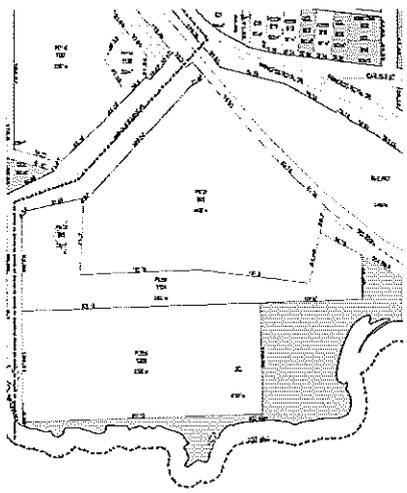
City of Albany Local Tourism Planning Strategy

Site	Comments	Image
Big Grove Caravan Park	<p>The under-utilised site has direct access to the foreshore in a semi-rural setting and is ideal to continue as a caravan and chalet park but it does need upgrading. The site should be zoned Caravan and Camping Ground Zone or Chalet and Cabin if agreed by the owner. It is zoned Motel which does not appear to be an appropriate zone given its relatively isolated location and setting. Any proposal should be assessed on its merits.</p>	

Site	Comments	Image
Frenchman Bay	<p>This site is currently zoned Special site – Caravan Park.... and is relatively isolated but is suited to a range of tourist accommodation options. Caravan, camping, chalets and serviced apartments would be the more appropriate tourist uses but it could be suited equally to residential uses.</p>	

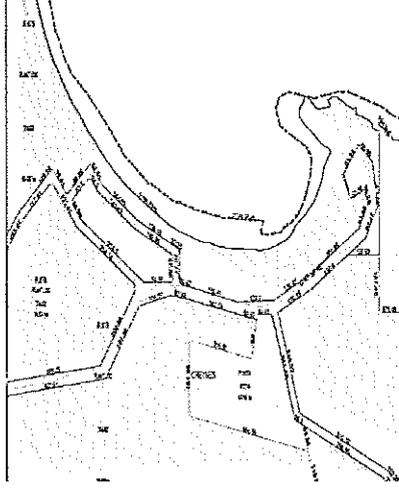


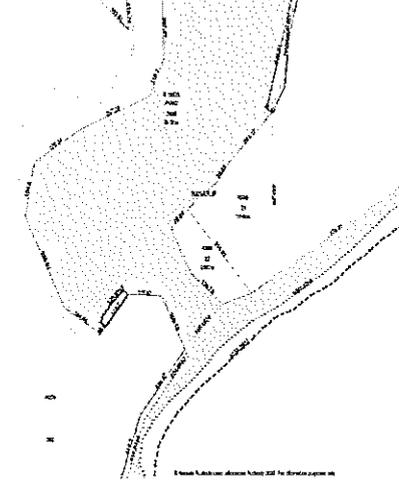
City of Albany Local Tourism Planning Strategy

Site	Comments	Image
<p>The Woolstores</p>	<p>This site is currently zoned Industry. The site has tourism potential due to its on water location but would also be suitable for residential uses. Assess each proposal on its merits but any use should be taking advantage of the views over the Harbour.</p> <p>The quality of the water site is not high and the site would require substantial remediation prior to redevelopment</p>	



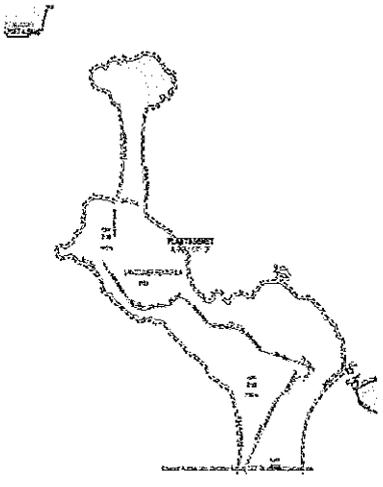
City of Albany Local Tourism Planning Strategy

Site	Comments	Image
<p>Cheynes Beach</p>	<p>The existing Caravan Park is zoned Special Use- Caravan Park and although not seen as a Priority 1 site the current zoning should be maintained or the land be rezoned to caravan park and Camping Zone so that the current use is encouraged to remain, due to the lack of alternative caravan park sites in the township.</p>	

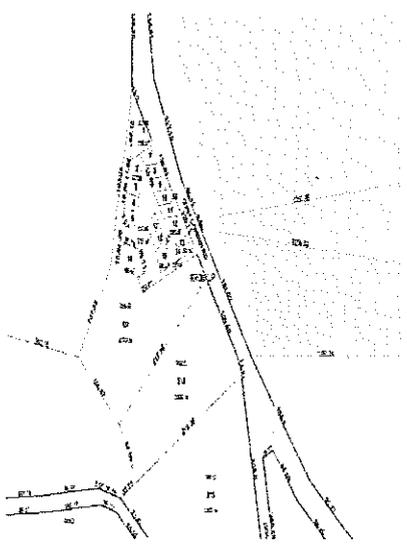
Site	Comments	Image
<p>Nanarup</p>	<p>An existing historic and low key Caravan and Camping area in this isolated but very attractive site is zoned Motel. This seems most inappropriate and some of the caravan and camping area is outside the zoned land on Rural Zoning. Subject to rectifying the extent of the development the site should be rezoned to Caravan Park and Camping Ground Zone. Any other proposal should be assessed on its merits.</p>	



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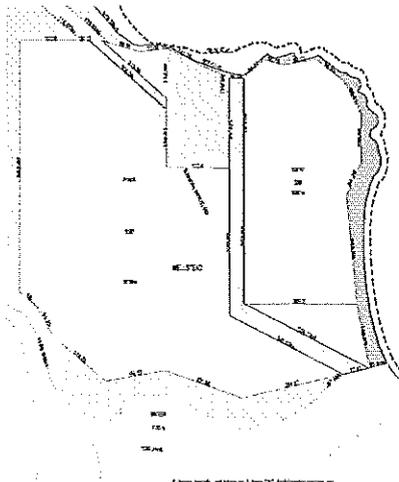
Site	Comments	Image
Camp Quaranup	This group of buildings is on Crown Reserve and is a historic site in a unique and scenic location with significant heritage value. It has been used as a community recreation camp for many years. It is its remoteness which has justified the site not being designated a Priority 1 site although it is very important and has potential for a range of tourist and recreational uses and activities.	

7.3 General Non-tourism Development Sites

Site	Comments	Image
Cosy Corner Rd, Torbay	The sites at lots 19 and 151 were not considered to have significant tourism potential notwithstanding previous attempts to develop an eco village estate and the current intention to develop a motel site on Lot 150. The site is disconnected from the main attraction of the area, the beach, and is unsupported by any meaningful tourism or supporting retail and commercial infrastructure.	



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Site	Comments	Image
Cape Riche	<p>This location was not considered to be either Priority 1 or Priority 2 however it could still be utilised for tourism. This area is isolated but offers potential for low key tourism such as a caravan, camping, and cabin accommodation. The site is not currently zoned and any proposal should be assessed on its merits. The distance from services supports the development of low impact sustainable tourism.</p>	



Appendix 1 - Commentary on Amendments to Zoning Tables

The following categories should be added to the definitions and the Zoning Table:

- Cabin
- Eco-tourist facility
- Farm Stay
- Holiday Home
- Lodge
- Tourist Resort
- Serviced Apartment
- Short-Stay Accommodation
- Park Home Park

“cabin” means an individual self-contained unit similar to chalet but may lack ensuite facilities and may comprise only one room and is designed for short-stay guests, forming part of a tourism facility and where occupation by any person is limited to a maximum of three months in any 12 month period;

“eco-tourist facility” means a form of tourist accommodation that is designed, constructed, operated and of a scale so as not to destroy the natural resources and qualities that attract tourists to the location. The development should utilise sustainable power, have a low energy demand through incorporation of passive solar design, provide for low water consumption, ecologically sensitive waste processing and disposal with no pollutant product;

“farm stay” means a residential building, bed and breakfast, chalet or similar accommodation unit used to accommodate short stay guests on a farm or rural property and where occupation by any person is limited to a maximum of three months in any 12 month period;

“guesthouse” means integrated premises for short-stay guests comprising services accommodation units and on-site tourism facilities such as reception, centralised dining, and management, and where occupation by any person is limited to a maximum of three months in any 12 month period;

“holiday house” means a dwelling together with its associated outbuildings:

- (a) designed primarily as a dwelling house for permanent residential purposes whether or not occupied periodically as such; and
- (b) used, whether or not for commercial gain or reward, from time to time for unsupervised, short-stay tourist accommodation purposes excluding people that are members of the owner’s family but including all people where the owner is a company;
- (c) but does not include a “bed and breakfast” facility;

“lodge” means integrated premises for short-stay guests comprising services accommodation units and on-site tourism facilities such as reception, centralised dining, and management, and where occupation by any person is limited to a maximum of three months in any 12 month period;



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“park home park” has the same meaning as in the *Caravan Parks and Camping Grounds Regulations 1997*;

“serviced apartment” means a complex where all units or apartments provide for self contained accommodation for short stay guests, where integrated reception and recreation facilities may be provided, and where occupation by any person is limited to a maximum of three months in any 12 month period;

“short stay accommodation” and **“tourism development”** mean a building or group of buildings forming a complex, designed for the accommodation of short stay guests and which provides on site facilities for the convenience of guests and for management of the development, and where occupation by any person is limited to a maximum of three months in any 12 month period and excludes those uses more specifically defined elsewhere;

This is not an exhaustive list but covers the predominantly tourism uses which may be permitted in other zones.



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Proposed New Zones

The introduction of additional zones for tourist development has been proposed in the "Tourism Planning Taskforce Report". Consistent with the recommendations in the Tourism Planning Taskforce Report it is proposed to introduce new zones to guide tourism uses although not all of the Taskforce recommendations in this respect were considered necessary.

Caravan Park and Camping Ground Zone

- This zone will be applied to existing or proposed Caravan Parks where the primary use is for short-stay caravan sites and camping sites.
- Development must be consistent with WAPC Planning Bulletin No. 49, the Caravan Parks and Camping Grounds Act 1995 and the Regulations 1997.
- Existing Caravan Parks have been identified as being of State Significance where they are largely intact and caravan sites comprise the majority of the development or where there remains an even spread of vacant caravan sites, on site vans, cabins and chalets.
- Lots within this zone, unless otherwise specified, should be for tourist/short stay accommodation only.

Cabin and Chalet Park Zone

- The Model Scheme Text defines the use of cabins and chalets where they are individual units which may or may not have cooking facilities, may have ensuite facilities but may also rely on communal bathroom and other facilities. These uses have traditionally been developed in association with caravan parks or as low key, low budget holiday/family parks which have provided budget holiday accommodation.
- Lots within this zone, unless otherwise specified, should be for tourist/short stay accommodation only.
-

Hotel Zone

- There are no vacant lots likely to be identified to be zoned for Hotel at this stage, however the existing hotels are very important to the development and growth of the tourist business and commercial industries.
- Existing Hotels which are consistent with the Liquor Licensing Act 1988 will be zoned Hotel zone.
- Residential uses should not be permitted within this zone which should be for short-stay accommodation only.
- Where a landowner can show that an existing hotel is:
 - operating on a sound financial basis;
 - can separate residential and non-residential uses and manage adverse impacts appropriately; and
 - has land surplus to its requirements the Council may support rezoning and subdivision.



City of Albany Local Tourism Planning Strategy

- The provision of long term residential use in association with short stay use should be avoided if possible.

Motel Zone

- There are no vacant lots likely to be identified to be zoned Motel at this stage, however, the existing "Motels" are very important to the development and growth of the tourist, business and commercial industries.
- Motels do not include chalets, flats, hotels, grouped dwellings, etc. but are buildings and facilities used for the overnight accommodation of travellers and their vehicles and may also include buildings used for the provision of meals for guests and/or the general public.
- Residential uses should not be permitted within this zone which should be for short-stay accommodation only.
- Where a landowner can show that an existing motel is:
 - operating on a sound financial basis;
 - can separate residential and non-residential uses and manage adverse impacts appropriately; and
 - has land surplus to its requirements the Council may support rezoning and subdivision.
- The provision of long term residential use in association with short stay use should be avoided if possible.

Tourist Resort Zone

- Existing resorts are either zones as Special Purpose or Tourist and the latter zoning, as discussed previously allows a number of other uses. Some Resorts which are or could be of State significance should be zoned to Tourist Resort to ensure that any change of use must go through an appropriate planning process.
- The Tourist Resort zone provides for a development which is an integrated purpose built luxury or theme premises which is used for short-stay accommodation together with facilities including reception, restaurant and leisure facilities and may include convention facilities.
- Where identified to be of State significance there should be no long term (over 2 months) residential uses.
- If not of State significance where a landowner can show that an existing motel is:
 - operating on a sound financial basis;
 - can separate residential and non-residential uses and manage adverse impacts appropriately; and
 - has land surplus to its requirements the Council may support rezoning and subdivision.



Appendix 2 – Access, Attractions and Amenities

While the supply and demand analysis and stakeholder consultation has focused primarily on the availability of accommodation, the analysis also included references to other factors affecting the number of visitors to Albany and their behaviours. A summary of comments and observations includes the following points:

Access

Access relates to the ways in which visitors to Albany arrive at their destination and how they move around the city on arrival

- Long distance train travel is increasingly popular and could provide a unique product offering for Albany to help differentiate it from other WA destinations. This would appeal to families, grey nomads/baby boomers and couples.
- More Coach services are needed to get visitors who do not have access to private vehicles (e.g. backpackers, cruise ship travelers) around Albany
- Coach services or package tours are needed to take people from Albany on day trips to the region for example to wineries or the Treetop Walk. A winery package would replace the need for a designated driver for visitors traveling in couples or small groups.

Recommendations

- Work with the PTA to determine the feasibility of the reintroduction of passenger train travel to Albany.
- Facilitate the development of tour and coach services within Albany and into surrounding regions linking key attractions.

Attractions and Activities

Attractions and activities are those built or natural features that attract visitors as well as the recreational offering that visitors engage with when they are in Albany

- Tourist facilities such as restaurants and attractions were seen to be often not open at times convenient to tourists. (Weeknights and public holidays)
- It was found that there is a major lack of attractions and things for children to be entertained with. This is particularly an issue for a family destination. Because Albany's weather is perceived to be unreliable it was also suggested more indoor activities for children are needed.
- It was reported that visitors often are unaware of what is on offer and are not able to find things easily (due to the lack of signage and information).
- The cruise ship market presents new problems because these tourists have quite distinct needs which Albany is currently not able to cater to. A broader range of quality retail providers is needed and with opening hours suitable for the arrival of cruise ships.



City of Albany Local Tourism Planning Strategy

Opportunities

- Albany has the opportunity to position itself to the niche Heritage Tourist market in order to target specific target segments including grey nomads, baby boomers, ANZAC enthusiasts and people with historical family connections to Albany.
- Attractions should be packaged together to target specific nice markets, such as themed trails e.g. Walk trails, cycle trails, food trails.

Recommendations:

- Introduce incentives to encourage restaurant and attraction businesses to improve opening hours.
- Focus expenditure on leisure centre to enhance its ability to cater for the tourist market in particular families with children.
- Seek Expressions of Interest for other child-friendly attractions.
- Create a map linking child-friendly attractions.
- Create/Enhance and promote children's indoor holiday activities.
- Improved signage to parks, picnic areas, foreshore.
- Focus infrastructure investment and development of facilities and packages linked to key themes including ANZAC and early European settlement. eg infrastructure and maps/trails and brochures.
- Focus maps and brochures around key market segments including grey nomads.
- Undertake assessment of cruise ship visitor needs and provide recommendations.

Amenities

Amenities are those elements that support visitor activity but are not necessarily the reason for visitors to Albany

- It was reported that visitor information (in the form of maps, guides and signage) is lacking and especially for people arriving by car, coach or cruise ship. It was noted that there is a particular lack of information available when cruise ship passengers arrive. Also the Visitor Centre is not opened early enough to allow people to book and board coach buses which depart at 8am. Similarly people that arrive in coaches after the visitor centre is shut cannot access visitor information and booking facilities.
- Directional signage at the top end of town is needed to direct people to the Visitor Centre. Also people who arrive by cruise ships and coach have problems finding the Visitor Centre due to a lack of signage.
- Since many of Albany's key tourist attractions are natural attractions and many visitors are aging, wheelchair accessibility and accessibility generally is a concern. This is also a concern at the Visitor Centre.
- Visitors' need to stop and take in scenic views must be addressed by creating safe pull over areas.
- Parking is a problem for people with caravans and other large vehicles on the main street.



City of Albany Local Tourism Planning Strategy

Recommendations:

- Extend Visitor centre opening hours at key times or during key visits.
- Assess Visitor Centre accessibility for wheelchairs.
- Provide 24 hour electronic information and booking facilities or add a visitor information and booking service into a backpackers, petrol station or other which is open early and late.
- Focus on wheelchair accessibility at the Visitor Centre and work with DEC to introduce wheelchair accessibility at key natural attractions.
- Undertake an audit of Signage requirements to improve directional and informational signage to key amenities.
- Enhance map availability to tie attractions and amenities together along themes.
- Conduct audit of services available and needed for cruise-ship visitors.
- Assess and then create safe drive-off areas along scenic routes.
- Conduct and audit of parking needs in main street according to various market needs-locals, visitors, service vehicles, caravans etc.



General Report Items

DEVELOPMENT SERVICES SECTION

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – September 2007
Date : 2 October 2007

1. In September 2007, ninety seven (97) building licences were issued for building activity worth \$9, 872, 467, one (1) demolition licence and three (3) sign licences. It is brought to Council's attention that the above value included one building licence 270611 valued at \$1,100,000 for the earthworks, retaining walls and piling for the proposed new shopping centre at 160-166 Albany Highway.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for September 2007, the 3rd month of activity in the City of Albany for the financial year 2007/2008.



Olia Hewer
Administration Officer – Development

BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for September 2007

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270804	RYDE BUILDING COMPANY PTY LTD	A & A RONDONI	DWELLING GARAGE AND VERANDAH	132-134	Location AT460 Lot 9	BURGOYNE ROAD	ALBANY
270832	T STEVENS	T B STEVENS & S L RICHARDSON-NEWTON	DWELLING ADDITIONS	7-Jan	Location ALB TOWN Lot 104	CLIFF STREET	ALBANY
270803	M A BOCCAMAZZO	Owners Name & Address not shown at their request	CHANGE OF CLASSIFICATION AND FIT OUT OF MEDICAL CONSULTING R	191	Location ATL 1017 Lot 302	STIRLING TERRACE	ALBANY
260722	EYERITE SIGNS	RGJ BALL & AD FRYER-SMITH	SIGN	135	Location ATL 33/34 Lot 50	YORK STREET	ALBANY
270911	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	8	Location 3470 Lot 456	GREEN ISLAND CRESCENT	BAYONET HEAD
270855	WARREN BENNETT HOMES PTY LTD	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	11	Location 282 Lot 209	HICKS STREET	BAYONET HEAD
270854	KOSTERS STEEL CONSTRUCTIONS PTY LTD	B G KUIPER & H TRIGG	SHED AND PATIO	3	Location 3040 Lot 466	PRICE STREET	BAYONET HEAD
270508	JC SCOTT	JP COX	DWELLING ADDITION GRANNY FLAT	3	Location 371 Lot 41	YOKANUP ROAD	BAYONET HEAD
270889	OWNER BUILDER	Owners Name & Address not shown at their request	SOLID ANNEXE SITE 3	Site 3 / 71	Location 106 Lot 18	PANORAMA ROAD	BIG GROVE
270882	OWNER BUILDER	Owners Name & Address not shown at their request	SWIMMING POOL	47	Location 374 Lot 409	SHOAL BAY RETREAT	BIG GROVE
270611	ERCEG MANGEMENT PTY LTD	PRIMEWEST (STEAD RD ALBANY) PTY LTD	EARTHWORKS AND RETAINING WALLS AND PILING	160-166	Location SL24 Lot 60	ALBANY HIGHWAY	CENTENNIAL PARK
270565	TECTONICS CONSTRUCTIONS GROUP PTY LTD	COCKLES PTY LTD	STORE ALTERATIONS TO EXISTING STAIRS AND OTHER STRUCTURAL	302-324	Location ASL 65/66 Lot 200	MIDDLETON ROAD	CENTENNIAL PARK
270642	GO GRAPHICS	COCKLES PTY LTD	DIRECTIONAL PYLON AND FASCIA SIGN FOR SHOPPING CENTRE X.5	302-324	Location ASL 65/66 Lot 200	MIDDLETON ROAD	CENTENNIAL PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270950	B MALATZKY	Owners Name & Address not shown at their request	LIFT SHAFT AND ALTERATIONS TO EXISTING SHOPPING CENTRE	302-324	Location ASL 65/66 Lot 200	MIDDLETON ROAD	CENTENNIAL PARK
270960	OWNER BUILDER	Owners Name & Address not shown at their request	SHED AND LEAN TO	9	Location 43 Lot 64	BREAKSEA CRESCENT	COLLINGWOOD HEIGHTS
270975	CHESTERS CONSTRUCTIONS	MR B J MCGLADE	SHED	31	Location 43 Lot 192	LOWER KING ROAD	COLLINGWOOD HEIGHTS
270756	S & K WESTCOTT	Owners Name & Address not shown at their request	DWELLING AND VERANDAH	425	Location 536 Lot 4	ELLEKER-GRASMERE ROAD	ELLEKER
270893	N BOWMAN	Owners Name & Address not shown at their request	GAZEBO	174	Location 484 Lot 501	MARBELUP ROAD	ELLEKER
270877	WISHART HOMES PTY LTD	S & K D PUNCH	DWELLING ADDITIONS	6	Location AT 974 Lot 4	CUNNINGHAM STREET	EMU POINT
270987	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	80	Location ALB TOWN Lot 1037	MERMAID AVENUE	EMU POINT
270951	KOSTERS STEEL CONSTRUCTIONS PTY LTD	MRS V L MOSTERT	SHED	67	Location 233 Lot 45	CULL ROAD	GLEDHOW
270745	OWNER BUILDER	Owners Name & Address not shown at their request	SPA AND DECKING TO EXISTING DWELLING	37	Location 2471 Lot 4	MCBRIDE ROAD	GOODE BEACH
270947	METROOF ALBANY	Owners Name & Address not shown at their request	GARAGES	193	Location 1569 Lot 16	GULL ROCK ROAD	KALGAN
270976	CHESTERS CONSTRUCTIONS	J M & C T HAYLOCK	SHED	Location 767 Lot 215		GULL ROCK ROAD	KALGAN
270972	OWNER BUILDER	A T & Y B RYDER	SHED	Location 2156 Lot 162		WALFORD ROAD	KALGAN
270981	KOSTERS STEEL CONSTRUCTIONS PTY LTD	N A & J M BUSH	PATIO	268	Location 566 Lot 107	GREATREX ROAD	KING RIVER
270818	B & K BAXTER PTY LTD	Owners Name & Address not shown at their request	DWELLING ADDITIONS	662	Location 6836	KOJANEERUP SPRING ROAD	KOJANEERUP SOUTH
270985	G SUTTON	TRIUMPHANT NOMINEES PTY LTD	DEMOLITION DWELLING	Location 7181 Lot 2		MASON ROAD	LANGE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270920	KOSTERS STEEL CONSTRUCTIONS PTY LTD	P C & A J BUTLER	SHED AND CARPORT	9	Location 24 Lot 16	CONNELLY STREET	LITTLE GROVE
270929	D & A HOLLAND	Owners Name & Address not shown at their request	SHED ADDITION AND CARPORT	11	Location 24 Lot 10	O'CONNELL STREET	LITTLE GROVE
270906	LITTLE GROVE BRICKLAYING	Owners Name & Address not shown at their request	RETAINING WALL	Site 93 / Location 24	Lot 5	WILSON STREET	LITTLE GROVE
270892	OUTDOOR WORLD	Owners Name & Address not shown at their request	SEMI ENCLOSED PATIO	18	Location 228 Lot 339	CLIFTON STREET	LOCKYER
270922	KOSTERS STEEL CONSTRUCTIONS PTY LTD	HOUSING AUTHORITY	CARPORT	40	Location 228 Lot 326	TOWNSEND STREET	LOCKYER
270653	AD CONTRACTORS	Owners Name & Address not shown at their request	RETAINING WALLS 32 NEW LOTS	46	Location 7 Lot 95	FRANCIS STREET	LOWER KING
270891	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	18	Location 520 Lot 284	RUTHERFORD STREET	LOWER KING
270886	CONSTRUCTALL METAL FABRICATION	Owners Name & Address not shown at their request	PATIO	20	Location 7 Lot 132	WINDERMERE ROAD	LOWER KING
270933	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	13	Location 492 Lot 187	AURORA RISE	MCKAIL
270913	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	59	Location 5490 Lot 27	BEAUDON ROAD	MCKAIL
270822	G TOWNS	Owners Name & Address not shown at their request	DWELLING	29	Location 492 Lot 149	CENTAURUS TERRACE	MCKAIL
270899	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED AND PATIO	51	Location 492 Lot 160	CENTAURUS TERRACE	MCKAIL
270969	FORMATION HOMES PTY LTD	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	56	Location 492 Lot 233	CENTAURUS TERRACE	MCKAIL
270937	COASTLINE SHEDS	R M & N D EIKELBOOM	GARAGE	33	Location 390 Lot 104	GLADVILLE ROAD	MCKAIL
270957	NEW HORIZON HOMES (WA) PTY LTD	NEW HORIZON HOMES (WA) PTY LTD	DWELLING GARAGE AND VERANDAH	14	Location 399 Lot 718	GODDARD WAY	MCKAIL
270958	NEW HORIZON HOMES (WA) PTY LTD	NEW HORIZON HOMES (WA) PTY LTD	DWELLING GARAGE AND VERANDAH	16	Location 399 Lot 719	GODDARD WAY	MCKAIL

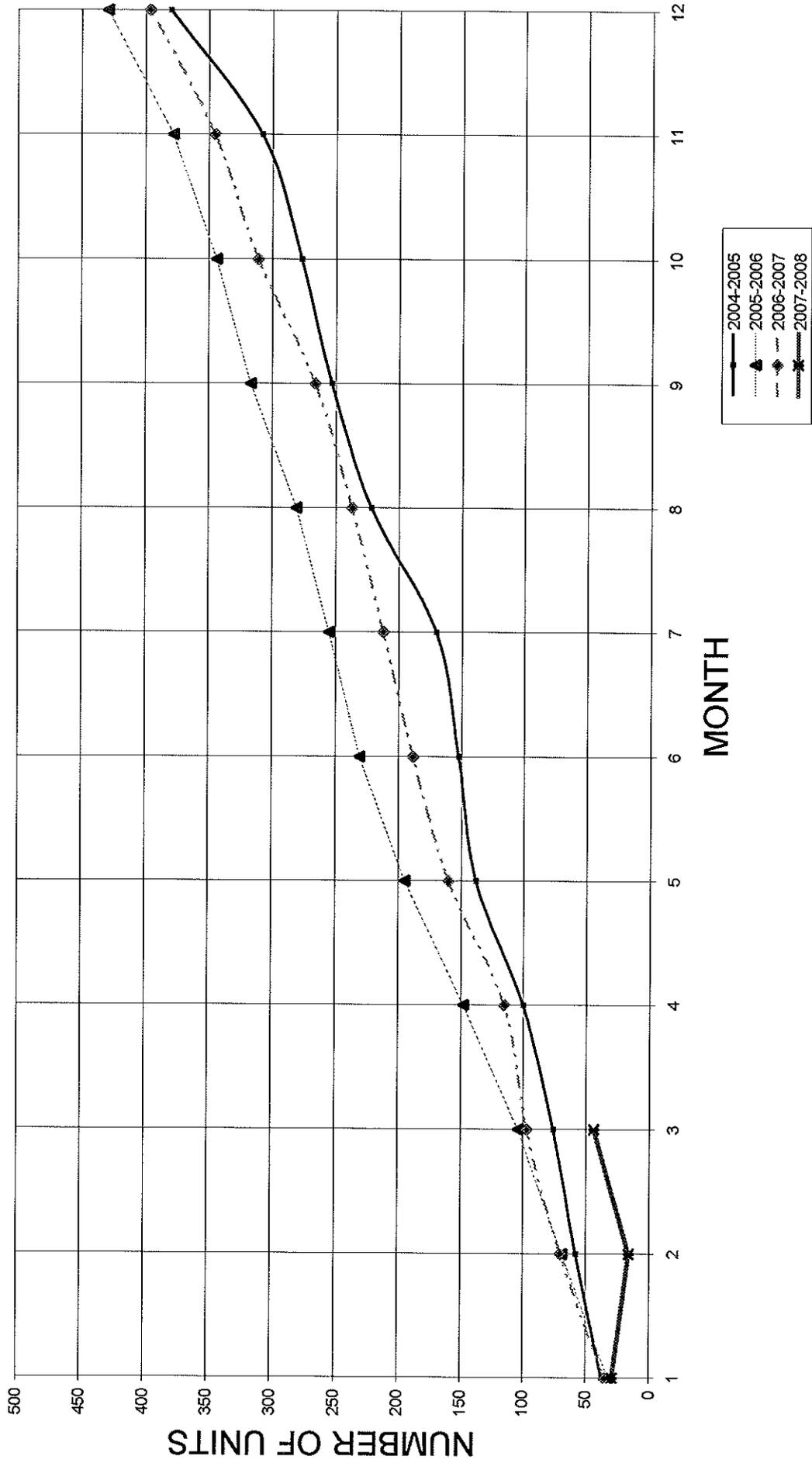
Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270798	FORMATION HOMES PTY LTD	Owners Name & Address not shown at their request	DWELLING	2	Location 492 Lot 86	LEO LANE	MCKAIL
270963	OWNER BUILDER	N A BRASS	SHED	20	Location 492 Lot 142	LUNAR RISE	MCKAIL
270881	SCOTT PARK HOMES PTY LTD	Owners Name & Address not shown at their request	DWELLING GARAGE AND ALFRESCO	73	Location 492 Lot 369	PEGASUS BOULEVARD	MCKAIL
270942	RYDE BUILDING COMPANY PTY LTD	B R & L M IRELAND	DWELLING GARAGE AND ALFRESCO	59	Location 492 Lot 310	PEGASUS BOULEVARD	MCKAIL
270948	OWNER BUILDER	Owners Name & Address not shown at their request	PATIO	32	Location 488 Lot 138	RADIATA DRIVE	MCKAIL
270861	SCOTT PARK HOMES PTY LTD	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	15	Location 399 Lot 729	STODDART CORNER	MCKAIL
270992	OWNER BUILDER	MR K J BENSON	RETAINING WALL	44B	Location ASL A03 Lot 1	HARE STREET	MIDDLETON BEACH
270853	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	89	Location ASL A8 Lot 105	MIDDLETON ROAD	MIDDLETON BEACH
270904	PULS PATIOS	Owners Name & Address not shown at their request	CARPOT TO PARKHOME SITE 104	Site 104 / Location 418 Lot 550 4		ALBANY HIGHWAY	MILPARA
270905	PULS PATIOS	Owners Name & Address not shown at their request	CARPOT TO PARK	550	Location 418 Lot 4	ALBANY HIGHWAY	MILPARA
270935	PULS PATIOS	Owners Name & Address not shown at their request	HOME SITE 93	550	Location 418 Lot 4	ALBANY HIGHWAY	MILPARA
270970	L J BRENTON	Owners Name & Address not shown at their request	CARPOT TO PARKHOME SITE 100	22	Location 240 Lot 32	BONDI STREET	MILPARA
270900	WALSON (WA) PTY LTD	Owners Name & Address not shown at their request	DWELLING ADDITIONS	189	Lot 868	CHESTER PASS ROAD	MILPARA
270930	OWNER BUILDER	Owners Name & Address not shown at their request	COVERED AREA FOR WASH DOWN BAY UNAPPROVED	15	Location 135 Lot 4	COOGEE STREET	MILPARA
270865	OWNER BUILDER	MR E W NELSON	STRUCTURE SHED	550	Location 418 Lot 128	MEARS ROAD	MILPARA
270902	JJ SPAANDERMAN	Owners Name & Address not shown at their request	CARPOT TO PARKHOME SITE 98	25-27	Location PL44 Lot 130	BEAUCHAMP STREET	MIRA MAR
270858	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	DWELLING ADDITIONS ALFRESCO AND DECK	18	Location ALBANT Lot 51	COCKBURN ROAD	MIRA MAR

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270761	WISHART HOMES PTY LTD	M & L M BRAZIER	DWELLING GARAGE VERANDAH AND RETAINING WALLS	24	Location SL366/368 Lot 203	DREW LANE	MIRA MAR
270917	KOSTERS STEEL CONSTRUCTIONS PTY LTD	MS M M OWENS	CARPORT AND PATIO	63	Location 44 Lot 24	SEYMOUR STREET	MIRA MAR
270927	GEOFFREY ST CLAIRE HOLMES	Owners Name & Address not shown at their request	GROUPED DWELLING X 1	6	Location 44 Lot 200	VELA COURT	MIRA MAR
270888	OWNER BUILDER	Owners Name & Address not shown at their request	DECK EXTENSION TO EXISTING DWELLING	139	Location SL144 Lot 24	HARE STREET	MT CLARENCE
270632	AR & DA DOCKING	Owners Name & Address not shown at their request	DWELLING ADDITIONS UNIT 2	22	Location SL143 Lot 2	ROBERT STREET	MT CLARENCE
270936	R & D WISE	R H & D WISE	DWELLING ADDITIONS	17	Location SL141 Lot 32	SUSSEX STREET	MT CLARENCE
270876	K & E NIELSEN	Owners Name & Address not shown at their request	DWELLING ADDITIONS	73-75	Location 33 Lot 58	FRENCHMAN BAY ROAD	MT ELPHINSTONE
270989	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	209	Location SL56 Lot 3	ALBANY HIGHWAY	MT MELVILLE
270896	OWNER BUILDER	J CASTLEHOW	PATIO	9	Location ASL 157 Lot 16	BOURKE STREET	MT MELVILLE
270931	W SPAANDERMAN	W & T E SPAANDERMAN	DWELLING ADDITIONS	6	Location SL114 Lot 30	MELROSE STREET	MT MELVILLE
270903	J PRICE	Owners Name & Address not shown at their request	DWELLING ADDITIONS	73	Location 4991 Lot 1	CARONIA ROAD	NAPIER
270909	EYERITE SIGNS	V L & J E HANBURY	PYLON X 1 HORIZONTAL X 1 SIGNS	9-17	Location PL353/839 Lot PT63	LOCKE STREET	ORANA
270939	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	46	Location 222 Lot 204	MCGONNELL ROAD	ORANA
270966	OWNER BUILDER	Owners Name & Address not shown at their request	FRONT PORCH AND DECK REPLACE WINDOWS	44	Location 229 Lot 109	MCKAIL STREET	ORANA
270856	PULS PATIOS	Owners Name & Address not shown at their request	CARPORT	110	Location 229 Lot 96	SOUTH COAST HIGHWAY	ORANA
270443	T BUXTON	T F & M J BUXTON	DWELLING GARAGE AND VERANDAH	Location 2688		REDMOND WEST ROAD	REDMOND WEST

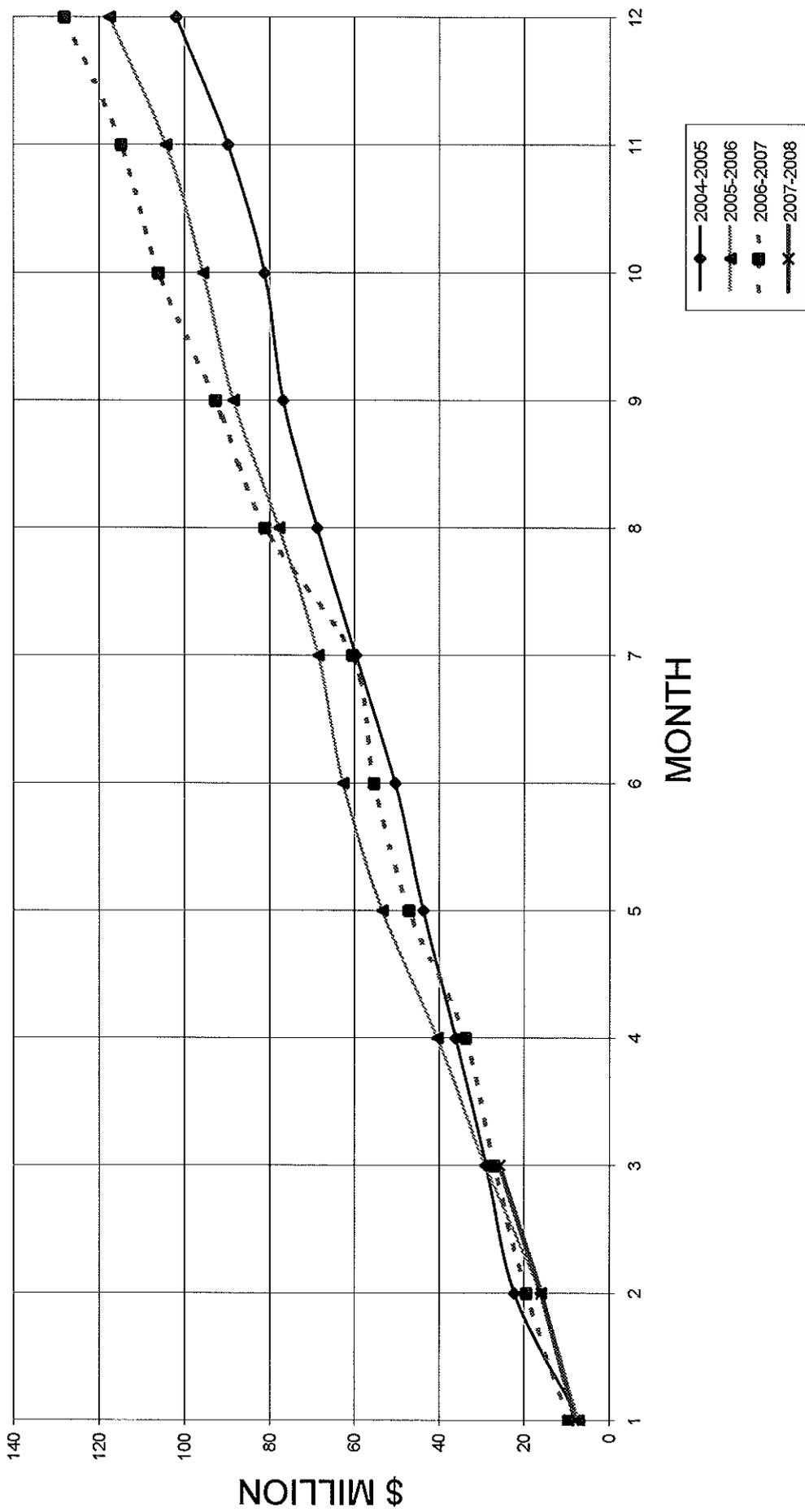
Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270747	TO BE ADVISED	Owners Name & Address <i>not shown at their request</i>	STORAGE UNITS	7	Location	STIRLING STREET	ROBINSON
270918	KOSTERS STEEL CONSTRUCTIONS PTY LTD	B P & L R WILKINSON	SEMI ENCLOSED PATIO	11	GLEDDHOW Lot 3 Location SL381 Lot 28	KEYSER ROAD	SEPPINGS
270988	OUTDOOR WORLD	MAIN ROADS - GREAT SOUTHERN REGION	PATIO	63	Location PL42 Lot 309	DISCOVERY DRIVE	SPENCER PARK
270859	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address <i>not shown at their request</i>	GROUPED DWELLING X 2	35	Location PL42 Lot 154	GAIRDNER ROAD	SPENCER PARK
270867	OWNER BUILDER	C BOWDI & A JONES & J TRESHAM	RETAINING WALLS	35	Location PL42 Lot 154	GAIRDNER ROAD	SPENCER PARK
270898	RE SAVAGE	V J & R E SAVAGE	DWELLING GARAGE AND PATIOS	5	Location 42 Lot 536	HEATHER WAY	SPENCER PARK
270901	R & C LITTLE	H BAILEY & E H MORGAN	DWELLING ALTERATIONS AND ADDITIONS	7	Location PL42 Lot 123	HUGEL PLACE	SPENCER PARK
270879	SKYLINE CONSTRUCTION WA PTY LTD	S R & B M GILL	DWELLING AND VERANDAH	6	Location 42 Lot 634	MCWHAIE DRIVE	SPENCER PARK
270938	K WILLIAMS	M P PEDEN & K A WILLIAMS	DWELLING ADDITIONS AND VERANDAH	7	Location 43 Lot 119	NESBITT ROAD	SPENCER PARK
270910	OWNER BUILDER	E R SILVER & J K LEAK	GARAGE CARPORT AND PATIO	29	Location 42 Lot 80	REIDY DRIVE	SPENCER PARK
270860	OWNER BUILDER	M A & S M MUSCAT	SHED	49455	Location	SOUTH COAST HIGHWAY	TORBAY
270944	M VAN DER MEULEN	Owners Name & Address <i>not shown at their request</i>	SEMI ENCLOSED PATIO	29	2446/2447 Lot 1	TORBAY INLET ROAD	TORBAY
270980	KOSTERS STEEL CONSTRUCTIONS PTY LTD	C PLUG & F VERMEULEN	SHED	36	Location 267 Lot 120	KOORYONG AVENUE	WARRENUP
270956	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	CARPORT	Location 618	Lot 411	GREENWOOD DRIVE	WILLYYUNG
270742	S CARMAN	S A & J L CARMAN	DWELLING CARPORT AND VERANDAH	Location 618	Lot 421	KELTY VIEW	WILLYYUNG
270949	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	SHED	15	Location 243 Lot 702	ASHKEY BOULEVARD	YAKAMIA
270863	SCOTT PARK HOMES	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE AND	Location 356	Lot	BARNESBY DRIVE	YAKAMIA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270919	KOSTERS STEEL CONSTRUCTIONS PTY LTD	J & C M DIJKSTRA	PARTLY ENCLOSED PATIO	67	Location 356 Lot 559	BUTTS ROAD	YAKAMIA
270921	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	DWELLING CARPORT AND RETAINING WALLS	16	Location 177 Lot 2	EDWARD STREET	YAKAMIA
270894	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH		Location 356 Lot 105	HUME CORNER	YAKAMIA
270890	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	53	Location 474 Lot 403	SUSAN COURT	YAKAMIA
270973	PULS PATIOS	Owners Name & Address not shown at their request	PATIO	59	Location 243 Lot 714	TARGET ROAD	YAKAMIA
270866	RD DOUGLAS	A J & W M THOMPSON	SHED	Site 98	Location PL42 Lot 201	ULSTER ROAD	YAKAMIA
270961	OWNER BUILDER	Owners Name & Address not shown at their request	FRONT FENCE WITH GATES	95	Location 42 Lot 153	ULSTER ROAD	YAKAMIA

DWELLING UNITS



BUILDING ACTIVITY
\$M Value



CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2007-2008

2007/2008	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	17	3,477,674	12	1,885,008	29	199,307	31	844,672	0	0	0	0	10	1,140,000	10	217,968		7,764,629
AUGUST	15	4,602,681	1	180,000	16	401,258	35	690,443	1	30,000	19	220,000		1,948,500	12	110,675		8,183,557
SEPTEMBER	21	4,926,774	7	1,389,956	28	284,293	41	1,269,384	0	0	2	1,300,000	3	347,400	9	354,660		9,872,467
OCTOBER					0													
NOVEMBER					0													
DECEMBER					0													
2008					0													
JANUARY					0													
FEBRUARY					0													
MARCH					0													
APRIL					0													
MAY					0													
JUNE					0													0
TOTALS TO DATE	53	13,007,129	20	3,454,964	73	884,858	107	2,804,499	0	30,000	21	1,520,000	13	3,435,900	31	683,303		25,820,653

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – September 2007
Date : 2 October 2007

1. The attached report shows what Planning Scheme Consents have been issued under delegation by a planning officer for the month of September 2007.
2. Within the period there was a total of forty five (45) decisions made on active Planning Scheme Consents these being:
 - Forty (40) Planning Scheme Consents were approved under delegated authority;
 - Three (3) Planning Scheme Consents were refused under delegated authority;
 - Two (2) Planning Scheme Consents were cancelled.



Gayle Sargeant
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for September 2007

Application Number	Application Date	Applicant	St Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
275204	27/06/2007	Concept Building Design And Drafting	Grey St	Albany	Grouped Dwelling	Delegate Approved	3/09/2007	Kevin Hughes
275274	17/08/2007	A-Z Commercial Steel Construction	Chester Pass Rd	Milpara	Transport Depot & Office - Additions (Roof Over Washdown Bay)	Delegate Approved	3/09/2007	Ian Humphrey
275210	2/07/2007	D & K Landscape Construction	Shore Terrace	Little Grove	Single House = Retaining Wall (Addition)	Delegate Approved	4/09/2007	Kevin Hughes
275226	12/07/2007	K Benson	Hare St	Middleton Beach	Single House - Design Code Relaxation - fill greater than 600mm retaining walls overheight overlooking side setback	Delegate Approved	4/09/2007	Kevin Hughes
275256	8/08/2007	R Gilosca	Sanford Rd	Centennial Park	Additions - Warehouse	Delegate Approved	4/09/2007	Ian Humphrey
275273	16/08/2007	P O'Donnell	Drew St	Seppings	Single House - Design Code Relaxation - Additions (Carport)	Refused	4/09/2007	Kevin Hughes
275137	11/05/2007	Roberts Gardiner Architects	Adelaide Cres	Middleton Beach	Residential - DCR - overheight overlooking side setback relaxation (parapet wall) (retaining wall)	Delegate Approved	5/09/2007	Kevin Hughes
275222	10/07/2007	G & G Hastie	Lowanna Drive	Gledhow	Change of Use Outbuilding to Ancillary Accommodation	Delegate Approved	5/09/2007	Kevin Hughes
275241	27/07/2007	Roberts Gardiner Architects	McLeod St	Mira Mar	Single House - Design Code Relaxation - Side setback (Retaining Wall Parapet Wall) Front Fence Overheight Overlooking	Delegate Approved	5/09/2007	Ian Humphrey
275219	9/07/2007	C Kent	Albany Hwy	Orana	Single House - Design Code Relaxation - Front Fence (Overheight)	Refused	6/09/2007	Kevin Hughes
275276	20/08/2007	R Holmes	Banks St	Lockyer	Grouped Dwelling (x2)	Delegate Approved	6/09/2007	Ian Humphrey
275231	20/07/2007	City Of Albany	South Coast Hwy	Marbelup	Industry - Extractive (Gravel)	Delegate Approved	7/09/2007	Ian Humphrey
275285	29/08/2007	R Douglas	Ulster Rd	Yakamia	Outbuilding (Overheight)	Delegate Approved	7/09/2007	Kevin Hughes
275248	1/08/2007	M Holmes	Grey St	Albany	Single House - Design Code Relaxation - Overlooking	Delegate Approved	10/09/2007	Deb Delury

Application Number	Application Date	Applicant	St Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
275266	16/08/2007	T Stevens	Cliff St	Albany	Single House - Design Code Relaxation - Additions - Side Setback Relaxation	Delegate Approved	10/09/2007	Kevin Hughes
275278	21/08/2007	R & B Haese	McBride Rd	Goode Beach	Single House - Addition (Garage)	Delegate Approved	10/09/2007	Ian Humphrey
275280	24/08/2007	Puls Patios	South Coast Hwy	Orana	Single House (Additions) Carport - Design Code Relaxation - Side Setback	Delegate Approved	11/09/2007	Kevin Hughes
275242	30/07/2007	P Tulloch	York St	Albany	House of Worship - Toilet Block	Delegate Approved	12/09/2007	Ian Humphrey
275267	16/08/2007	G Butler	Robinson Rd	Mt Elphinstone	Single House (Additions) Side Setback Relaxation	Delegate Approved	12/09/2007	Deb Delury
275269	16/08/2007	D Worthley	Melville St	Albany	Single House - Design Code Relaxation - Additions Rear Setback Relaxation - wall overheight	Delegate Approved	12/09/2007	Kevin Hughes
275249	3/08/2007	Howard & Heaver Architects	John St	Mt Clarence	Single House (Additions) - Design Code Relaxation - Side Setback Relaxation Overlooking	Delegate Approved	13/09/2007	Ian Humphrey
275292	3/09/2007	R Barnett	Lower King Rd	Lower King	Single House - Additions - Design Code Relaxation - Overlooking	Delegate Approved	13/09/2007	Kevin Hughes
275296	4/09/2007	I Jaboury	Camm Cres	Spencer Park	Single House - Deck / Retaining wall on boundary	Refused	13/09/2007	Ian Humphrey
275225	12/07/2007	L Black	Down Rd South	Drome	Industry - Extractive (Sand)	Delegate Approved	14/09/2007	Ian Humphrey
275229	19/07/2007	City Of Albany	Dawson Rd	Youngs Siding	Industry Extractive (Gravel)	Delegate Approved	14/09/2007	Ian Humphrey
275271	19/07/2007	City Of Albany	Wilcox Rd	Redmond	Industry Extractive (Gravel)	Delegate Approved	14/09/2007	Ian Humphrey
275286	30/08/2007	M Muscat	Lockyer Avenue	Centennial Park	Bulky Good Outlet	Cancelled	14/09/2007	Ian Humphrey
275246	31/07/2007	R Fenny	Nanarup Rd	Nanarup	Change of Use - Lodging House	Delegate Approved	17/09/2007	Ian Humphrey
275290	3/09/2007	Cockles Pty Ltd	Middleton Rd	Centennial Park	Signs (8xPylon) (1xHorizontal) (1xIlluminated) (1xVerandah)	Delegate Approved	17/09/2007	Ian Humphrey
275133	8/05/2007	Chesters Constructions	Gull Rock Rd	Kalgan	Single House - Outbuilding (Boundary Setback Relaxation)	Delegate Approved	18/09/2007	Ian Humphrey
275154	23/05/2007	Concept Building Design And Drafting	Stead Rd	Centennial Park	Motor Vehicle Repairs	Delegate Approved	20/09/2007	Ian Humphrey
275179	12/06/2007	L Boston	Levardia Rd	Kronkup	Ancillary Accommodation	Delegate Approved	20/09/2007	Ian Humphrey
275293	3/09/2007	T Turnbull	Good St	Bayonet Head	Single House - Additions - (Garage and Verandah/Patio) - Design Code Relaxation - Rear Setback Relaxation	Delegate Approved	20/09/2007	Ian Humphrey

Application Number	Application Date	Applicant	St Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265281	9/06/2006	R Ball & Freyer-Smith	York St	Albany	Vertical Sign - Heritage Listed (MHI) - Category A+	Delegate Approved	20/09/2007	Ian Humphrey
275250	6/08/2007	M Winn	Clifton St	Lockyer	Family Day Care	Delegate Approved	21/09/2007	Ian Humphrey
275300	10/09/2007	J Gomm	Nakina St	Centennial Park	Light Industrial Units (x2)	Delegate Approved	21/09/2007	Ian Humphrey
265203	20/04/2006	B Atwell	South Coast Hwy	Marbelup	Junkyard (Building Materials & Rocks)	Delegate Approved	21/09/2007	Ian Humphrey
275304	12/09/2007	R Wise	Sussex St	Mt Clarence	Single House (Additions) - Design Code Relaxation - Overlooking	Cancelled	24/09/2007	Ian Humphrey
275205	27/06/2007	A Cross	Cosy Corner Rd	Kronkup	Chalet x 1	Delegate Approved	25/09/2007	Kevin Hughes
275244	30/07/2007	B Mitchell	Stirling St	Robinson	Warehouse - Storage Units	Delegate Approved	25/09/2007	Ian Humphrey
275255	8/08/2007	T McGregor	Shell Bay Rd	Lower King	Change of Use - Use not listed - Tourist Accommodation	Delegate Approved	25/09/2007	Ian Humphrey
275301	10/09/2007	R Charles	Lower King Rd	Collingwood Heights	Public Worship (Additions - Relocated Building) Meeting Room	Delegate Approved	25/09/2007	Ian Humphrey
275224	12/07/2007	H Wight	Daly Rd	Bornholm	Chalet x 1	Delegate Approved	28/09/2007	Kevin Hughes
275259	10/08/2007	L Coulson	Burt St	Mt Clarence	Holiday Accommodation	Delegate Approved	28/09/2007	Kevin Hughes
275265	14/08/2007	J & M Rystenberg	Seymour St	Mira Mar	Single House - Design Code Relaxation - Overlooking	Approved	28/09/2007	Kevin Hughes