

ELECTED MEMBERS' REPORT/INFORMATION BULLETIN

**ORDINARY
COUNCIL MEETING**

Tuesday 16th September 2008

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN

16th September 2008

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 Development Application – Extensions to Bulky Goods Outlet / Warehouse 158-166 Albany Highway, Centennial Park
[Agenda Item 11.1.1 refers] [Pages 4-11]
- 1.1.2 Development Application – Nursing Home (Extensions) – 55 Hardie Road, Spencer Park
[Agenda Item 11.1.2 refers] [Pages 12-47]
- 1.1.3 Development Application – Public Worship – Lot 2 (224) Mercer Road, Lange
[Agenda Item 11.1.3 refers] [Pages 48-53]
- 1.1.4 Final Approval of Town Planning Scheme Policy – Hawthorndene Design Guidelines Lots 67, 68 & 69 Seymour Street, Mira Mar
[Agenda Item 11.3.2 refers] [Pages 54-69]
- 1.1.5 Initiation of Scheme Amendment – Lot 731 Wellington Street, Centennial Park
[Agenda Item 11.3.3 refers] [Pages 70-103]
- 1.1.6 Final Approval of Scheme Amendment – Lot 107 Francis Street and Lot 120 Hadley Road, Lower King
[Agenda Item 11.3.4 refers] [Pages 104-116]

1.2 Corporate & Community Services

- 1.2.1 List of Accounts for Payment.
[Agenda Item 12.1.1 refers] [Pages 117-134]
- 1.2.2 Albany Senior Advisory Committee Meeting Minutes – 21st August 2008
[Agenda Item 12.8.1 refers] [Pages 135-137]

1.3 Works & Services

- 1.3.1 New Lease – Albany Surf Life Saving Club
[Agenda Item 13.5.1 refers] [Page 138]

1.4 General Management Services

- 1.4.1 Draft City of Albany – Standing Orders Local Law (Review Document) – as at 28th August 2008.
[Agenda Item 14.5.1 refers] [Pages 139-195]
- 1.4.2 Albany Tourism Marketing Advisory Committee (ATMAC) held on the 26th August 2008.
[Agenda Item 14.5.2 refers] [Pages 196-199]

2.0 MINUTES OF OTHER COMMITTEES OF COUNCIL

Nil

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

- 3.1.1 Building Activity Report – [August 2008].
[Pages 200-209]
- 3.1.2 Planning Scheme Consents – [August 2008].
[Pages 210-212]

3.2 Corporate & Community Services

- 3.2.1 Correspondence from Young House re Community Financial Assistance Program-Youth Crisis Services - 11th August 2008
[Page 213]

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

NCSR086087 Caveat
Request CoA to withdraw City's caveat on Lot 201 Harding Road, Robinson, Hassall to Morehu.
City of Albany
Delegated Authority Caveat Number K660152

NCSR086088 Amendment
Lots 30-35 Catalina Rd, Lange
City of Albany
OCM 8-Sep-08 Item 11.3.4

NCSR086189 Public Easement
Lot 105 on Deposited Plan 54747
City of Albany and Perpetual Limited
Delegated Authority WAPC 131700

NCSR086204 Restrictive Covenant
237 Hortin Road, LOCN TAA35 Lot 27 Kronkup
City of Albany and SA McLean
Policy P285099

NCSR086205 Restrictive Covenant
Lot 150 Chester Pass Rd, Bakers Junction
City of Albany
Delegated Authority WAPC

NCSR086216 Deed of Restrictive Covenant
Lot 201 Harding Road Robinson
City of Albany and RM & TM Morehu
Delegated Authority WAPC 128879

NCSR086217 Application to Licence Seawall & Boat ramp
Number: 3749
City of Albany and Department for Planning and Infrastructure
OCM 8/09/08 Item 14.4.3

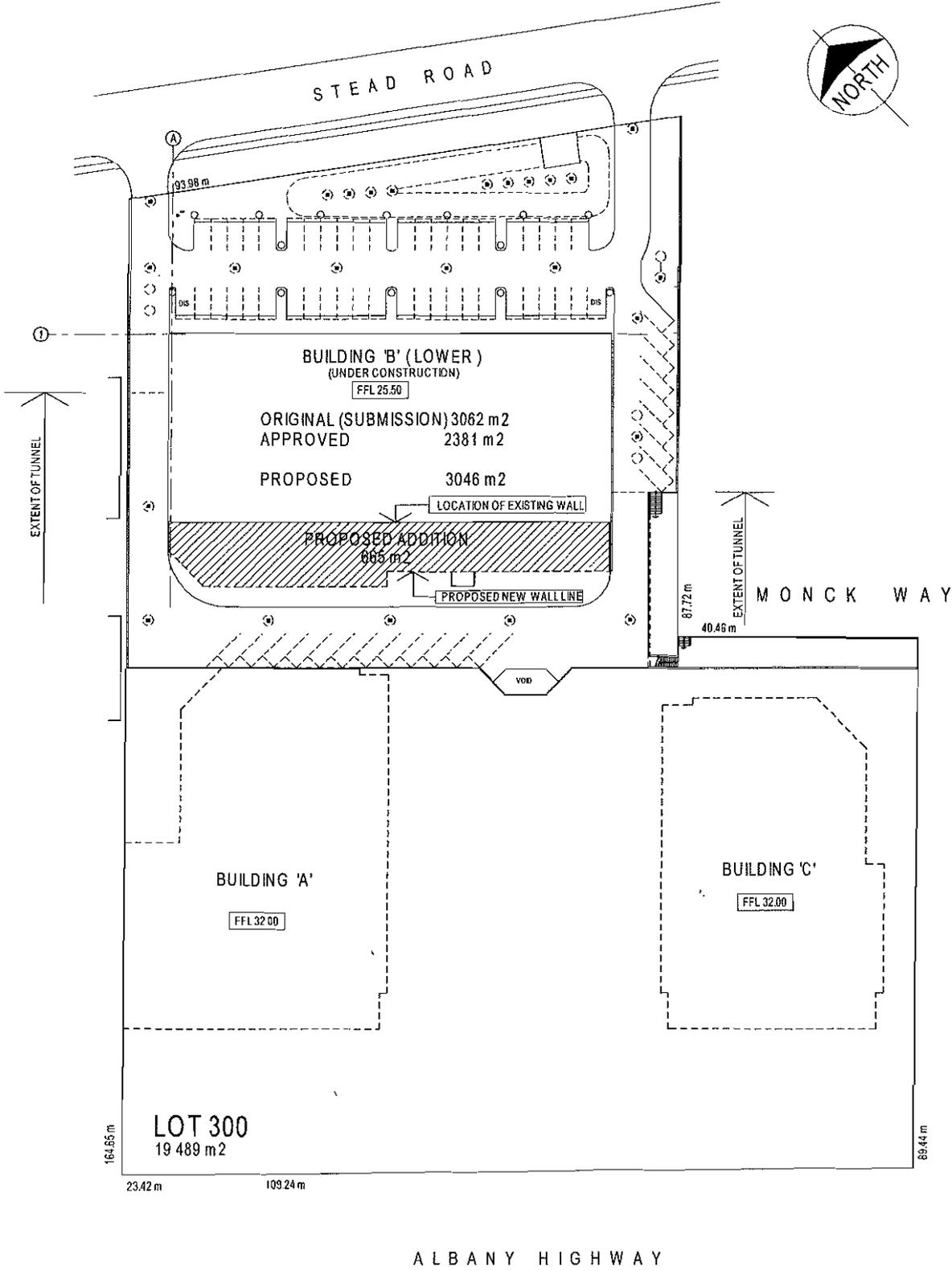
NCSR086229 Contract
Supply and delivery of Armour Class 1 Granite
City of Albany and AD Contractors Pty Ltd
OCM 8-Sep-08 Item 13.4.1

NCSR086309 Local Law
Signs Amendment Local Law 2008
City of Albany
OCM 8-Sep-08 Item 11.6.2

NCSR086336 Restrictive Covenant
Ancillary Accommodation 92 Symers Street Little Grove
City of Albany
Delegated Authority P285158

4.0 STAFF MEMBERS

4.1 Disclosure to Engage in Private Works	
Nil	
4.2 STAFF MOVEMENTS (as advised by David Hughes)	
Appointments	Resignations
Waste Supervisor – Steve Ditchburn	Manager Customer Services – Bill Parker
Planning Officer – Tom Wenbourne	Payroll Officer – Toni Csermelyi
Planning Officer – Craig McMurtrie	Finance Officer – Cindy Sedgwick
Environmental Health Technician – Charles Williams	
Information Technology Cadet – Callan Barrett	



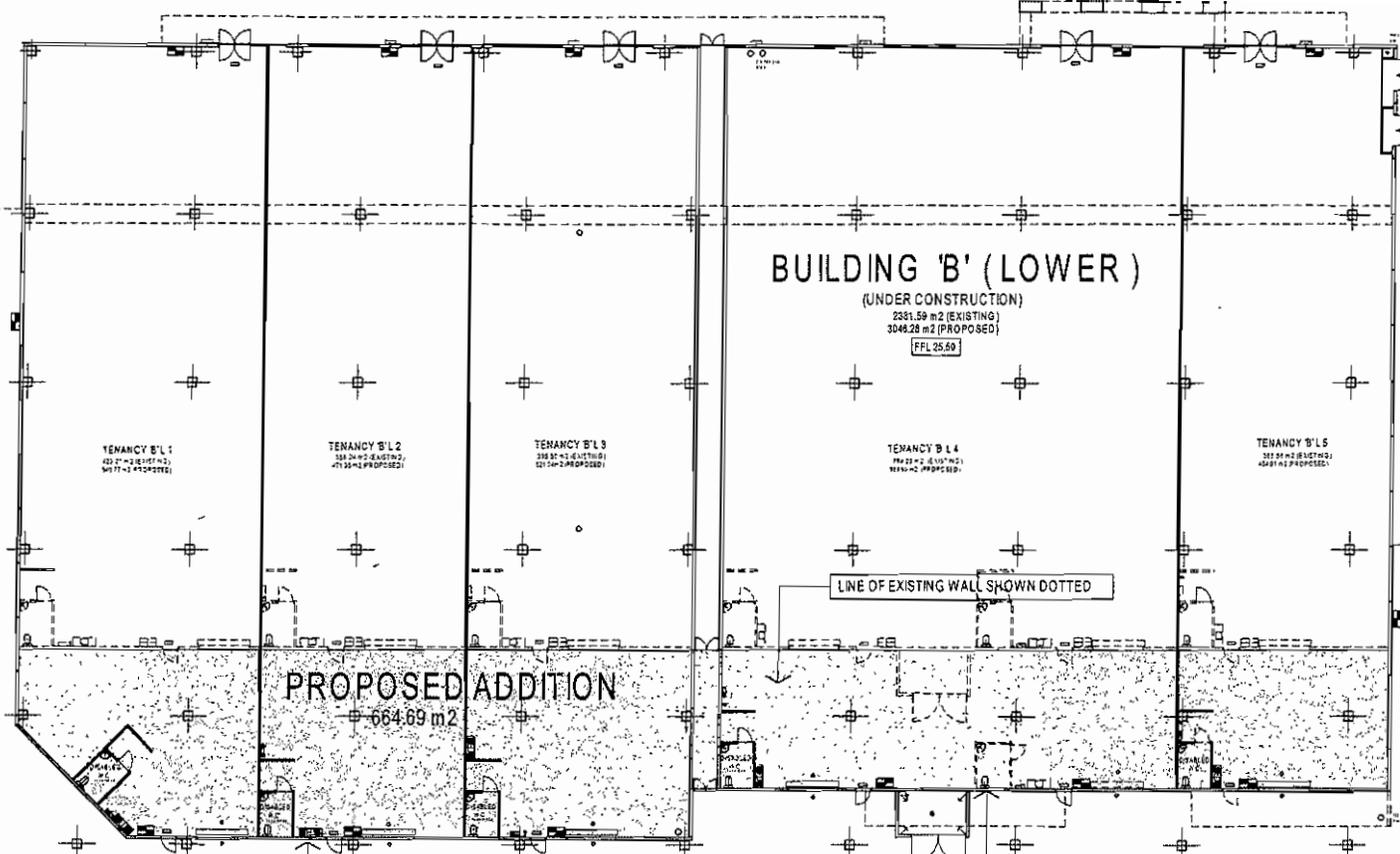
SITE PLAN (LOWER LEVEL)
 SCALE 1 : 500 (A1)

A	25.50	JP	25.50 FOR APPROVAL
No.	Date	drawn	details
REVISIONS			
J Prestipino			
BUILDING DESIGN'S PTY LTD			
171/1711 171/1711 171/1711			
PROJECT: PROPOSED ADDITION TO BULKY GOODS DEVELOPMENT (UNDER CONSTRUCTION) TO BE BUILT AT LOT 300 ALBANY HIGHWAY CENTENNIAL PARK ALBANY			
DRAWING: SITE LOCATION PLAN			
COPYRIGHT © DO NOT SCALE DRAWING			
Drawn	JP	Checked	Eng. No.
05-06-08			A1
1:500 (A1)	Scale	Project No.	067-06

EXTENT OF TUNNEL

RETAINING WALL

TUNNEL
(SUSPENDED SLAB OVER)



TUNNEL
(SUSPENDED SLAB OVER)

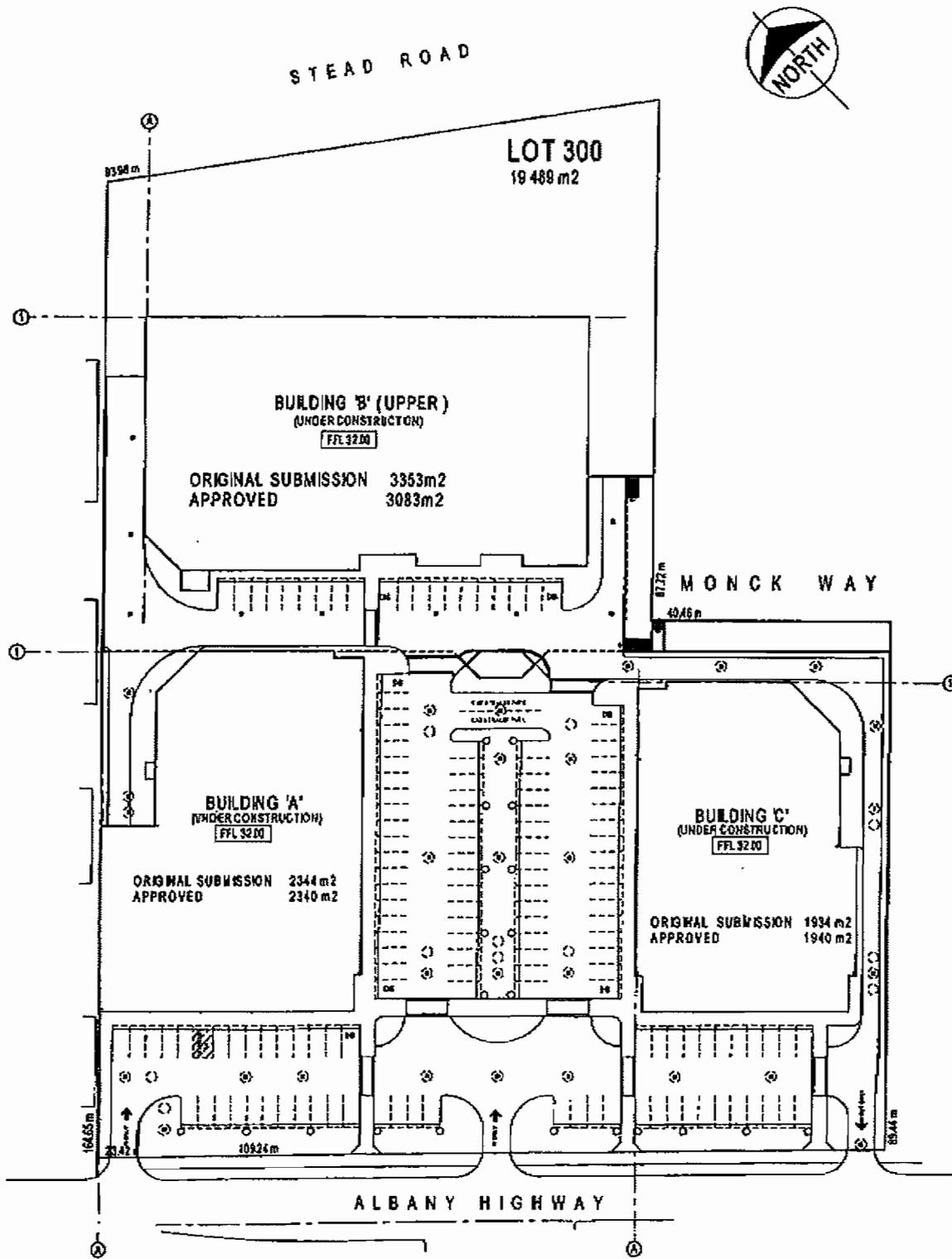
RETAINING WALL

TUNNEL
(SUSPENDED SLAB OVER)

RETAINING WALL

RETAINING WALL

EXTENT OF TUNNEL



SITE PLAN (UPPER LEVEL)
SCALE 1:500 (A1)

080616jp.cla

APPLICATION

This application is to increase the Floor Area of Building "B" lower from 2381m² to 3046m², an increase of 665m². Therefore, increasing Plot Area from 50% to 53.4%.

We intend to do this by converting undercover Tunnel Area into Building Area. This will not increase the overall bulk of the Building or change the overall appearance of the Buildings.

The justification for this increase is the basis of this report.

SITE

The site which lies between Albany Highway and Stead Road, Centennial Park was made up of Lots 31, 60 and 40 which has now been amalgamated to form Lot 300. The area is 19489m².

BACKGROUND

On the 20th March 2007, Primewest (Stead Road Albany) Pty Ltd was granted Development Approval for the proposed Bulky Goods Outlet and Warehouses. A Building Licence has now been issued (21/4/08) and construction has begun.

The original submission was for 10,683m² of Building Area based on three (3) separate Buildings which are as below:

- Building "A" 2344m² with access off Albany Highway
- Building "B" Double storey building

Upper level of 3353m² and access off
Albany Highway

Lower level of 3062m² and access off Stead Road

- Building "C" 1934m² with access off Albany Highway

One of the Development approval conditions was a reduction in Floor area back to 50% of the Plot Area (a reduction of 939m²). This has been complied with and the Building Licence has been issued reflecting the reduced size.

EXISTING – (UNDER CONSTRUCTION)

The approved Development consists of three (3) Buildings, two (2) single storey and one (1) double storey set out as follows:

1. **Building "A"** – Single Storey Building facing and with access from Albany Highway and Central Parking Area. Part of Building "A" has a boundary parapet wall.

2. **Building "B"** – Double Storey Building with top level (Building "B" Upper) having access from Albany Highway and Central Parking Area, parking to front and access to loading docks is on a suspended floor which also forms the roof of the tunnel to Building "B" lower.

 Building "B" Lower has access to Stead Road. It also has its own parking area to the front and Access Road around building. Part of the Access Road is undercover (suspended slab for Building "B" Upper) which forms the Tunnel.

3. **Building "C"** – Single Storey Building with access off Albany Highway and Central Parking Area. Building "C" has a ring road around the Building.

NOTE

There is no vehicle access between Stead Road Level and Albany Highway Level.

PROPOSAL

When the Application was first submitted by Oldfield Knott Architects, it was based on the following buildings and sizes:

Submitted

Building "A"	Area	2344m ²
Building "B"		
Lower	Area	3062m ²
Upper	Area	3353m ²
Building "C"	Area	1934m ²
Total		<u>10693m²</u>

In order to meet Development Approval conditions, the following changes and updates were made for the Building Licence submission.

Approved

Building "A"	Area	2340m ²
Building "B"		
Lower	Area	2381m ² (Incorrectly shown on Drawing as 2401m ²)

Upper	Area	3083m ²
Building "C"	Area	1940m ²
Total		<u>9744m²</u> (50%Plot Ratio)

Proposal

Our proposal is to increase the Ground Floor Area of Building "B" lower from 2381m² to 3046m², increasing the Plot Ratio from 50% to .536%.

The New Areas will be as follows:

Building "A"	2340m ²	(No change)
Building "B"		
Lower	3046m²	(Increase of 665m²)
Upper	3083m ²	(No change)
Building "C"	1940m ²	(No change)
Total	<u>10409m²</u>	(Increase to 53.4% Plot Ratio)

CARPARKING

Since Approval for the Development and after speaking to Council Offices, we made the following changes as reflected on the Building Licence Submission:

Total approved car bays (Original Submission)		196 Bays
Added 1 extra row of car bays to Front of Building "A" and "C"	Added	25 Bays
2 Way Car and Trailer Parking	Lost	6 Bays
Increased sweeps to access off Albany Highway	Lost	3 Bays
Deleted 1 car bay to side of Building "B" Lower	Lost	1 Bay
Total		211 Bays
Net Gain		15 Bays

LANDSCAPING

The original Landscaping approved was for 3027m². This has now been revised to 2626m² (13.47%) for the following reasons:

1) Addition of parking to Albany Highway side	Loss	387m ²
2) Addition of car and trailer park	Loss	55m ²
3) Deletion of 3 car bays to improve sweep and access off Albany Highway	Gain	41m ²
Total	Loss	401m ²

JUSTIFICATION FOR APPROVAL

We believe that by granting us the extra 665m² to our Development, it will have minimal impact on both the Development or the surrounding areas. Our justification is as follows:

(I) No visible Addition

The proposed addition is to the Area which is part of the vehicle Access tunnel and will not be visible to the street or from any other part of the Building, effectively by increasing the Building it decreased the width of the Tunnel.

(II) No Increase in Bulk

The proposed addition will not increase in any way the overall Bulk of the approved Building, making no change to the Building from any elevation and externally.

(III) Increase to be Storage

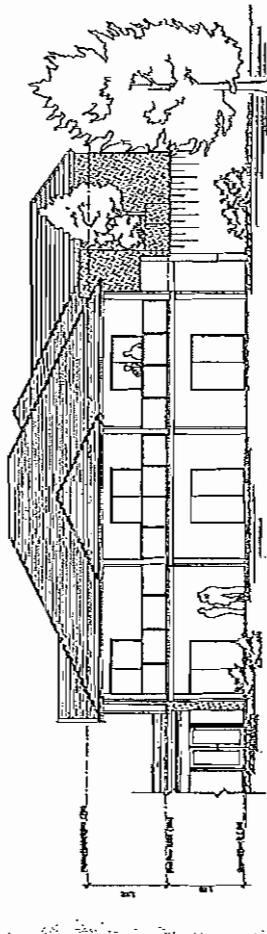
The increase in Area will be at the rear of the Building. Therefore, will be used mainly for storage area for the Tenants.

(IV) Converting Tunnel to Storage

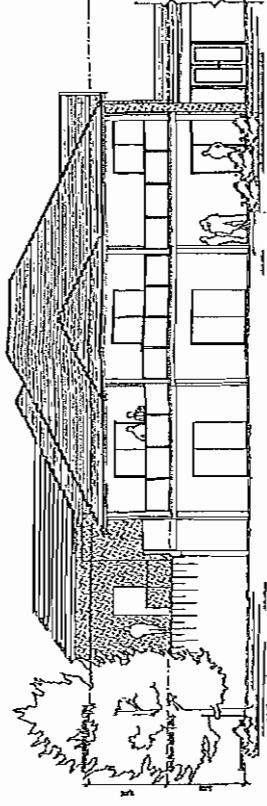
The proposed addition will not add extra Building Area to the overall structure . What will happen is that existing Tunnel Area will be converted to Building Area as the whole of the addition is within existing Approved Building Area.

(V) Demand for Extra Area

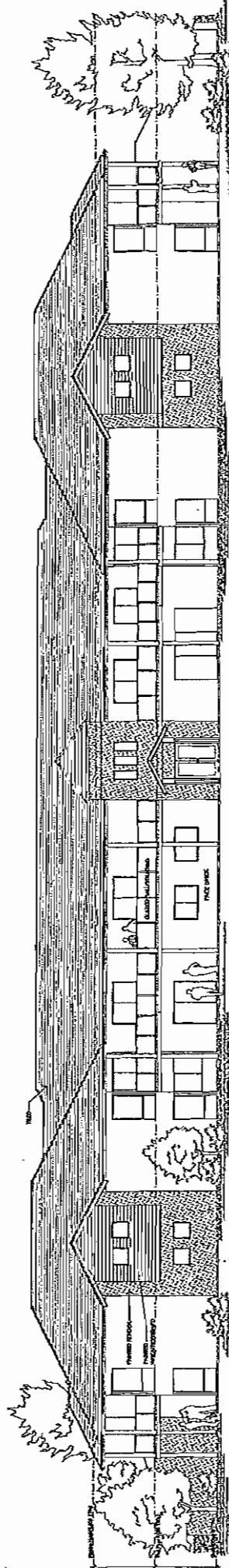
Since marketing has commenced for the Development, there has been a very high demand for Quality Bulky Goods retailing within the complex and we would have no problems filling up this extra area.



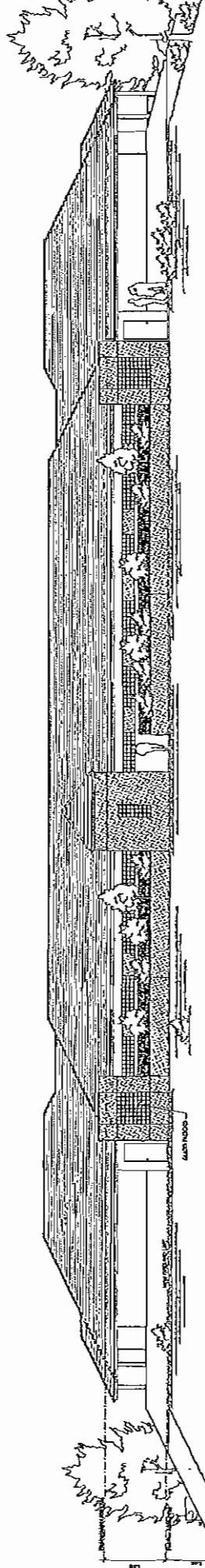
Elevation A1



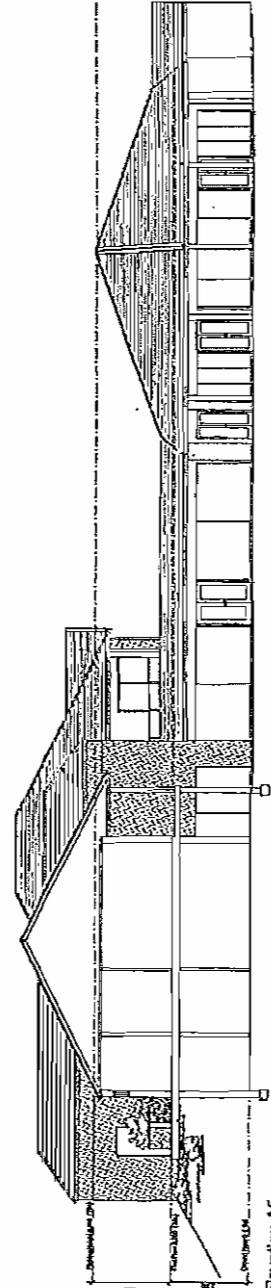
Elevation A3



Elevation A2



Elevation A4



Elevation A5

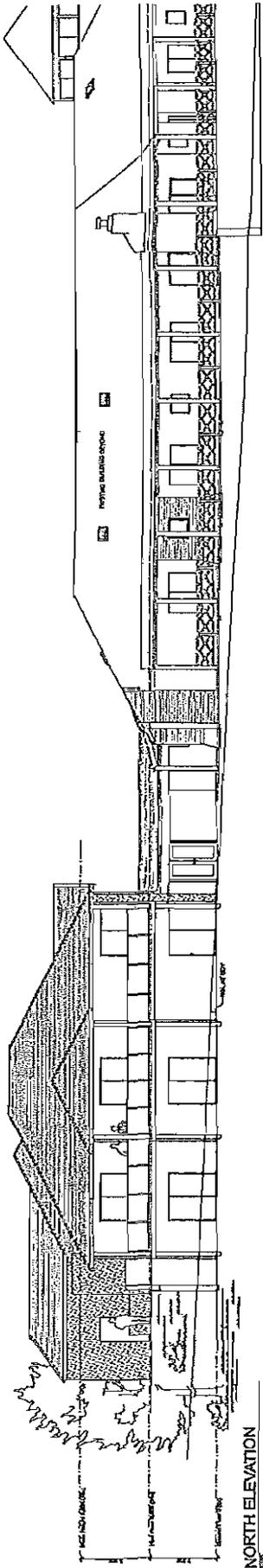
NOTE: ALL FINISHES TO MATCH EXISTING

- 1. EXISTING EXTERIOR WALLS
- 2. EXISTING EXTERIOR ROOF
- 3. EXISTING EXTERIOR FLOORING
- 4. EXISTING EXTERIOR DOORS
- 5. EXISTING EXTERIOR WINDOWS
- 6. EXISTING EXTERIOR STAIRS
- 7. EXISTING EXTERIOR PORCHES
- 8. EXISTING EXTERIOR PATIOS
- 9. EXISTING EXTERIOR TERRACES
- 10. EXISTING EXTERIOR BALCONIES
- 11. EXISTING EXTERIOR RAILINGS
- 12. EXISTING EXTERIOR LIGHTING
- 13. EXISTING EXTERIOR SIGNAGE
- 14. EXISTING EXTERIOR LANDSCAPING
- 15. EXISTING EXTERIOR UTILITY
- 16. EXISTING EXTERIOR MECHANICAL
- 17. EXISTING EXTERIOR ELECTRICAL
- 18. EXISTING EXTERIOR PLUMBING
- 19. EXISTING EXTERIOR PAINT
- 20. EXISTING EXTERIOR STAIN
- 21. EXISTING EXTERIOR SEALS
- 22. EXISTING EXTERIOR GLASS
- 23. EXISTING EXTERIOR METALS
- 24. EXISTING EXTERIOR WOOD
- 25. EXISTING EXTERIOR BRICK
- 26. EXISTING EXTERIOR CONCRETE
- 27. EXISTING EXTERIOR ASPHALT
- 28. EXISTING EXTERIOR GRAVEL
- 29. EXISTING EXTERIOR SAND
- 30. EXISTING EXTERIOR SOIL
- 31. EXISTING EXTERIOR VEGETATION
- 32. EXISTING EXTERIOR TREES
- 33. EXISTING EXTERIOR SHRUBS
- 34. EXISTING EXTERIOR FLOWERS
- 35. EXISTING EXTERIOR TRELLIS
- 36. EXISTING EXTERIOR PERGOLA
- 37. EXISTING EXTERIOR AWNING
- 38. EXISTING EXTERIOR CANOPY
- 39. EXISTING EXTERIOR SHED
- 40. EXISTING EXTERIOR GARAGE
- 41. EXISTING EXTERIOR DRIVEWAY
- 42. EXISTING EXTERIOR PAVEMENT
- 43. EXISTING EXTERIOR CURB
- 44. EXISTING EXTERIOR SIDEWALK
- 45. EXISTING EXTERIOR STAIRS
- 46. EXISTING EXTERIOR RAMP
- 47. EXISTING EXTERIOR ELEVATOR
- 48. EXISTING EXTERIOR ESCALATOR
- 49. EXISTING EXTERIOR LIFT
- 50. EXISTING EXTERIOR ACCESS

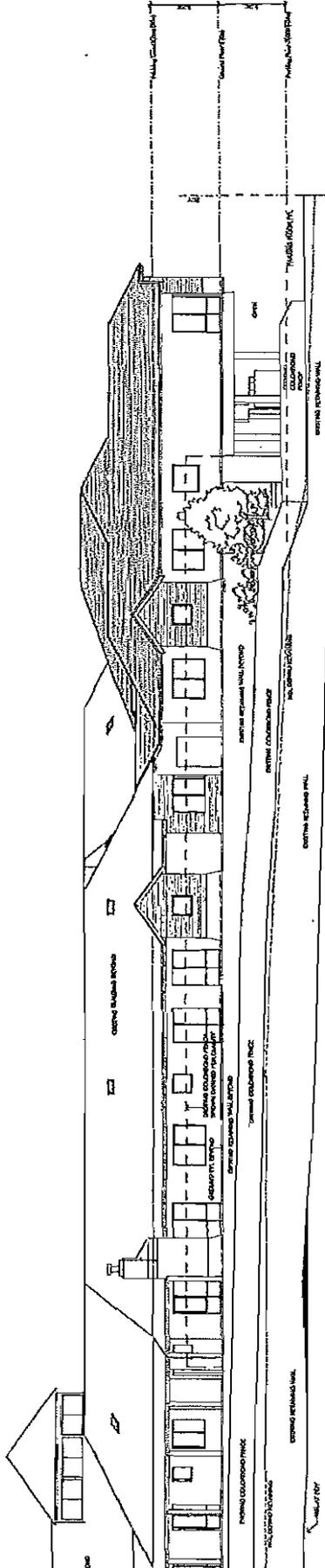
PROPOSED ADDITIONS TO CLARENCE ESTATE HARDIE RD ALBANY

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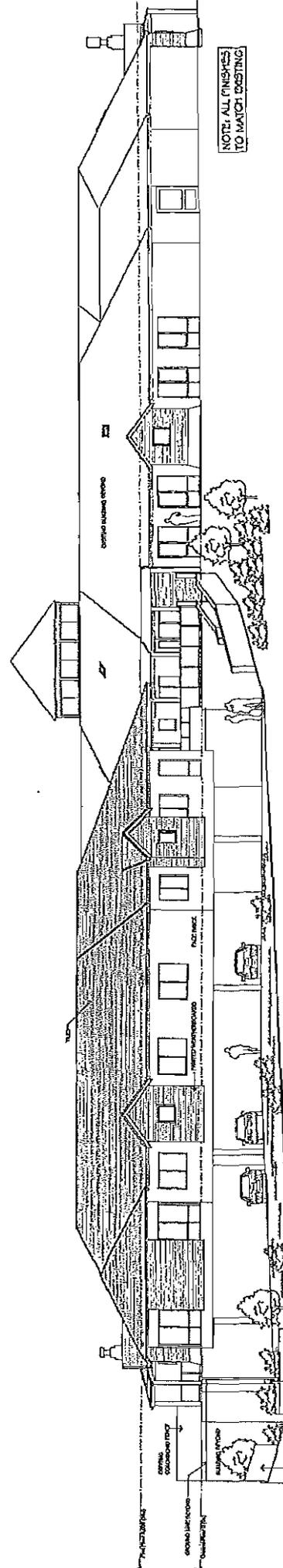
MORLEY DAVIS architects
 215 Broadway, New York, NY 10007
 Tel: (212) 691-1000
 Fax: (212) 691-1001
 www.morleydavis.com
 POY



NORTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

NOTE: ALL FINISHES TO MATCH EXISTING

1	EXISTING FINISH
2	NEW EXTERIOR FINISH
3	NEW INTERIOR FINISH
4	NEW ROOFING
5	NEW PAINT
6	NEW LANDSCAPING

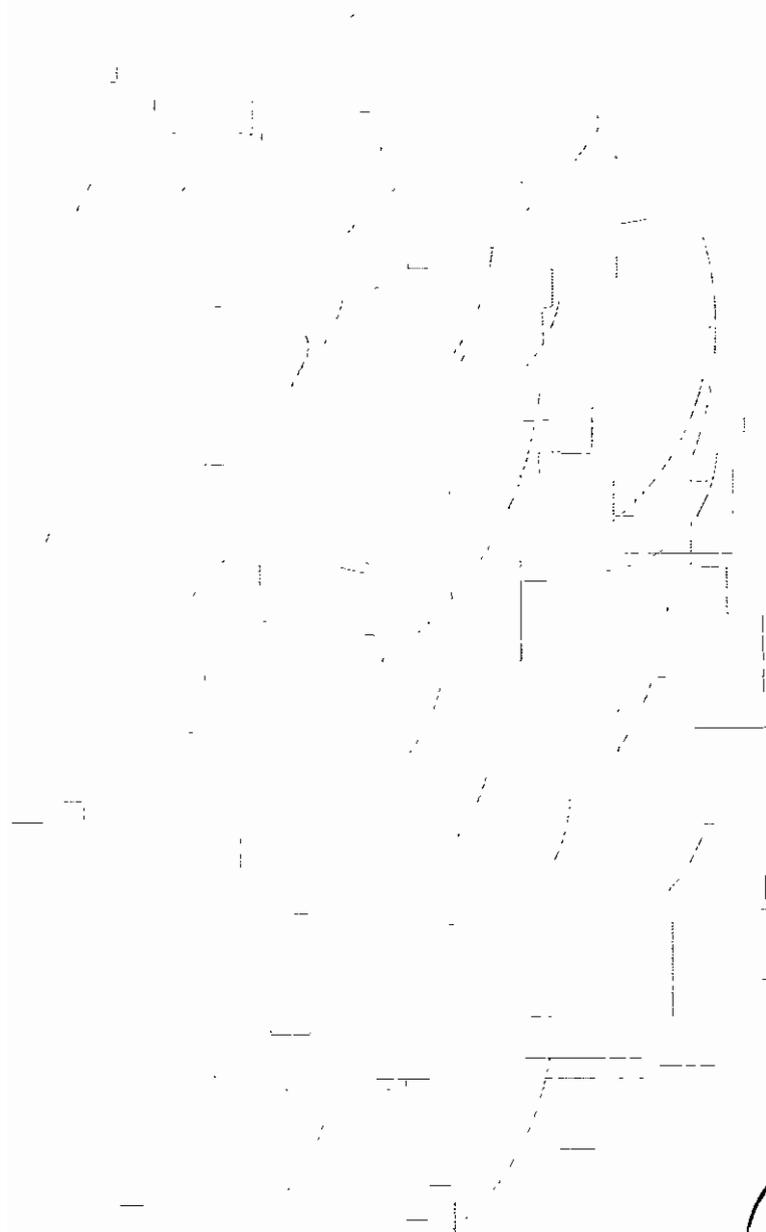
Overall Dimensions	
Overall Length	2011
Overall Width	100
Overall Height	10
Overall Area	201100

PROPOSED ADDITIONS TO CLARENCE ESTATE HARDIE RD ALBANY

MORLEY DAVIS architects
 100 ...
 ...
 ...



TOWN PLANNING
AND URBAN DESIGN



DEVELOPMENT APPLICATION

**DANVERO PTY LTD ATF THE BROOKTON
VALLEY AGED CARE UNIT TRUST**

**LOTS 1500 AND 1499 (NOS. 53-55) HARDIE
ROAD, SPENCER PARK**

708-165
MAY 2008



perth
melbourne
sydney

DOCUMENT CONTROL

Document ID: PLANNING/PG 2008/ 708-165/Final Documents/Lodged/DA_1 29.05.08.indd						
Issue	Date	Status	Prepared by		Approved by	
			Name	Initials	Name	Initials
1	29.05.08	Final	Robina Crook		David Caddy	

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In particular, it should be noted that this report is a qualitative assessment only, based on the scope of services defined by the Client, budgetary and time constraints imposed by the Client, the information supplied by the Client (and its agents), and the method consistent with the preceding.

TPG has not attempted to verify the accuracy or completeness of the information supplied by the Client and/ or relevant sub consultants.

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INTRODUCTION

This report has been prepared by TPG Town Planning and Urban Design (TPG) on behalf of the owners, Danvero Pty Ltd atf The Brookton Valley Aged Care Unit Trust (Danvero) of Lots 1500 and 1499 (Nos. 53-55) Hardie Road, Spencer Park (known as Clarence Estate) in the City of Albany.

The purpose of the following report is to support the Development Application for the three separate extensions to the existing Aged Care Facility.

Clarence Estate is currently a single storey aged care facility that caters for 86 residents (70 high care and 16 low care) including 32 extra service places. The existing facility sits on approximately 1.2ha of land and was constructed in 1999 (opened March 2002), as Stage 1 of Danvero's redevelopment of the site. It has always been Danvero's intention to expand services on this site and discussions with the City of Albany are an on-going process. This particular development application demonstrates the merits of extending the existing stage 1 facility.

There are three main areas where extensions are proposed:

- The "Multi-function Space" centrally located and to the north of the site with 18 additional car parking bays;
- An additional nine bedrooms (12 beds) and twelve parking bays to the west of the site and
- An additional 23 beds to the north east of the existing structure.

These additions will significantly add to the level of care and amenities offered to the existing residents whilst increasing the capacity of the current establishment to better cater for the increasing demand for aged care in the region.

Danvero is part of the Hall and Prior organisation, a Residential Health and Aged Care Organisation with facilities in Western Australia and New South Wales. The majority of its facilities are developed to care for and accommodate the elderly with the highest care requirements. In total, there are about 1184 residential care places across the organisation. All facilities are residential and have registered nurses and other specialists such as Doctors, Physiotherapists, Occupational Therapists, Dietitians and Speech Pathologists available to the residents. Danvero seeks to expand the existing facility in Albany to be able to continue to provide the highest quality of aged care for the community.

SUBJECT SITE

The subject land is currently owned by Danvero Pty Ltd. Copies of the Certificates of Title for the subject land are attached as Appendix A.

SITE CONTEXT

Albany is a regional city located on the south coast of Western Australia, some 400 kilometres south of Perth. Within the City of Albany, the subject land is situated approximately three and a half kilometres north of the Albany City Centre within the Spencer Park locality, which forms part of the urban area of the Albany municipality. It is located directly opposite the Albany Regional Hospital within an area that is primarily residential in nature. The site is elevated and is able to take advantage of views across Oyster Harbour and Princess Royal Harbour. The site is well serviced by an integrated road network with access from Hardie Road, Discovery Drive and Maley Place.

REFER TO FIGURE 2 – SITE PLAN.

TOPOGRAPHY AND VEGETATION

At its highest point, the site is at 47.5 metres (AHD) in height at the centre of Lot 1499 which is currently a vacant site that slopes to the southwest towards the existing buildings of Clarence Estate where the land is at 44.8 metres (AHD) in height. There are a number of existing trees onsite and it is envisaged that the trees will be retained where possible.

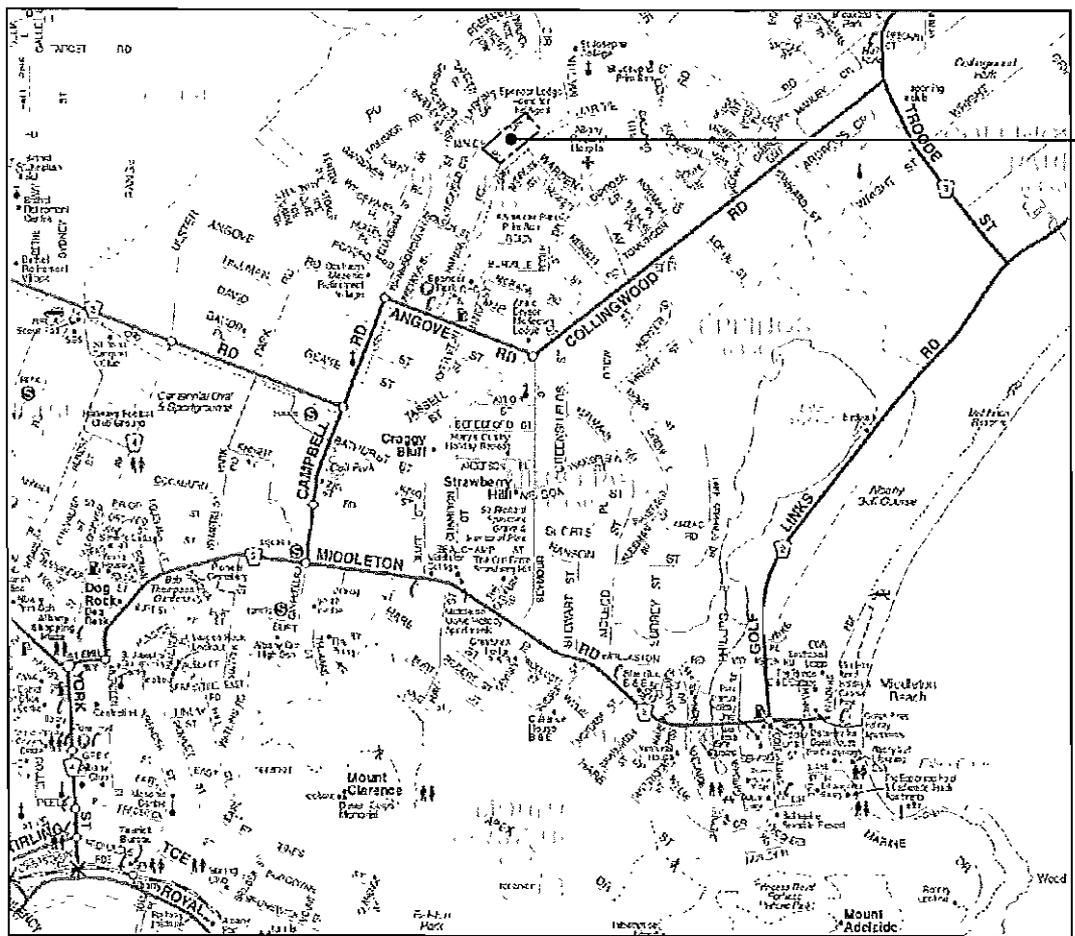
REFER TO FIGURE 1 – LOCATION PLAN

SITE DETAILS

The land the subject of this Development Application is Lots 1500 and 1499 (Nos. 53-55) Hardie Road, Spencer Park. The site details are summarised below:

Lot No.	Diagram	Volume/Folio	Land Area
1499	194722	2192/627	9,866m ²
1500	194722	2192/628	11,974m ²

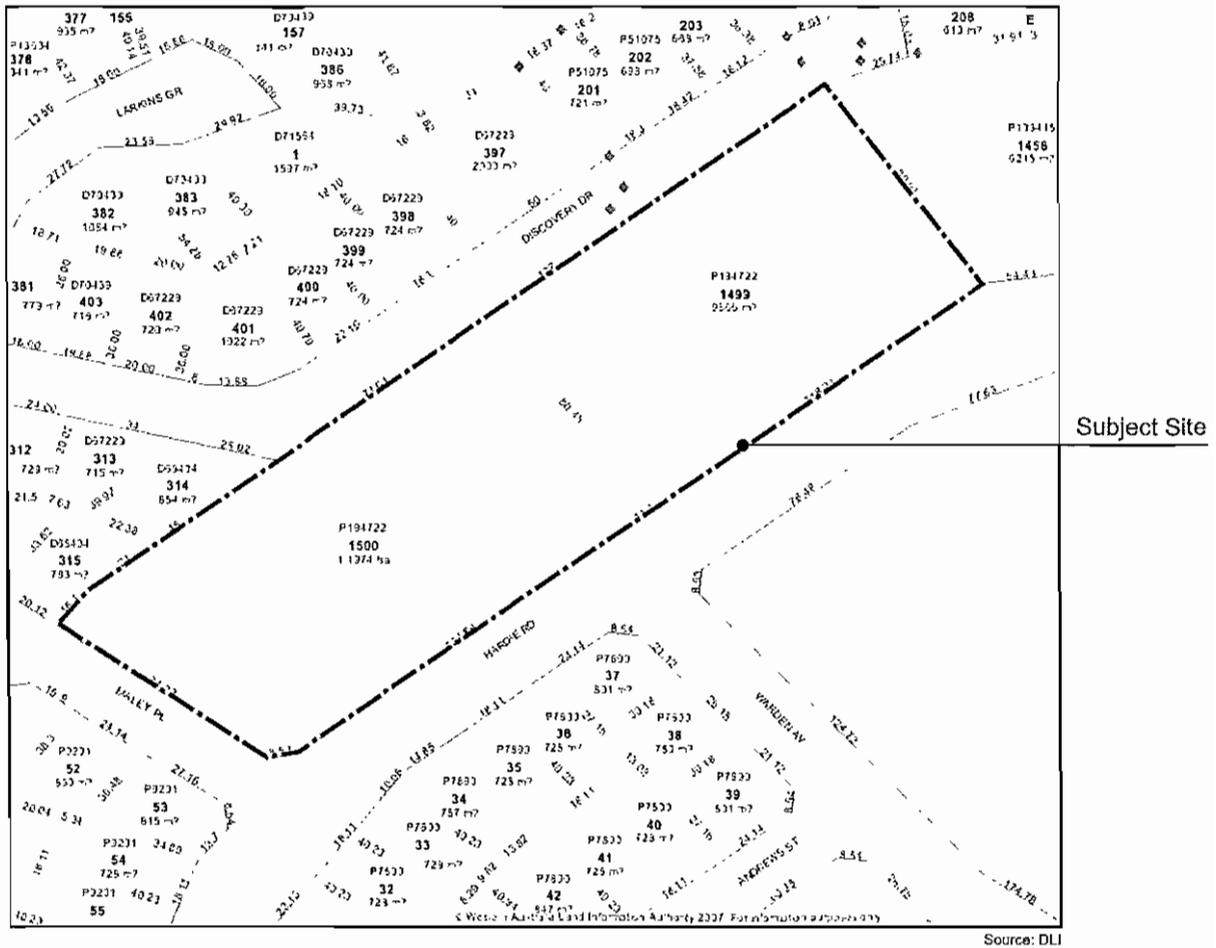
FIGURE 1 - LOCATION PLAN



Subject Site

Source: DL

FIGURE 2 – SITE PLAN.



STATUTORY CONSIDERATIONS

CURRENT ZONING

CITY OF ALBANY TOWN PLANNING SCHEME No. 1A

Under the provisions of the City of Albany Town Planning Scheme No. 1A, the subject site is zoned 'Clubs and Institutions'. The "Nursing Home" is an "AA" use within the "Clubs and Institutions" zone.

"AA = a use that is not permitted unless planning consent to it is granted by the Council".

The development standards for the land use are detailed within Appendix III – Zone Development Table.

The land surrounding the subject site is predominately residential. To the north of the site the land is zoned "Residential R20", with land to the east being zoned "Clubs and Institutions". A "Public Use" Reserve and a Reserve for "Parks and Recreation" are also located nearby to the south of the site.

REFER TO FIGURE 3 - TOWN PLANNING SCHEME 1A

PLANNING CONSIDERATIONS

There are several state and local policies that influence future development of the subject site and its surrounds.

STATE PLANNING POLICY – LOWER GREAT SOUTHERN STRATEGY

The Western Australian Planning Commission in June 2007 published the Lower Great Southern Strategy which provides a 20 to 30 year strategy for the Great Southern Region. The Policy incorporates the City of Albany and the Shires of Denmark, Plantagenet and Cranbrook. This area is one of the most productive agricultural areas in Western Australia. Recently, land uses such as tourism and residential have been on the rise leading to conflicts of land use. Within this context Albany is recognised as a current and future regional centre. This status is due in part to the Port of Albany which represents a major regional and state economic asset.

The vision for the area is *"The Lower Great Southern will be renowned for its natural environment, biological diversity, resources and distinctive landscapes. It will become a major alternative residential location by capitalising on a pristine environment and providing a high quality of life for all. The region will respond to social changes and facilitate the creation of vibrant, accessible, safe and self-reliant communities that embrace their Aboriginal and European heritage and reflect the character and amenity of their cultural environment."*

The Policy indicates that the population of Albany will increase by approximately 11,000 people by 2016. In addition the bulk of the population increase will be in the age group over 30 years of age. This is due to increased life expectancy, baby boomer aged cohorts moving through the population age structure; and the migration effect.

The principal planning issues for Albany and environs as outlined in the Policy include accommodating the predicted increased ageing and retiring population and meeting their aged care and health needs.

The proposed expansion of the "Nursing Home" facility is therefore in accordance with the objective of strengthening Albany as a regional centre and assist in addressing a key objective of the Policy.

STATE PLANNING STRATEGY

In December 1997, the State Government of Western Australia adopted the State Planning Strategy. The Strategy aims to:

- Protect regional resources and guide the development of residential and tourist areas through a review of the Albany Regional Planning Strategy;
- Establish an Albany Region Planning Committee; and
- Commence preparation of the Greater Albany Statutory Region Scheme.

One of the main vision statements for the Great Southern Region specified in the strategy includes "as an alternative residential location Albany will accommodate growth through a range of expanded towns and range of lifestyles"

The proposed expansion of the "Nursing Home" facility contributes to the achievement of these objectives through consolidation of the existing housing stock and providing an increased variety of housing types available to residents in the City.

CITY OF ALBANY - LOCAL PLANNING STRATEGY

Under the draft Albany Local Planning Strategy, which was advertised in late 2006, the following clauses are applicable to the proposed development:

- The objective of Clause 8.3.2 – Urban Lot Consolidation and Frontal Development is to; "Support the consolidation of serviced urban areas and facilitate staged fully serviced incremental development nodes."

The clause details that the urban area should be located close to the major employment areas to maximise use of existing infrastructure, services and facilities and manage growth to limit urban sprawl.

- The objective of Clause 8.3.3 – Urban Infill is to; "Support urban infill development based on compatibility of land uses and infrastructure capacity"

The proposed development is located in close proximity to existing services, infrastructure and facilities. The proposed extension to the "Nursing Home" is compatible with surrounding land uses including the Hospital and residential lots and is therefore in accordance with the goals and objectives of the Strategy.

PROPOSED DEVELOPMENT

This development application outlines that the proposed extension to the existing "Nursing Home" facility:

- will be suitably designed to accommodate an ageing population;
- is in keeping with the existing topography; and
- goes some way to meeting the demand for aged care accommodation in the City.

The design of the extensions is based on the following guiding principles:

- Universal Design Principles – The design specifically accommodates the needs of the ageing residents, in particular their mobility needs allowing them to age in place;
- Integration – The proposed extension integrates with the existing development on site and where possible takes full advantage of ocean views and passive solar design principles;
- Privacy - Reduce overlooking and privacy issues within the development and the adjacent properties;
- Suitable movement networks – Ensure there is safe access and egress to parking areas and a slow, safe traffic movement network is preserved throughout site; and
- Streetscape Design – Ensure the development suitably addresses the street and is in keeping with the amenity of the area.

The proposed development is comprised of three main extension areas:

- "Multi-function Space";
- West additions; and
- North-East additions.

REFER TO APPENDIX B - PERSPECTIVES OF PROPOSED DEVELOPMENT

Multi-function Space

The "Multi-function Space", approximately 286m², is proposed as an extension to the North of the existing facility. Currently the space is an outdoor open area that is under-utilised by the residents. The outdoor area is not easily accessible for the residents as it is at the rear of the staff and laundry areas. The loading bay, a relatively busy area is also in close proximity, further detracting from the ambience of the space. The extension proposes that the area be developed to enable the residents to gather in a climate controlled area. The space proposed is a hall or "Multi-function Space" which is a flexible space that will accommodate a number of uses as well as cater for events such as the ANZAC Service which is very popular with the residents and family members. The "Multi-function Space" will enable this to occur.

The space also has smaller areas that can be used by support staff. For example, an occupational therapist will be able to work in the area and be provided with a suitable space to store equipment. These types of facilities ensure the on-going health and well being of the residents.

The design of the internal entrance to the "Multi-function Space" is a logical extension of the foyer and lounge area providing an easily accessible space for visitors, staff and residents alike. There is also a suitable connection to the internal movement network where the entrance intersects with the main passage way.

The "Multi-function Space" extension is at ground floor, which ensures that there are minimal level changes within the development. As the "Multi-function Space" extends northward, the land drops away leaving the "Multi-function Space" slightly elevated above the ground. The existing verandah extends and encloses the "Multi-function Space", providing residents and staff with a safe area to walk that is semi-protected from the elements. This elevation and design will provide an excellent outlook from the "Multi-function Space" and provide an increased level of amenity for the residents.

The slope of the land also provides an opportunity to create additional space for another 18 car parking bays below the "Multi-function Space". The location of the car parking below the "Multi-function Space" is an effective use of space and ensures that the car parking is screened from public view. Access to the parking spaces is achieved via an existing crossover and a ramp down into the basement with security gates to ensure the car parking space is a safe and secure environment for staff to enter at all times.

The architectural elevations demonstrate how the new structure links to the existing building and integrates the car parking into the built form.

Appropriate screening and landscaping will ensure that the development is appropriately integrated into the existing site whilst still preserving the same level of amenity for neighbours.

West Additions

There are nine additional bedrooms proposed within the extension to the west of the development. The size and scale of these rooms is in keeping with the existing rooms within the facility. The orientation of the rooms and access to the rooms is also in keeping with the existing design ensuring that the space is uniformly able to be navigated by staff and residents alike. Included is a 47m² dining room proposed to the north west extremity of the site that provides opportunities for overlooking Maley Place while minimising overlooking of the adjoining residential lots to the north. There is also a store and a kitchen area adjacent to the dining room that will aid the staff in providing a higher level service to the residents.

The proposed development is at the same level as the existing aged care facility, but due to the slope of the land at the southern most point of the extension it is elevated above the ground. This is an opportunity to provide an additional twelve car parking bays below the proposed rooms. Access to the car parking area is to be achieved via an existing crossover with minimal extension to an existing driveway. There is associated landscaping and a low retaining wall proposed along the boundary that links the new development into the existing landscaping concept. Access to the facility from the car park is achieved via stairs that simply and effectively link to the existing verandah.

North East Additions

There are 23 additional bedrooms proposed to the north east of the development. These rooms are designed at a higher level of service and amenity for the aged. They provide a bed, bathroom and tea preparation space in the same character only slightly larger in scale than those in the existing development. The bedrooms are located within a two-storey development. The design of the structure responds to the slope of the land with the lower storey being at the same level as the majority of the existing aged care facility and the upper storey being level with the land to the east of the lot. This creates a suitable interface with the existing facility and what will ultimately be Stage 2 of the development in the future.

The sun lounge is a key feature to the overall popularity of the Clarence Estate facility. The new extension enables sunlight to still enter this area and provides access for staff and residents around the sun lounge so as not to disturb residents. The design also ensures that the open space around the sun lounge is preserved. In addition to the existing area a new sun lounge is proposed that will increase the already high levels of amenity experienced by the residents. The sun lounge is integrated into the development and is easily accessible.

The upper level is accessible by a central lift ensuring that residents and staff alike can easily and efficiently move within the space.

In addition to the 23 bedrooms there are a number of stores, a treatment room, office, lounge and dining area. The residents of this area are easily assisted through localised service areas rather

than a large centralised dining room. Residents do not have to move very far to have meals or gain access to treatment rooms. There is a central passage which provides an easily accessible and legible passageway for residents and staff alike.

The architectural elevations demonstrate that the upper storey bedrooms have balconies that overlook Hardie Road and Discovery Drive. The style of this structure is in keeping with the existing structure where possible and respond to the heightened amenity that the views can provide. The result is a two storey development that has a residential aesthetic rather than a high rise feel about it.

To ensure that this extension is able to be achieved there is a requirement to extend the boundary between Lots 1500 and 1499 in a north easterly direction to increase the size of Lot 1500. The expansion of the lot will be progressed through an amalgamation and subdivision process with the Western Australian Planning Commission. It is expected that the amalgamation and subdivision will be required as a condition of the Development Application, however the Application to the Commission will be lodged and progressed concurrently with the Development Application.

There are a number of advantages to the proposed extensions of the aged care facility on the subject site including:

Facilities

On site there are a range of services provided that will ensure the residents are given the best possible care. There are an existing kitchen and

laundry and team of qualified professionals that have the capacity to efficiently and effectively treat and care for the residents.

Proximity to Existing Amenity

The subject site is located within the existing urban form. The expansion of the facility is meeting infill objectives whilst optimising existing services.

Landform and Views

The site is slightly elevated above the rest of the existing residential urban form. The extensions to the existing facility are able to take advantage of these views over the bays and valleys that surround the City.

Road Networks

The site benefits from good accessibility to the existing road network with large areas of the site abutting Hardie Road, Maley Place and Discovery Drive. The extensions utilise existing crossovers, thereby distributing vehicles movements across the site while keeping them to the periphery to ensure a safe and secure space for the residents within the site.

Open Space

The key area of open space is located around the sun lounge. The proposed development takes into consideration the importance of this and ensures the level of amenity is preserved and enhanced.

Servicing of Site

The site is serviced and the extension of the development will simply be a more effective use of those existing services.

Demand

The demand for aged care accommodation is high. Data from the Australian Bureau of Statistics demonstrates a continued expansion and ageing of Albany's population with 2004 estimates indicating 15.8% of Albany's 31,586 persons being over the age of 65 up from 14.3% in 2000. This is a trend reflected across coastal communities around Australia.

Design

The design of the new accommodation is appropriate for the care of the aged and frail and is in keeping with the existing development. Purpose-built aged care facilities of such high quality are expensive to build and demonstrates Danvero's commitment to care for the ageing population within the community.

Landscaping

The existing landscaping treatment will be extended across the development to ensure continuity of character.

REFER TO APPENDIX C – DEVELOPMENT PLANS

DEVELOPMENT ASSESSMENT

As indicated in discussions with the Planning Officers at the City of Albany the development will be assessed against the provisions of the Town Planning Scheme. The following provisions of the Scheme have been referred to in the assessment of the development:

- Appendix III – Zone Development Table: Provisions for the “Clubs and Institutions” zone are defined.
- Appendix IV – Use Development Table: Assessment of the development will be subject to the “Nursing Home” land use table.

ZONE

Appendix III – Zone Development Table

Zone Development Table	Requirement	Justification
Zone	Clubs and Institutions	The current development was approved in 2003 as a “Nursing Home” which is a use that Council has the discretion to approve. As Council has already determined that this use is appropriate for the site it is considered that the continuation and expansion of this use is consistent with Council’s desired expectations for the use of the land.
Minimum Lot Area (m ²)	2,000	The site is greater than the minimal lot area required with the following areas: Existing Lot 1500: 11,974 m ² Lot 1499: 9,866 m ² Proposed approximation of lot size after amalgamation: 12,698 m ² <i>Note: Area based on extending Lot 1500 by 9m in a north east direction.</i>
Minimum effective Frontage (m)	20	The site has two lot frontages that are greater than the minimal 20m requirements. Hardie Road: Lot 1500 - 122.8 m + Lot 1499 - 118.2 m Discovery Drive: Lot 1500 - 23 m + Lot 1499 - 127 m Maley Place: Lot 1500 - 74 m
Maximum Plot Ratio	0.5	0.24 Refer to Discussion relating to Plot Ratio below.

Zone Development Table		Requirement	Justification
Minimum Boundary Setbacks	Front (m)	11.0	<p>Hardie Road / South</p> <p>The currently minimum setbacks of Clarence Estate do not conform to these development standards. This therefore sets a precedent in relation to any proposed setbacks. These already reduced set backs (approx. 8m) are not detrimental to the overall streetscape as the façade is highly articulated and the development is of residential character that provides a residential feel to the street.</p> <p>The proposed development provides a larger setback than the minimum currently provided, being set back approx. 9.5m to the balcony and 11.5m to the main structure. Refer to Appendix D - Setbacks</p>
	Rear (m)	7.5	<p>Discovery Drive / North</p> <p>The setbacks to the rear of the property are varied with 8.4m, 32m and 6.7m setbacks proposed. In areas where the development has a reduced setback and may raise concerns relating to overlooking there is appropriate screening and landscaping proposed to ensure there is no loss of amenity for adjoining landowners.</p> <p>The proposed extensions provide for different setbacks including a 7.3m setback to the extension to the north east, 6.6m setback for the "Multi-function Space" and 4.6m setback to the most north west point.</p> <p>The façade has been skilfully designed to reinforce the articulated nature of the existing building, preserve the residential character of the development and reducing any perceived bulk and scale. The articulated nature is highlighted by setbacks as great as 30m. The high level of landscaping on the boundaries and throughout the development ensure that the extension is suitably treated to provide a high level of amenity.</p>
	Sides (m)	2 per storey	<p>Maley Place / West</p> <p>The existing setbacks to the western corner of the development are some 17m and 13m which under utilises the land in that area of the site. The proposed 4.6m, 4.7m and 4.1m set backs are compliant with the development standards as only 4m is required to accommodate the two storey component. The development to the west is also highly articulated and is residential in nature. The extensions are consistent with the existing development. The high level of landscaping that is proposed ensures that the proposed development is not overwhelming within the streetscape.</p> <p>North East boundary</p> <p>The boundary to the north east of the development will be realigned to ensure that there is an acceptable setback from the proposed stairs. Planning Officers have indicated that a 2m setback from the single storey structure and nil setbacks to stairs will be an appropriate set back. The design of Stage Two will be integrated with this proposed development.</p>
Minimum Car parking Spaces		1 per 40m ² gross floor area	The Planning Officers at the City of Albany have indicated that the planning provisions as detailed in the "Land Use" table are a more appropriate guide to development in relation to the required car parking provisions. (Refer over leaf).
Minimum landscaping		25%	The proposed development results in 34% of the site being landscaped. Much of the landscaped space is located on the boundary which results in a high level of amenity for the interface between the aged care facility and existing residential development. There are also high quality spaces that are internal to the development that provide a high level of amenity for the residents. Refer to Plan SK14 at Appendix E - Landscaping Areas.
Other Requirements		N/A	

REFER TO APPENDIX D - SETBACKS

REFER TO APPENDIX E - LANDSCAPING AREAS

LAND USE

Appendix IV – Use Development Table

Uses		Requirement	Justification
Use		Nursing and Convalescent Home	The land use has been identified approved and developed as a "Nursing Home".
Minimum Lot Area (m ²)		N/A	
Effective Frontage (m)		N/A	
Maximum Plot Ratio		N/A	
Minimum Boundary Setbacks	Front (m)	N/A	
	Rear (m)	N/A	
	Sides (m)	N/A	
Minimum Car parking Spaces		1 per 4 beds	The combined number of total beds based on the proposed development and existing development will be 123 (31 bays). A total of 47 car parking bays are proposed to be provided on site. This is 16 bays in excess of the requirements. For further details refer to the Clarence Estate parking schedule below.
Minimum landscaping (% of site)		N/A	
Other		Reticulated sewer connection to be available.	Connected to reticulated sewer.

Clarence Estate Parking Schedule

Proposed on Site Parking	No. of Bays	Total
Porte-cochere area (includes 1 disability bay)	12	
Embayment off Hardie Road	3	
Discovery Drive (adjacent to crossover)	2	
Under new central facilities	18	
Maley Place	12	
TOTAL CAR BAYS PROVIDED (excluding bin area)		47
TOTAL REQUIRED TO COMPLY WITH TPS		31
<ul style="list-style-type: none"> Extended facility will have 123 beds Number of bays required 1 car parking bay per 4 beds		
Excess Bays		16

DISCUSSION

As evidenced by the Development Assessment tables previous, the proposed development complies with the requirements and intent of the Scheme with only two areas that require further clarification, plot ratio and setbacks.

PLOT RATIO

To calculate the plot ratio reference is made to the Scheme and the definition of plot ratio. It states that:

Plot ratio – in the case of residential dwellings has the same meaning as the Residential Design Codes.

This definition relates to a situation where residential development is proposed. A "Nursing Home" is not strictly residential as it is a "care (hospital type) facility" and therefore the plot ratio is not considered relevant. However, where Council determines that plot ratio is to be utilised as a guide for the proposed development then the definition within the Residential R-Codes is presumed to apply.

The definition is:

Plot ratio is the ratio of the gross total of all floors of the buildings on a site to the area of land in the site boundaries.

The following is not included in "gross total of all floors of the buildings"

"lift shafts, stairs, or stair landings common to two or more dwellings, machinery, air conditioning and equipment rooms, non-habitable spaces that is wholly below natural ground level, areas used exclusively for parking of wheeled vehicles at or below ground level, lobbies or amenities areas common to

the more than one dwelling, or balconies or verandahs open on at least two sides."

Due to the nature of the existing structure and the proposed additions, a large amount of the gross floor area would be considered common based on the above definition. There are a number of areas that are designed for the use of all residents. For example there are amenity areas such as the "Multi-function Space", entrance / arrival areas, kitchens and access corridors and therefore the gross floor area for the site is restricted only to the bedroom areas.

Within the existing development approximately 1,832m² has been identified as included in the plot ratio calculated as they are bedrooms. There is also 1,185m² set aside for bedrooms within the proposed development to give a total gross floor area of 3,017m² and a plot ratio of only 0.23.

Gross floor area (m ²)	Site Area (m ²)	Plot Ratio
3,017.63	12,698	0.24

REFER TO APPENDIX F - PLOT RATIO

SETBACKS

As previously indicated the only area in which the development is not compliant with the development standards is in relation to the proposed setbacks. Reference is then made to Clause 4.10 "Variations to Site and Development Standards and Requirements".

"Except for development in respect of which the Residential Development Codes apply, if a development is the subject of an application for planning consent and does not comply with a standard of, requirements prescribed under the Scheme, the Council may, despite that non-compliance, approve the application unconditionally or subject to such conditions as the Council thinks fit."

"Clause 4.10.2

The power conferred by this clause may only be exercised if the Council is satisfied that:

a) approval of the proposed development would be appropriate having regard to the criteria set out clause 7.8; and

b) the non-compliance will not have an adverse effect upon the occupiers or users of the development or the inhabitants of the locality or upon the likely future development of the locality."

The proposed development will not adversely affect the occupiers or users of the development or the inhabitants of the locality. The only non-compliance issue relating to the proposed development is the reduced setbacks to Hardie Road and Discovery Place and residential properties abutting the north west property boundary.

The proposed setbacks are in accordance with the "Performance Criteria" within the R-Codes. They will not impact on the privacy of the adjoining properties nor adversely contribute to overshadowing, they will increase surveillance of the street and contribute to the existing streetscape. The "Performance Criteria" within the R-Codes requires the building layout, location and design to minimise the direct overlooking of active habitable spaces and outdoor living areas. The proposed development and setbacks achieve this. The extension to the west proposes two additional bedroom windows that are oriented to the north that are setback at least 4.5m from the boundary. The high level of landscaping

and existing screening will obscure any view of the adjoining property. The windows within the lounge and dining area located to the west of the site have been mainly oriented to the west resulting in any overlooking being forward of the dwelling on the adjoining property. The setbacks to the "Multi-function Space" will be highly landscaped and provided with screening. Again, the view of the adjoining property is forward of the existing dwelling with a distance between the two structures being a minimum of 12m.

Where the development is non-compliant the Council has the opportunity to approve the development provided it considers the development to be in accordance with a number of matters listed within Clause 7.8A "Matters to be considered by Council" and considers that the non-compliance will not adversely impact on the users of the development or adjoining neighbours. The following table demonstrates that the proposed development is consistent with the Scheme, policies, Statements of Planning Policy, relevant Commission policies and the Environmental Protection Act 1986 and will not adversely effect the amenity of the area. The development is in accordance with orderly and proper planning as it is an intensification of the current development that enables the more efficient and optimal use of existing infrastructure.

The relevant parts of Clause 7.8A and how the development is consistent with those requirements are summarised as follows:

a	The aim and provisions of the Scheme and any other relevant town planning schemes operating within the Scheme Area	The development is not in contrast to the aims and provisions of the Scheme as detailed earlier in this report. The development embodies the principles of orderly and proper planning through intensification of agreed land use in an appropriately serviced area. The extension of the existing development provides for a higher level of aged care services to the Albany community to help meet the high demand for this kind of care in the community.
b	The requirements of orderly and proper planning including any relevant proposed new town planning scheme or amendment, or region scheme or amendment, which has been granted consent for public submissions to be sought	The development is in keeping with orderly and proper planning as demonstrated below, Council's desire for the land to be used as "Nursing Home" and adherence to the requirements and intent of the Scheme provisions.
e	Any relevant policy or strategy of the Commission or any relevant planning policy adopted by the Government of the State.	It is understood that there are limited policies or strategies of the Commission that address "Nursing Homes", however the proposed development is an intensification of an existing land use that is suitably located within the existing urban landscape and takes advantage of existing infrastructure. The proposed development is in keeping with the existing character of the area and will not adversely affect the amenity of adjoining land owners.
i	The compatibility of a use or development with its setting	The land use is a continuation of a well established "Nursing Home" where the frail are accommodated. The development is in keeping with the character of the existing development and sits well within a primary residential neighbourhood.
j	Any social issues that have an effect on the amenity of the locality	It is not perceived that there will be any social issues that may arise out of the proposed development or any loss of community services in fact the opposite is the case. Based on ABS figures that demonstrate the population of Albany is increasing and ageing then the proposed extension of an existing development provides much needed additional care facilities for the community.
n	The preservation of the amenity of the locality	The proposed land use is an extension of the "Nursing Home" and will not adversely affect the amenity of the locality, as outlined below. The land use is not expected to create any adverse noise, dust, noise or light pollutants that will effect the surrounding land users. The number of additional beds will not significantly change the way the site is currently managed or functions. The traffic volumes currently accessing the site will not dramatically increase. The proposed extension is in keeping with the residential character of the area and streetscape. The built form proposed is consistent with the existing development ensuring the continued use of similar design and materials. The bulk and scale of the development is again in keeping with the existing development. There is a high level of landscaping proposed to ensure that the abutting residential developments are not adversely affected by the proposed development.

o	<p>The relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal</p>	<p>The existing development has utilised landscaped areas and screening to ensure that all issues of privacy and overlooking are addressed. The same philosophy has been applied to the proposed extensions.</p> <p>Height:</p> <p>The proposed development within Lot 1500 continues to be single storey as it provides the most suitable built form to facilitate the movement of residents. The slope of the land to the west means that the land drops away providing undercroft type car parking opportunities, but as the extension of the development is in keeping with the existing roof line it will have the appearance of a single storey when viewed from Hardie Road.</p> <p>The proposed development to the east is two storey and provides an interface between the level of Lot 1500 and Lot 1499. The level change from Lot 1500 to Lot 1499 is approximately one storey. The proposed interface enables a level change to occur across the development while providing the residents with a high level of access. The proposed lift will enable the staff and residents to access the facilities in the existing Clarence Estate and the future stage 2 development. Through this design the staff will be able to more readily move the aged and frail into other areas of the facility. This design ensures that access to lifts and internal corridors is interconnected. Containing the level change within this development is an effective way of accommodating those access needs.</p> <p>Bulk and Scale:</p> <p>The proposed development is of similar bulk and scale to the existing development. The facades continue to be highly articulated with a high level of landscaping to ensure the residential character is preserved.</p> <p>Orientation:</p> <p>The location and orientation of the "Multi-function Space" has been specifically designed to take advantage of the northern winter sun. This will provide the residents with a space with high amenity.</p> <p>The development to the east is highly effective in providing a suitable interchange between levels across the site.</p> <p>The development to the west takes advantage of an area on the site that is underutilised due to the slope of the land. Locating parking below the development is also an efficient use of space.</p> <p>Appearance:</p> <p>As previously indicated the character of the development is in keeping with the existing Clarence Estate. The materials, design and orientation of the development have been based on the existing design to ensure continuity.</p>
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p	Whether the proposed means of access to and egress from the site are adequate and whether adequate provision has been made for the loading, unloading, manoeuvring and parking of vehicles	<p>The access and egress to the site is highly suitable for the proposed development and the safety of the residents and will only use existing crossovers and driveways.</p> <p>The residents are safely located internally to the site where vehicles movements will not inhibit their movement or the movement of staff assisting them in any way.</p> <p>There are a number of access and egress points distributed around the site which divert the traffic to adjoining streets and thereby minimise pressure being placed on any one particular entry point or road.</p> <p>Where loading and unloading occurs the traffic movements are screened from public view, preserving the residential character of the development.</p> <p>Parking for visitors and staff is dispersed across the site resulting in limited traffic generation or flow issues on site.</p>
q	The amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and parking of vehicles	<p>It is expected that the level of traffic generated from the proposed development will be negligible.</p> <p>There are 32 additional beds proposed that will be occupied by the frail and infirm. The new residents are expected to generate little or no traffic movements, as they will not drive and are unlikely to generate significant visitor traffic. There will be limited additional staff required to services these new residents as the majority of the support services will be accommodated within the existing operations. The car parking has been distributed between the development to the west and northwest therefore also resulting in traffic being dispersed across the site.</p>
t	Whether adequate provision has been made for access for pedestrians and cyclists (including end of trip storage, toilet and shower facilities)	<p>End of the trip facilities have been provided within the development to facilitate and encourage alternative transport modes for staff.</p>
u	Whether adequate provision has been made for access by disabled persons	<p>The existing facility was specifically designed and built to ensure that those with disabilities, frail, aged or limited mobility are able to easily access the site. The front entrance is at grade, provides a covered area to set down passengers and protects visitors from the elements. The area is large and is suitably designed for set down and pick up. Importantly it has large automated sliding doors providing ease of access.</p> <p>The proposed development is also primarily all at one level and where there is a required level change lifts are provided.</p> <p>The corridors and the lift are designed to facilitate wheelchair and stretcher access.</p>
v	Whether adequate provision has been made for the landscaping of the land to which the application relates and whether any trees or other vegetation on the land should be preserved	<p>It is proposed that the existing high standard of landscaping on site will be extended into the areas surrounding the development is located.</p>

In conclusion, the development is an extension of an existing land use that is in high demand, is in keeping with the character of the existing development and has been designed to the highest quality. It is consistent with the requirements and the intent of the matters outlined in Clause 7.8A of the Scheme and is expected to be an asset to the Albany community.

OTHER CONSIDERATIONS

In considering concepts and requirements for the redevelopment of the site, orderly and proper planning principles were applied to ensure logical and efficient extension of the existing development and consistency with the local planning vision or intent of the area.

ORDERLY AND PROPER PLANNING

The proposed development is consistent with the orderly and proper planning objectives for this area as it is merely an extension of an already approved land use and development that provides a clear outline of Council's desired intent for the site to remain a quality "Nursing Home" facility. The following points highlight the consistency of the proposed development with the planning intent and desired character of the area:

- Land Use – the proposed additions will provide a higher level of care for a greater number of residents optimising the development potential of the site to care for Albany's elderly community;
- Amenities and Services – the proposed development will provide greater amenities for existing and new residents by providing a "Multi-function Space" which will be a flexible space where residents can enjoy communal activities without being exposed to the elements together with a series of sun lounges that will provide residents with the opportunity to relax and enjoy the ambience outside of their bedrooms;

- Relationship to Adjoining Residents – The proposed development is compatible with the residential character of the locality in that:
 - o It has been limited to 2 storeys which is a reasonable expectation within a primarily residential area;
 - o It has been designed with a residential appearance with a pitched roof, eaves and terracotta tile and masonry walls, materials consistent with the materials and design in the locality;
 - o The development does not cause any adverse amenity impacts of any significance;
 - o All street trees will remain, providing visual barrier between the residential and proposed development; and
 - o The site will be well landscaped.
- Built Form – The proposed built form reflects the scale and bulk of the existing development on the site. The well-articulated nature of the proposal also helps reduce any perceived building bulk whilst optimising the fall of the land to provide for secure parking areas.

AMENITY

The concept of amenity is of particular importance when consideration is given to the nature of a proposed development. In designing the proposed structures, the amenity of residents in abutting residential areas and of residents within the site itself, featured as a strong determinant in the

final proposal. It is important to ensure that the quality of life of the current and future inhabitants is not compromised and, therefore, the following factors were all considerations in the design process of the additions to the facility:

Noise

The predominant use of this portion of the site is high band aged care which is expected to generate very little noise and have little or no impact on surrounding areas. In addition, the landscaping and fencing will partially screen any noise that may be generated from the site. The noise generation is expected to remain the same as the existing development, which does not adversely affect the amenity of the surrounding areas.

Privacy

General privacy and overlooking potential of the proposed development has been addressed by ensuring the development is provided with setbacks greater than stipulated by the 'cone-of-vision' requirements of the R-Codes and locating the most used components of the development (such as the lounges and "Multi-function Space") where they are either separated from residential properties by the adjoining road network or provided with solid walls to minimise potential privacy impacts. In addition, landscaping will be enhanced to provide sufficient visual screenings so as to protect the privacy of the adjoining.

Solar Access

Consideration was given during the design process to the location and effects of the proposed structures on the solar access of adjacent areas. Opportunities to capture the northern winter sunlight have been maximised, particularly

in the "Multi-function Space" and, given the orientation of the site, the development does not cause any overshadowing of any adjoining residential properties. It has been designed to provide 'spaces' between the building's various components to enable the penetration of natural light and ventilation. On this basis the proposal is consistent with the amenity objectives of the Residential Design Codes.

Visual Quality

The proposed additions are in keeping with the style and character of the existing development and maintain a residential appearance so that it sits comfortably within its residential environs and increases the visual quality of the overall area. The design also reflects its intended purpose for human habitation and will make a positive contribution to the visual quality of the area by providing contemporary, high quality articulated buildings and high quality landscaping.

Consultation

Morley Davis Architects on behalf of Danvero have directly consulted with the adjoining residents at 8 Maley Place [privately owned] and 73 Discovery Drive [owned by Department of Housing and Works] in relation to the proposed development. At the point of lodging this Development Application the owner of 8 Maley Place has indicated that she is happy with the proposed development at Clarence Estate and lodged documents with the City. The occupant of 73 Discovery Drive has indicated that the proposal is acceptable and has forwarded documents to the Architects which have been included at Appendix G - Consultation

REFER TO APPENDIX G - CONSULTATION

CONCLUSION

This report has demonstrated that the proposed expansion to the existing Clarence Estate aged care facility complies with the City of Albany's Scheme and Policies. The development proposal represents a logical land use proposal which is suitable for the site and the existing surrounding land uses.

This supporting report has demonstrated that the development:

- Has a suitable design to facilitate the care for aged people in a comfortable and caring environment;
- Will simply expand the existing land use and not adversely affect the local amenity;
- Preserves the character of the locality by not comprehensively changing the buildings style or character; and
- Provides a greater number of bedrooms to accommodate the ageing population in the City.

On the basis of the above supporting comments, it is respectfully requested that the proposed extensions be supported by the City of Albany at its earliest convenience.



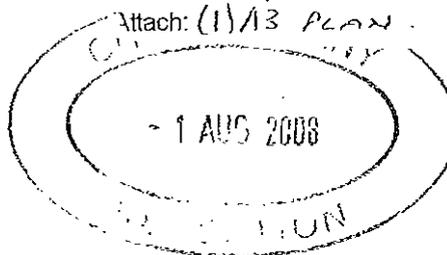
City of Albany Records
 Doc No: ICR806268
 File: A167002

Albany Council
 PO Box 484
 Albany WA 6331

Date: 01 AUG 2008
 Officer: PLAN10

10 May 2008

P285188



Dear Sir/Madam

RE: Proposed Additions to Clarence Estate

We have recently been contacted by Morley Davis Architects. They informed us of the proposed extensions to the Clarence Estate building.

The proposed plans do offer several areas of concern.

1. The intended height of the building in relation to privacy.
2. The ability of the current sewage infrastructure to cope with the additional demand.
3. The containment of water run off and the current ability of storm water infrastructure.
4. The additional traffic.

We would have no objections to the proposed additions to Clarence Estate, IF:

1. The height of the limestone wall was continued, in limestone, from where it tapers down to the boundary edge. (The distance from the boundary to the road is in excess of 8 metres, so the verge is more than 3 metres.)
 Screening of the same colour, height and material of existing screening be added to the top of the limestone wall.
*This is most important as we spend much time in both the front and back areas gardening with our grand children and entertaining.
 In the past, patients and members of the public, using the grounds as a thoroughfare, have on occasion been observed looking over the fence. Several times patients have even called out to say hello and start conversations.
 Neighbourhood children have used the grounds of Clarence Estate to throw rocks, on our roof breaking several tiles, and at our dogs.
 Equally important is the fact that the proposed plans indicated that the lounge and dining area offers patients, staff and visitors a constant view over our property. Which basically means any time we enter our yard or entertain family and friends we will be in view of anyone using the lounge dining area.*



2. Assurance is given that neither, sewage or storm water floods our property.
We would expect such assurances to be in writing.
In the past both the sewerage and storm water sumps have become blocked and overflowed. This has resulted in raw sewage and storm water lapping at our front door.
3. Verge cleared of native vegetation and replaced with reticulated lawn.
In keeping with other verge areas surrounding Clarence Estate.
At present when reversing from our driveway the vegetation blocks any view of traffic coming down the road, from the east. It is not possible to see any traffic, coming from the east, unless you first reverse on to the roadway. If more parking Clarence Estate, ergo, more traffic and greater risk.
4. Access to the public is successfully restricted.
At present both children and adults use the Clarence Estate property as a thoroughfare even though there is a fence with razor wire. Children use the property to build cubby houses, to throw stones into our yard, on our roof and at our dogs. The public having access to these areas along the mutual boundary fence presents a great risk. The height of the drop on the low side is in excess of 3 metres. This means the risk of anyone injuring himself or herself falling from this height is a very high. We would like written indemnity from any such occurrence. I believe signage should be placed on the high side of the boundary.
5. The native fauna is maintained, on the high side, so that it does not damage the screen fencing or protrude over the boundary.
The height of the wall and fence requires us to hire special persons to trim the vegetation growing or originating on Clarence Estate.

We believe we have outlined our concerns and expressed suitable outcomes which would prove mutually beneficial.

Regards



Catherine Sturgess

cat@itxlreme.com.au

08 9841 3802

0408 913 3 53

SEE ATTACHED LETTER.

U.S. Airways

NO OVERLOOKING FROM ABOVE

STOP WASTAGE OF WATER FROM CHARLES CARBONE SHED

NO OVERLOOKING FROM ABOVE

Check capacity of sewer with LORE WITH EXTRA BEDROOMS + BATHROOMS

CLEAR VEGETATION

STORM WATER

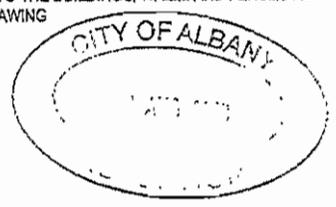
Block Access

NEW N/W BEDROOMS

WALKWAY PLACE

I HAVE NO OBJECTION TO THE BUILDINGS, WALLS AND FENCES AS INDICATED ON THIS DRAWING

NAME
ADDRESS
SIGNATURE
DATE



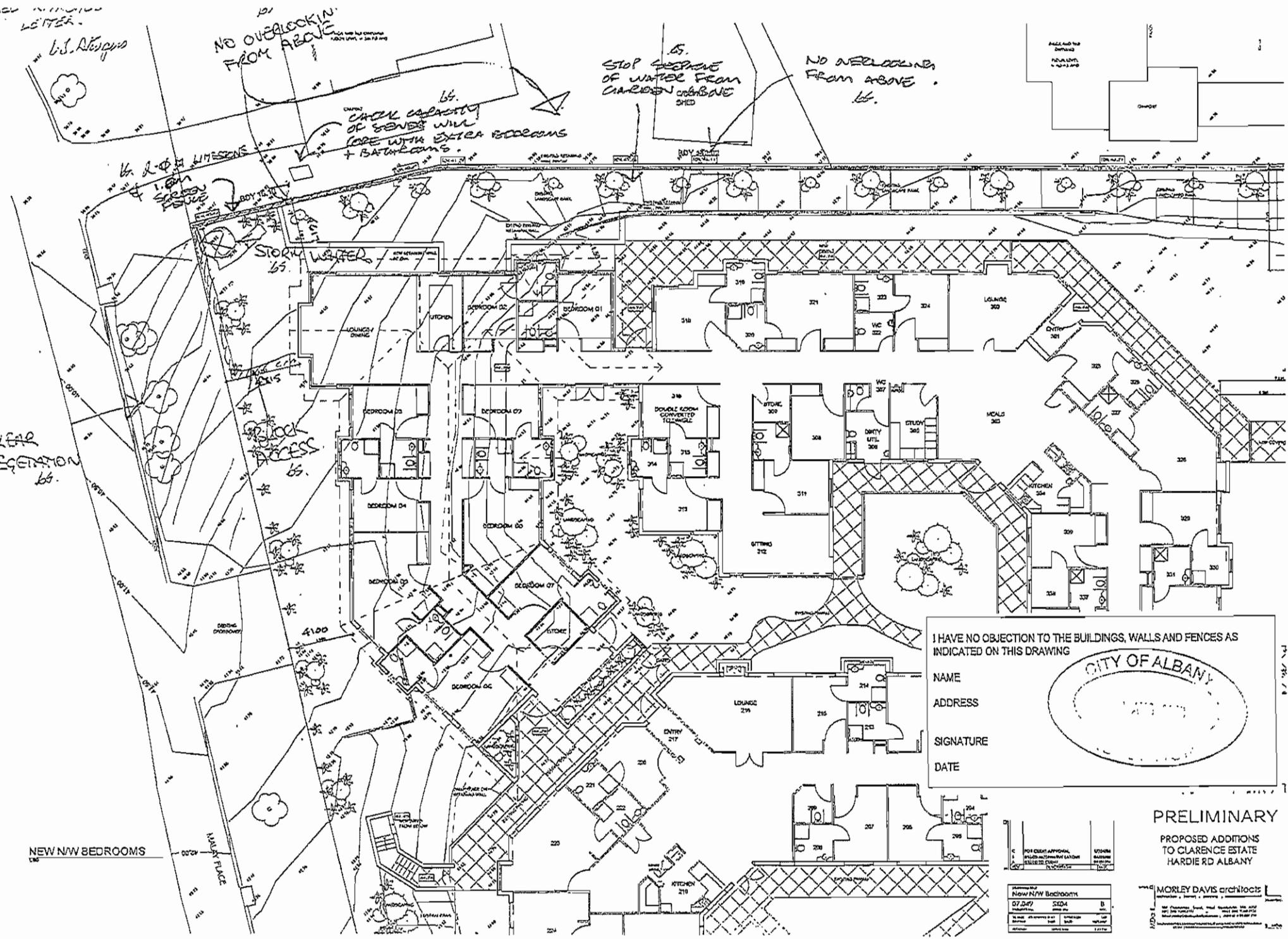
PRELIMINARY

PROPOSED ADDITIONS TO CLARENCE ESTATE HARDIE RD ALBANY

FOR CLIENT APPROVAL	DATE
FOR COUNCIL APPROVAL	DATE
FOR CONSTRUCTION	DATE

Drawn by	Now N/W Bedrooms
07.D47	2504
Scale	1:100
Date	10/10/07

MORLEY DAVIS architects
 10/10/07
 10/10/07



PERTH
MELBOURNE
SYDNEY

Our Ref: 708-165
Your Ref: ICR8058562

26 August 2008

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



TOWN PLANNING
AND URBAN DESIGN

ATTENTION: Ian Humphrey – Senior Planning Officer

Dear Ian

SUBJECT: DEVELOPMENT APPLICATION FOR LOT 1500 AND LOT 1499 HARDIE ROAD, ALBANY (REF: ICR8060735)

On behalf of our client Danvero Pty Ltd aft The Brookton Valley Aged Care Unit Trust, TPG Town Planning and Urban Design (TPG) would like to provide the following response to the submission lodged with the City of Albany (City) during to the advertising of the application for the extensions of Clarence Estate Aged Care Facility on Hardie Road, Albany.

It is TPG's understanding that there has been one submission lodged with the City from the adjoining landowner at Lot 315 Maley Place.

Danvero is keen to preserve the good relationship that it enjoys with the community and adjoining landowners. To help ensure this the consultant architect had met with all adjoining landowners and presented the development plans prior to lodgement with the City. Both landowners indicated their acceptance of the development proposed with the landowner of Lot 315 even signing the plans which were included in the development application.

It is noted that the general comments raised by the landowner at that point in time have been reiterated in the submission to the City.

TPG, the architect and Danvero believe that the matters raised by the landowner of Lot 315 can be dealt with appropriately through a collaborative approach.

Please find a response to each point raised by the landowner.

Point 1: Screening

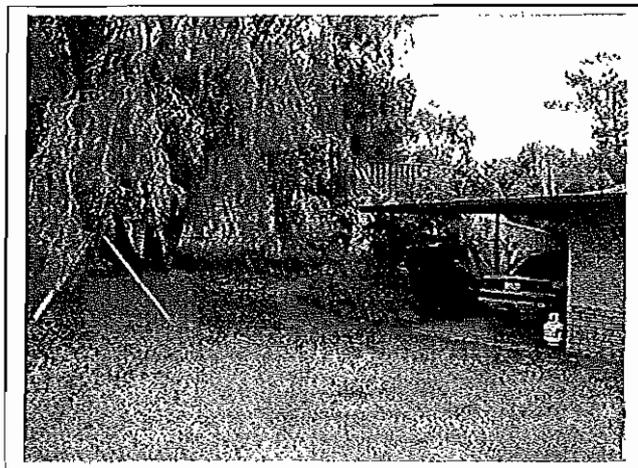
In general, the landowner is requesting an increase in screening between the properties. Please make reference to the Figure 1. The landowner is requesting that the existing limestone and colourbond fence be extended to the "boundary" by increasing the height of the limestone to 2m high and a 1m high colourbond screen on top. The landowner has proposed this would replace the existing 1200mm high colourbond fencing. Note TPG believe the landowner is referring to the angled grey coloured, colourbond fencing that can be seen

PERTH OFFICE

Level 7, 182 St Georges Tce PO Box 7375 Cloisters Square Telephone +61 8 9289 8300 The Planning Group WA Pty Ltd
Perth Western Australia 6000 Perth Western Australia 6850 Facsimile +61 8 9321 4786 ABN 36 097 273 222
www.tpgwa.com.au

behind the garage. Our client is happy to raise the height of the existing colourbond fence to 3m to the boundary however it may be appropriate to preserve the amenity of the streetscape by only extending the fence to align with the front setback line. However, TPG would take guidance from the City as to an acceptable height for the fence while also ensuring adequate sightlines are maintained.

Figure 1: Lot 315 – View from back yard looking toward Clarence Estate



Point 2: Containment of sewer and stormwater on site

The containment of stormwater and sewer on site would be a standard development requirement pursuant to the development approval and building licence. The engineering plans will demonstrate that the proposed extension to the existing development will be appropriately serviced.

Point 3: Native vegetation on verge

There is native vegetation on the subject site and within road reserve. In relation to the vegetation on site, Danvero will be clearing a portion of the front setback area (within the lot) to expand the car parking available. This area abutting the carpark will, however, then be landscaped to screen the car park and provide a vegetated outlook.

The native vegetation that is forward of the lot within the road reserve is the responsibility of the City. Danvero supports preserving the trees in the verge as it adds to the amenity of the street and there is no need to remove any vegetation as the proposed extensions utilise the existing crossover.

Point 4: Access to site

Danvero are willing to provide a visually permeable fence that may provide a greater deterrence to children using the area as a short cut, where it does not limit the operation and appearance of the High Care Facility. Danvero would expect that if the City were to require such fencing then it would be a condition of development approval.

Point 5: Maintenance of Vegetation

The landowner makes reference to specific trimming requirements for the larger species within the vegetated area (along the common boundary) that appear to be overhanging into Lot 315. Currently there is a high standard of landscaping and maintenance of gardens across Clarence Estate, which is an asset to the residents and provides for a high level of amenity. Even though the adjoining landowner has the right to prune any overhanging branches Danvero is prepared to liaise with the adjoining landowner to discuss arrangements to establish a maintenance regime that prevents vegetation from intruding into Lot 315.

As identified above Danvero is willing to discuss the most appropriate outcomes for all parties as long as the high level of care currently provided to the residents is not compromised in any way. TPG, on behalf of our client, would like to review any proposed development conditions that are attributed to the development approval prior to the matter being presented to Council for determination.

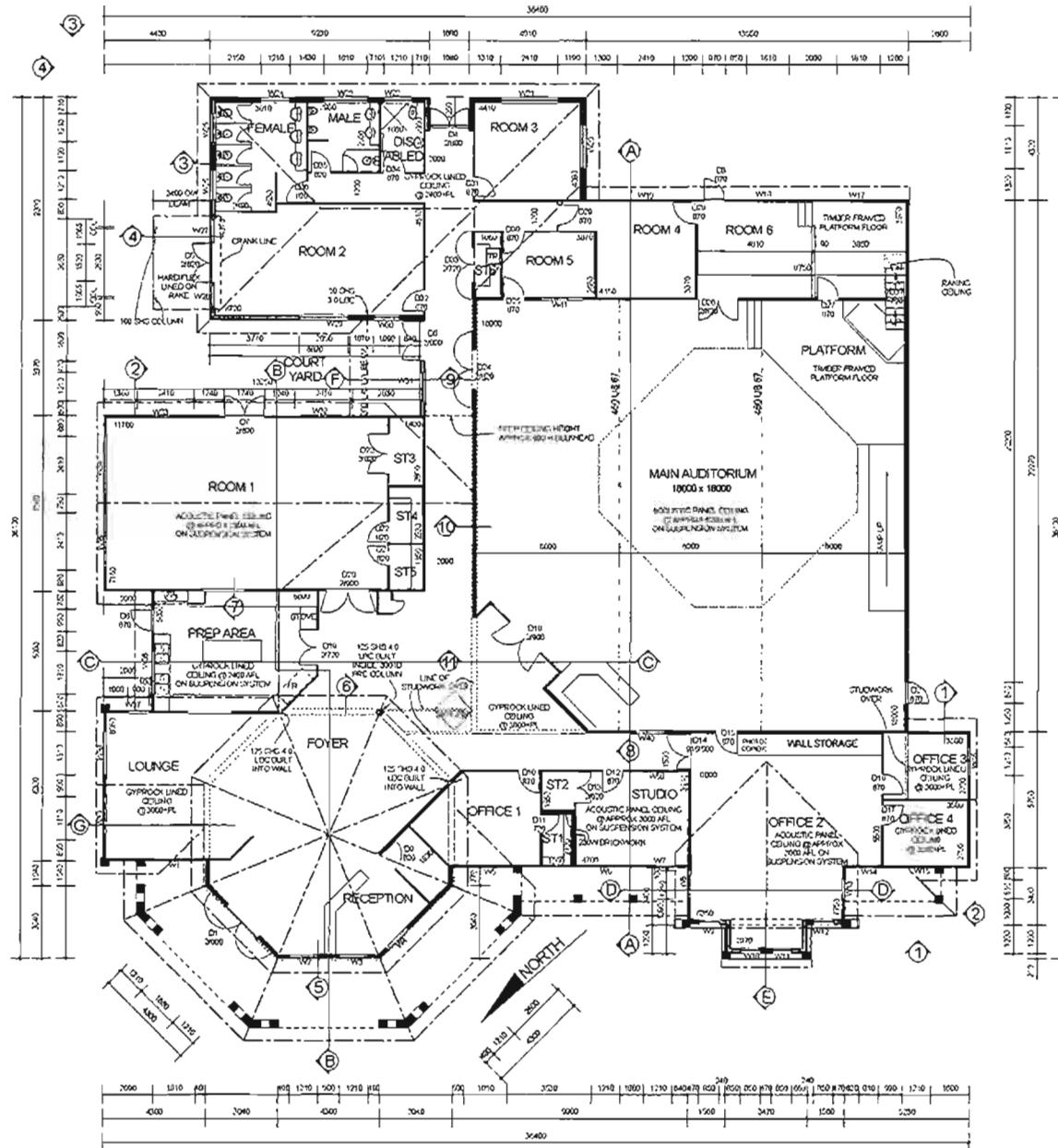
Should you have any queries or require clarification on any matters please do not hesitate to contact the undersigned on 08 9289 8300.

Yours sincerely

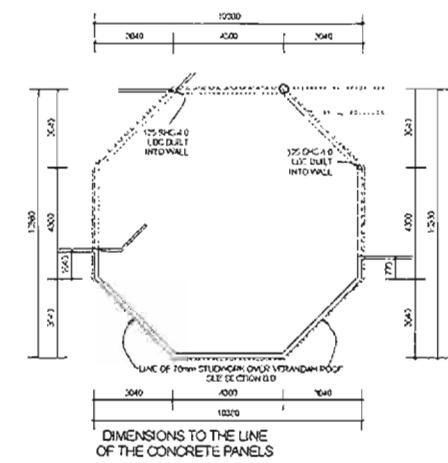
TPG TOWN PLANNING AND URBAN DESIGN



Robina Crook
Town Planner



802/28	
MAIN FACILITY	970.30m ²
FRONT VERANDAH	2.70M
MEET RM 2 YER	18.00m ²
COURTYARD U.M.R.	11.72m ²
TOTAL	1074.77m²
FENCED AREA	
COVERED AREAS	107.10m ²
ROOF AREA	1125.31m ²
INTERNAL AREAS	
MAIN AUDITORIUM	300.00m ²
ROOM 1-6 INC	205.78m ²
ST.1, ST.4 & ST.5	30.70m ²
TOILETS	7.15m ²
OFFICE/STUDIO	116.00m ²
FOYER INC RECEIPT	133.17m ²
PREP AREA	31.33m ²
LOUNGE	30.28m ²
PASSAGE	56.01m ²

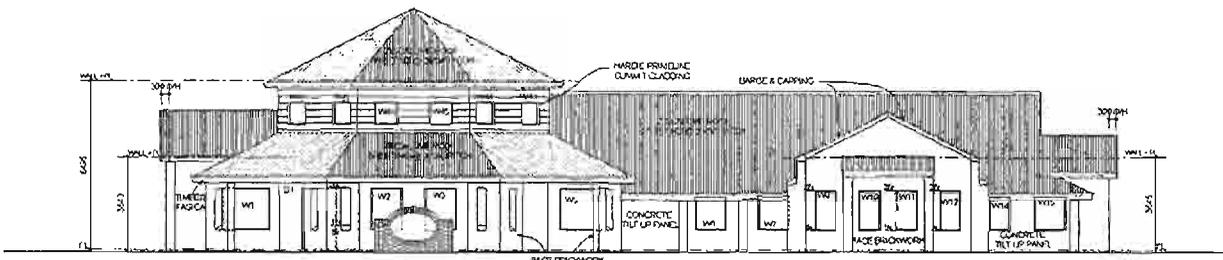


TOWER SETOUT 1:100

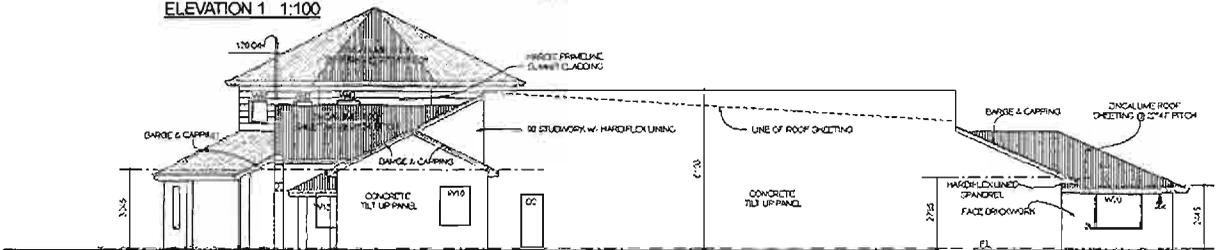
FLOORPLAN 1:100

FEWSTER & STONE
 Custom Home Designers
 Master Builders

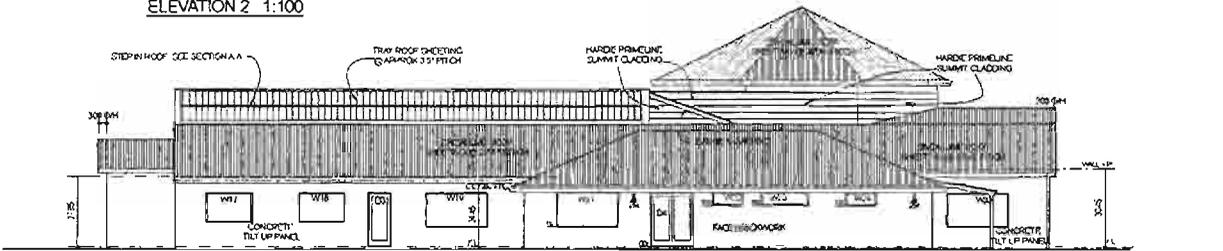
REVISIONS 17/09/2024 14/10/2024 14/10/2024	PROJECT	PROPOSED DEVELOPMENT FOR NORTHAM CHURCH OF CHRIST	FLOOR dwg no A2 400
	SITE	WELLINGTON STREET NORTHAM	
	date 17/09/2024 scale 1:100 drawn by	17/09/2024 1:100 Fewster & Stone is the owner of the copyright to these drawings. They cannot be reproduced, stored, copied or used in any way without written permission of Fewster & Stone.	
REG. PROP. NUCLEUS NOMINEES PTY LTD 197 COLLIER ROAD EMBLEMONT WESTERN AUSTRALIA 8062 FACSIMILE: 9272 2216 Builders Registration No. 6380 TELEPHONE: 9272 2477			



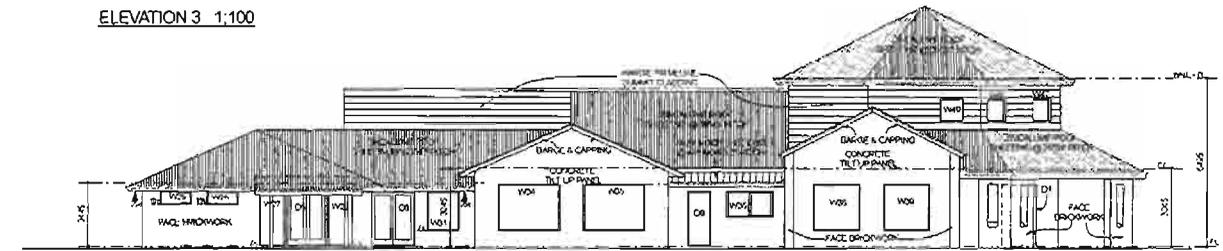
ELEVATION 1 1:100



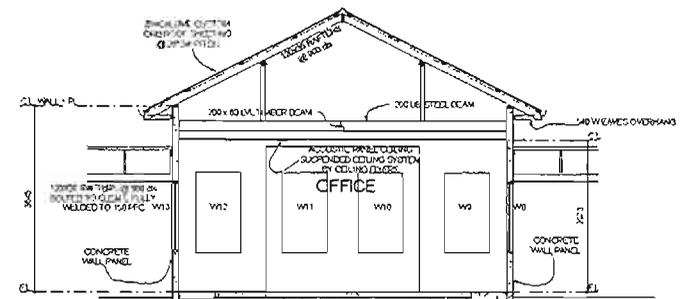
ELEVATION 2 1:100



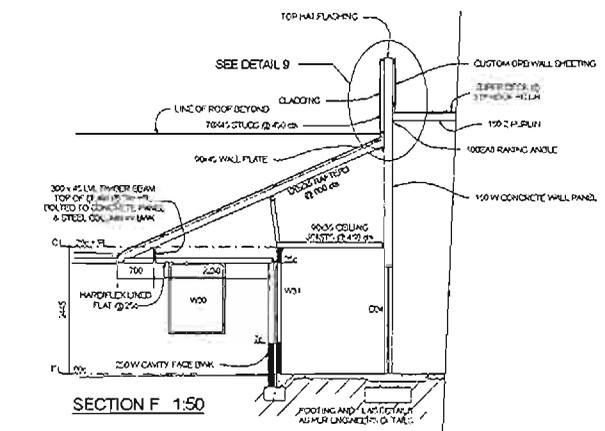
ELEVATION 3 1:100



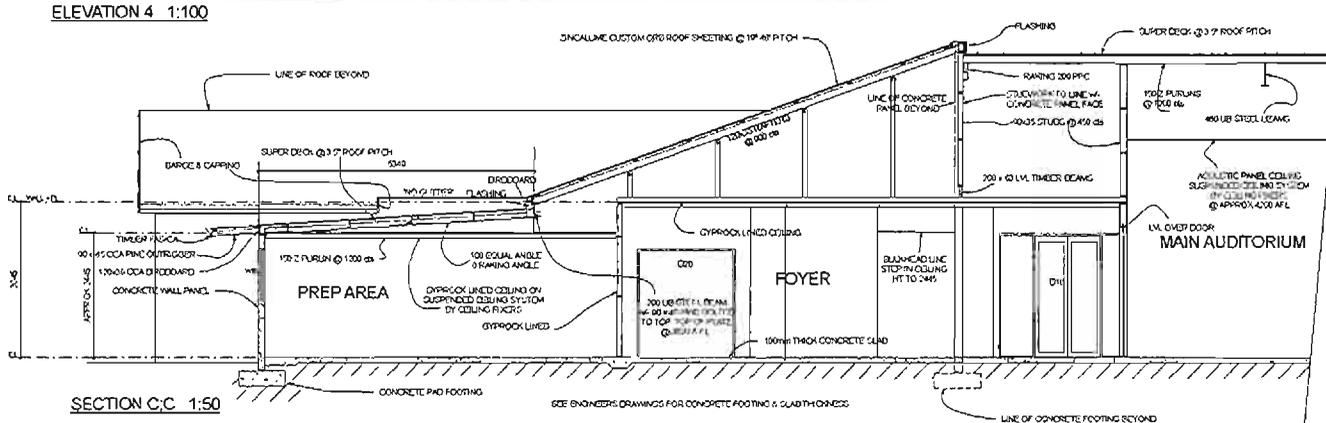
ELEVATION 4 1:100



SECTION D-D 1:50



SECTION F 1:50



SECTION C-C 1:50

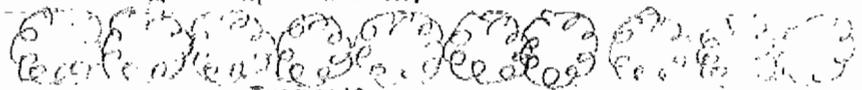
FEWSTER & STONE Custom Home Designers Master Builders			
REVISIONS	PROJECT	PROPOSED DEVELOPMENT FOR NORTHAM CHURCH OF CHRIST	ELEV/SECT 7/DETAIL
	SITE	WELLINGTON STREET NORTHAM	
11/08/20 10/09/20 01/10/20	DATE 7/06	SCALE 1:10 1:50	DATE 11/08/20 10/09/20 01/10/20
DRAWN BY		FEWSTER & STONE IS THE OWNER OF THE RIGHTS IN THESE DRAWINGS. THEY SHALL BE RETURNED TO US IMMEDIATELY UPON COMPLETION OF THE PROJECT.	DWG NO A3 400
REG. PROP. NUCLEUS NOMINEES PTY LTD 197 COLLIER ROAD EMULETON WESTERN AUSTRALIA 8002 FACSIMILE: 0272 2316 BUILDERS REGISTRATION NO. 5393 TELEPHONE: 0272 2477			



ROAD RESERVE (FUKMER MIEROKER RD)

103.84 m

EXISTING DRIVEWAY



EXISTING PINE TREES

EXIST SHED

WATER TANK

EXISTING HOUSE

20m

26m

35m

PROPOSED CHURCH BUILDING

18m

3m

75m

PROPOSED CAR PARK 60 BAYS

20m

MARTIN RD

215.35m

209.42m

EXIST SHED

SOAK AND LAKE



200.59m

MASON RD

SCALE: 1mm = 1m
ALL DIMENSIONS APPROX

Rev Danny Marwick
Albany Church of Christ
Cnr David St & Campbell Rd
ALBANY WA 6330

Ph: +61 8 98421032
Email: coca11@bigpond.com



Planning Department
City of Albany
PO Box 484
ALBANY WA 6331



Doc No: City of Albany Records
ICR8064582
File: A44088
Date: 28 AUG 2008
Officer: PLAN10

To Phil Shephard

Planning Scheme Consent application – P285226

In response to the attached email received Wednesday 27 August 2008 from Phil Shephard, regarding our planning scheme consent application, please find attached the elevations and a proposed floor plan as requested.

This is a replica floor plan of the Church of Christ building (photo attached) which was recently completed in Northam, and this is what we are proposing to build on the block at Mercer Road. (Perhaps with some minor changes)

These plans have been provided by Fewster & Stone (Bassendean ph: (08) 92722477) and Ray Fewster is the manager and is happy to assist if you require further information.

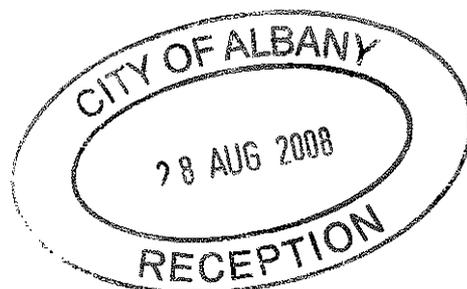
If you would like some representatives from our board to attend the council meeting where this request is discussed we would be more than happy to do so.

Thank you for your time and assistance in this matter.

Yours Sincerely



Danny Marwick
Senior Pastor
27 August 2008



Rev Danny Marwick
Albany Church of Christ
Cnr David St & Campbell Rd
ALBANY WA 6330

Ph: +61 8 98421032
Email: coca11@bigpond.com



City of Albany
PO Box 484
ALBANY WA 6330

Re: Application for grant of planning scheme consent

The Church of Christ Albany has been looking for a property over the last 3-4 years to relocate to in the future.

With this in mind we located a suitable property at 224 Mercer Road and after checking with the City Council about this sites zoning and checking with your staff that it is permissible to build a church at that site we have now made an offer on that property.

One of the conditions on the contract of sale is as follows:

"This offer is subject to approval being obtained from the Albany City Council by 31 August 2008 for the building of a church on the land to which this offer relates."

Please find attached 4 copies of scaled site plan showing the existing buildings and the proposed church building and car park, and your application form.

At this point in time we will not be building for approximately 18 months to 2 years time, and before we take any steps in finalising any floor plans or structures we will contact you for your approval. Also before we finalise any floor plans we will provide you with elevations of the proposed new buildings, and copies of the floor plans including type and colour of building materials to be used.

The proposed building is to hold approximately 240 people (including children) and the church building will include children's ministry facilities and office space.

If there is anything else I can help you with in regard to this application please call me.

Yours Sincerely



Danny Marwick
Senior Pastor
4 August 2008

Directors
● Rod Hedderwick
● Mike Sauzier
● Sebastian Bolhuis

ACN: 009 101 786

Please reply to Albany Office

Our Ref: 12291/RAW

23 July 2008



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

Dear Sir

**SUBMISSION ON PROPOSED DESIGN GUIDELINES FOR 'HAWTHORNDENE'
LOTS 24, 25 & 26 SEYMOUR STREET, MIRA MAR**

Harley Survey Group acts on behalf of J & J Raudino, the owners of the above property.

We are making this submission to request the addition of provisions into the Design Guidelines relating to the management and disposal of stormwater from the site.

History and Subdivision

The property known as Hawthorndene was built in 1890 and originally constituted a much larger parcel of land that has been progressively subdivided over the decades to the point where the main house is located on three lots totalling 5,842m².

Although the house itself is located predominantly on Lot 25, the immediate surrounds of the house encroach into both Lot 24 and Lot 26. This makes development of Lots 24 and 26 difficult in their current form. Further, development of these two lots in their current form would have a detrimental impact on the heritage significance of Hawthorndene.

Given the size of the current holding exceeds that required to accommodate the house and surrounds, our clients have been seeking subdivision since 2001. The original concept was to amalgamate the three lots and create four new lots. The house would be accommodated on a 2,730m² lot that included the majority of the property frontage to Seymour Street. This would enable the area of land to the rear of the house to be developed without impacting on the immediate surrounds of the house. It would also allow the existing streetscape to remain basically unaltered. A total of three lots would have been created at the rear of the property of between 952m² - 1,152m². Two of lots would have had access to Seymour Street via a battleaxe leg, whilst the third lot had direct frontage to Hanson Street.

One major benefit of allowing subdivision of the property is that Hawthorndene can be protected against inappropriate development in the future. It also allows for the house to be located on a more manageable parcel of land as the existing holding is too large for the purposes of a single building.

Purpose of the Design Guidelines

The Design Guidelines that are currently before Council are intended to ensure that the development of housing on the new lots behind Hawthorndene is sympathetic to the heritage





significance of the place. The Guidelines were developed by Harley Survey Group in consultation with the Regional Heritage Advisor and Heritage Council of WA. We believe that the Guidelines provide positive guidance on the form housing is to take on the new lots.

Drainage Issues

Subsequent to obtaining subdivision approval in 2001, our clients have been working towards meeting the conditions of subdivision. These conditions included the connection of the lots to the comprehensive drainage system. As the property is located on a relatively steep slope with a number of properties located further down the hill, the intention of our clients was to improve the drainage arrangement as part of the subdivision.

The original concept was to connect the lots to a private drainage line that would have traversed the lots further down the hill. This line would have been protected by private easement and allowed stormwater from the site, as well as that from higher in the catchment that currently crosses the property to be discharged into the existing drainage line located at the rear of the properties fronting Middleton Road. This concept was fully designed by civil engineers Wood and Grieve and approved by the City's engineering department during 2002.

Unfortunately, we were unable to obtain the approval of all landowners to the south for the private drain to traverse the rear of their properties. As a private main, there was no ability for compulsory acquisition, such as that afforded to local government to undertake drainage works. This meant that this concept had to be abandoned, with the loss of approximately \$20,000 in design work and time. This also led to the subdivision not being able to proceed during the initial three year time limit of the approval. A fresh approval was obtained in April 2007.

Subsequent to the failure of the private drainage concept, a new proposal was developed in consultation with City of Albany staff. This included the discharge of drainage to Seymour Street via a combination of bubble up pits, pipes and reducing the total number of lots from four to three. This made the subdivision a practical realignment of boundaries to produce a drainage solution that was better than 'pre-development'. As with the first proposal, this concept was fully designed by Wood and Grieve and approved by the City's engineering department. However, during the time taken to develop the concept, a trunk main had been installed by Water Corporation in the Seymour Street verge adjacent to the property. As a consequence, the Water Corporation refused to grant permission for the drainage lines to cross the trunk mains. This meant that again considerable time and cost was expended to no avail.

As two viable drainage options to support the development of four lots on the site had failed, our client again negotiated with City planning and engineering staff. As a result of these negotiations, our client had an understanding from City staff that as the subdivision created no additional lots (i.e. three lots instead of four) this would allow the drainage condition to be cleared, subject to suitable provisions for drainage being included in the design guidelines. This was due to the changes in lot boundaries and limiting the potential development to a similar density as that possible under the current lot arrangement, being a considerable improvement on the existing situation and would not increase the amount of stormwater discharged.

Unfortunately, the drainage provisions of the design guidelines were not included in the draft policy as submitted to the City.

However, City staff have subsequently confirmed that certain drainage measures will indeed be required prior to being in a position to clear the condition of subdivision. We now understand from a meeting on 20 May 2008 that there is a need to control stormwater flows to 'pre-development' rates. This takes into account that there are pre-existing stormwater flows through the property that are considered appropriate as there has been no need to manage these flows in the past. Therefore, any measures required to be installed as part of the subdivision or subsequent



development of the new lots will need to manage stormwater generated by the development itself. This is to say, water run-off from buildings or impermeable surfaces created in the future.

To date considerable money has been expended on engineering design and consultant's fees to resolve the drainage issue. At all times our client has worked with the intention of improving the property within his capacity as a private landowner. Our client has worked closely with Council staff and acted in good faith on advice given from time to time.

With all avenues of 'off-site' disposal having been fully and thoroughly investigated to no avail at great cost to our client, we are now requesting in accordance with discussions with Council staff that the Design Guidelines be modified to include a set of provisions on the development of housing that allows for stormwater run-off to be maintained at 'pre-development' flows. We understand that inclusion of the drainage provisions in the design guidelines will allow Council staff to clear the condition of subdivision and allow this long-delayed subdivision to proceed.

Purpose of Drainage Provisions in the Design Guidelines

The purpose of including drainage provisions in the Design Guidelines is to ensure certain built outcomes result once houses are built on the two new lots.

This use of the design guidelines is appropriate as these will be imposed on the development of the site to ensure appropriate development standards. Although the main purpose of the guidelines is to ensure heritage protection of Hawthorndene, they can be used to deal with other issues, such as drainage.

The Design Guidelines will be enforced through City of Albany Town Planning Scheme No.1A as a local planning policy made under clause 7.21 of the Scheme. As such, all development on the property will need to meet the various provisions of the guidelines in order for the City to issue planning and / or building approvals. It is proposed that these provisions include certain drainage requirements.

We understand that prospective purchasers may have an expectation that a lot be drained as part of a new subdivision. However, circumstances vary and whilst upgrading the drainage during subdivision would be ideal, the particular circumstances make this impracticable. Council's engineering staff now actively promote management of drainage on site and accordingly, establishment of drainage provisions in these Design Guidelines is consistent and a commendable improvement on the existing situation.

Proposed additional provisions to the Design Guidelines

Council is requested to include the following provisions in section 5 of the Design Guidelines:

5.1.14 Drainage Measures

Requirement:

- Stormwater run-off to be maintained at no more than pre-development flows;
- Driveways and paved areas that are not roofed are to be constructed using permeable (also known as porous or pervious) paving materials and designed to reduce the speed of water across the surfaces. These measures may be used in conjunction with compensating devices, such as bubble up pits or vegetated swales;
- Houses to incorporate rainwater tanks to harvest roof water. These tanks may have overflows designed to release overflow water over an extended period of time at pre-development flow rates. Tanks are to be designed and coloured to ensure that they complement the colour schemes and materials of the associated house and meet the requirements of clauses 5.1.1 and 5.1.2 of these Design Guidelines;



- Harvested roof water is to be used to supplement the scheme water supply in accordance with Water Sensitive Urban Design measures, including use for toilet flushing and showers to reduce the amount of water that is discharged as stormwater;
- Roof water not harvested is to be disbursed into surrounding garden areas by the use of 'rain garden' techniques and sub-soil drainage;
- Gardens are to be designed to include garden beds and vegetation at the bottom of each lot designed to slow down run-off and use up excess water, such as 'rain gardens'. These garden areas can utilise sub-surface drainage to disperse the water throughout the garden bed; and
- A full stormwater management plan that meets the above requirements is to be lodged with the house plans and approved prior to the issue of a building licence by the City of Albany.

Reasoning: The need to manage stormwater is a critical issue for this sloping site. This design element will ensure that future development will ensure stormwater run-off is maintained at pre-development flows.

It is noted that the need to appropriately address drainage is a pre-requisite for obtaining a building licence from the City of Albany. The provisions utilise existing readily-available measures, such as permeable paving, for which there are numerous products available on the market. The provisions also identify the use of 'rain gardens'. These are becoming more widely known as a result of the need to make residential gardens more water efficient. As with permeable paving, there are a number of products available that will allow for stormwater to be used in gardens and soaked up by plants.

The use of rainwater tanks will have the additional benefit of reducing the need for scheme water use. In order to divert water from drainage to the home, it is recommended that the new housing will allow for use of the collected rainwater for non-potable purposes, such as toilet flushing and showers. This will allow for the collected stormwater to be used instead of potable scheme water and then disposed of by deep sewer. This will avoid much of the stormwater being discharged into the garden.

Conclusion

We understand from discussions that Council will consider the above submission to the draft Design Guidelines and will incorporate our proposed provisions in a manner sufficient to satisfy the condition on subdivision, subject to no additional lots being created over and above the existing three titles. The fourth lot proposed will not be created at this time given the previously-agreed need to maintain the number of lots at existing numbers.

We will await Council's determination of this submission in the hope that this very long and costly matter can be resolved to the benefit of both our client and the City.

Please do not hesitate to contact us should you wish to discuss the submission or need clarification of any element.

Yours faithfully

Roy Winslow
Harley Survey Group Pty Ltd

E-mail: royw@harleygroup.com.au



Council Policy

Design Guidelines “Hawthorndene”

Lots 24, 25 and 26 Seymour Street Mira Mar



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Prepared March 2008

2.0 DEFINITIONS

<i>Hawthorndene</i>	Hawthorndene House and surrounding area, identified as 'Lot A' on the Design Guide Plan
<i>R-Codes</i>	Residential Design Codes of Western Australia (October 2002)
<i>NGL</i>	Natural Ground Level
<i>WAPC</i>	Western Australian Planning Commission
<i>Building Envelope</i>	The area occupied by the main dwelling on the site, including an area of up to 100m ² for an outdoor living area.

3.0 HISTORY OF “HAWTHORNDENE”

3.1 THE LAND

The land on which *Hawthorndene* is situated comprises of Lots 24, 25 and 26 Seymour Street, Mira Mar, which is drawn on Plan 190. The current land parcel of *Hawthorndene* is 5920m², with the proposal to subdivide reducing the land parcel surrounding *Hawthorndene* to 2730m².

This land was first acquired by Sir Richard Spencer in 1833, who had been promised the Government Cottage and Farm at Strawberry Hill, on Plantagenet Location 44. After becoming run-down and neglected, his son, Joseph Spencer set about surveying and subdividing the land. William Angove acquired some 7.5 acres of this subdivided property.

Since William Angove's purchase of the land, it has been continually subdivided and developed for housing. Surrounding housing styles are varied given the long period of time that the locality was developed over. However, it appears that most housing was developed in the period of 1950-1970. Many of these houses are now being renovated or replaced.

3.2 HAWTHORNDENE HOUSE

The construction of *Hawthorndene* first began in 1890, when, after mortgaging the land to Albert Young Hassel, William Angove had the principal residence constructed. William Angove was a surveyor, who operated a private business with Alexander Forrest and was also under contract to the Western Australian government. The Angove Family occupied the household from 1892 to 1894.

Owners of *Hawthorndene* include:

• William Henry Angove	1890-1894
• Albert Young Hassell	1894-1896
• Emily Edwards	1896-1919
• Alfred Edward Radford and family	1919-1954
• Joseph Llewellyn Radford	1954-1965
• Percy and Daisy Mills	1965-1973
• Colin and Dierdre Herbert	1973-1983
• Allan and Majorie Brook	1983-1999
• Joseph and Judith Raudino	1999-present

After the property was sold by its original owner, William Angove, subsequent owners cleared, subdivided and developed portions of the original land holding. *Hawthorndene's* current owners are Joseph and Judith Raudino.

3.3 THEMES

The main themes associated with *Hawthorndene* include:

- Modest scale with grand appearance;
- Elevated setting overlooking surrounds;
- Impression of community ownership;
- Landmark building; and
- Situated on large land holding.

It is important that these themes of grandeur, picturesque and landmark status be complimented by future dwellings to be constructed on the subject sites. In this manner the whole site will be associated as a landmark site in the Albany residential fabric, with *Hawthorndene* as the prominent feature.

4.0 DESCRIPTION OF HAWTHORNDENE

4.1 HERITAGE VALUE

As described by the Heritage Council of Western Australia:

"Hawthorndene is a single storey stone and iron residence that was constructed in 1892 in Victorian Rustic Gothic style and has a cultural heritage significance for the following reasons:

The place is a well-executed and highly representative example of the Victorian Rustic Gothic style. The modest cottage scale is enhanced by decorative features such as the traceried bargeboards to achieve a picturesque quality as a freestanding residence in a semi-rural environment;

The place reflects the development of Albany as a principal port in Western Australia in the nineteenth century and contributes to the ongoing importance of Albany as a prominent historic town;

The place displays a landmark value having picturesque qualities, which enhance the surrounding environment and an elevated siting on a large, sloping block of mostly undeveloped land;

The place is highly valued by the local and wider community for its associations with history and development of Albany in the 1890s and for its landscape and streetscape value; and

The place is associated with the surveyor William Henry Angove who had the place constructed for his own occupation in 1892."

4.2 CONDITION

Hawthorndene is mostly in a good condition, although there are some issues associated with rising damp and unsound extensions to the original structure. It is expected that most of these situations will be rectified when maintenance and proposed renovations to the residence occur.

4.3 INTEGRITY AND AUTHENTICITY

*Hawthorndene has a moderate level of integrity and authenticity. Although the semi-rural land holding gradually decreased in size, the residential purpose of the dwelling is being well maintained. Many of the original decorative features and room volumes have been maintained. The main issue is the landscape surrounding *Hawthorndene*, which is not authentic nor maintains a high level of integrity due to its previously poor maintained nature. The surrounding landscape has at stages not been well maintained and fallen into disrepair. This, compounded with its reduction in size through subdivision, has detracted from its overall authenticity.*

5.0 DEVELOPMENT REQUIREMENTS

5.1 REQUIRED ELEMENTS

The below elements are required to be incorporated into the design of residences on Lots B, C and D of WAPC Application No.133330. Any design elements not covered by these Design Guidelines are to be assessed with the R-Codes.

5.1.1 External Wall Materials

Requirement:

- Dwellings to be constructed in face masonry/brickwork or rendered masonry/brickwork; and

Reasoning: *Hawthorndene* is constructed of very distinctive materials. These were sourced locally, due to the difficulty in accessing manufactured materials and products. These include elements such as 'Albany Stone' (locally sourced granite), limestone and jarrah.

Due to the shortage of these materials today, it would be very difficult and unreasonable to require the use of the same materials for the construction of new dwellings on the site. It would also be in conflict with the *Burra Charter*.

5.1.2 Colour Schemes

Requirement:

- External colour schemes to be complementary to the period of the house; and
- External colours should be muted colours and should be complementary to the colour palette at Hawthorndene (which comprises mainly stone, earth and grey colours).

Reasoning: The colour scheme of future development will ensure that it is complementary to the character of *Hawthorndene*. If modern colour schemes were permitted, it is most likely that they would detract from the house.

5.1.3 Building Height

Requirement:

- Building height as per R-Codes standards, and to be measured from the NGL.

Reasoning: Although *Hawthorndene* is a single storey dwelling, it has a bulk similar to that of a modern two storey dwelling, due to the pitch of the roof and height of ceilings. Also, the proposed subdivision area is steeply sloping in nature. Therefore two storey and split level dwellings will be required to maximize the use of the available land, minimising the possible impact on the landform.

5.1.4 Roof Pitch

Requirement:

- Roof pitch shall be between 35°-45°; and
- No curved or skillion roofs will be permitted.

Reasoning: The roof pitch of *Hawthorndene* is approximately 45 degrees due to the historical building methods. This design element will ensure that future development will reflect the grandeur of the place and distinguish it from surrounding properties.

5.1.5 Roof Materials

Requirement:

- Roofing to be of galvanised, 'Zincalume' or grey 'Colorbond' construction; and
- Gutters and downpipes to be of a form complimentary to the era of *Hawthorndene*.

Reasoning: *Hawthorndene* is constructed with a galvanised corrugated iron roof. The use of this or a similar material will emphasise the use of corrugated roofing as a historic material within both an Albany and Western Australian context.

5.1.6 Setbacks

Requirement:

- Setbacks adjoining *Hawthorndene* to be as per the *Design Guide Plan*; and
- All other setbacks to be as per R-Codes requirements.

Reasoning: *Hawthorndene* is sited in a picturesque location, with limited views over its 5920m² property and toward Middleton Beach. The proposed subdivision of the lots at the rear of the property should not compromise the view corridors of the existing dwelling or its landscaped surrounds and streetscape value.

The increased setback of development from *Hawthorndene* will reduce the comparable size and scale of development, ensuring that it does not encroach on *Hawthorndene* and its surrounds.

5.1.7 Cutting, Filling and Retaining

Requirement:

- No cutting, filling or retaining is to occur on the boundary of *Hawthorndene*, except that which already exists;
- Cutting, filling or retaining to a maximum of 500mm can occur on all other lot boundaries;
- Cutting, filling or retaining above 500mm is to be contained within the Building Envelope, as defined at the outset of these guidelines.

Reasoning: Generally, the use of extensive cut and fill will be discouraged. Due to the steeply sloping nature of the site, the use of cut and fill methods would cause an undesirable form of housing to eventuate, whereby the 'first in, best outcome' would predominate.

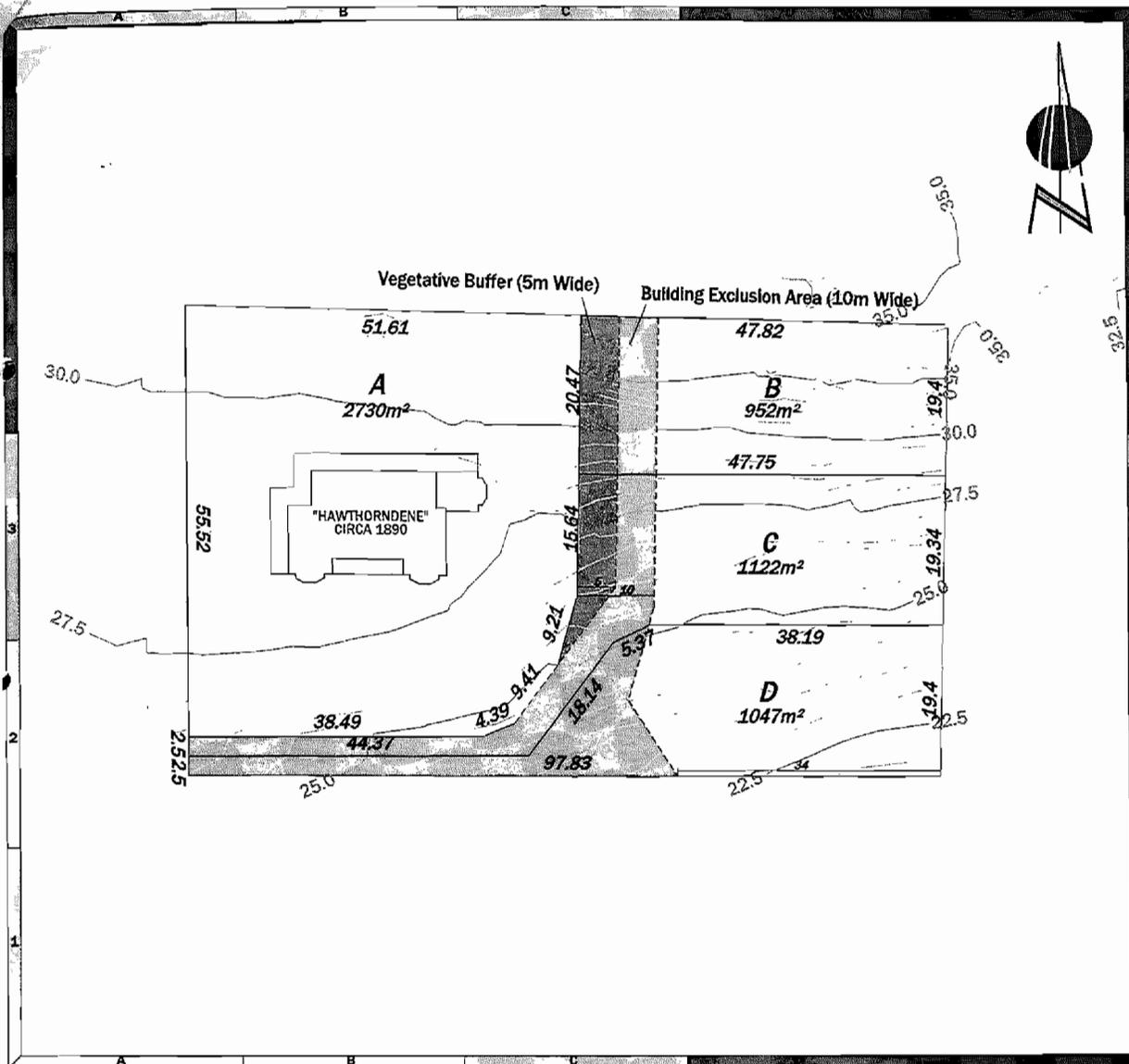
There are numerous situations in which cutting, filling and retaining of a single lot has disadvantaged surrounding land owners. There is a desire of builders to install retaining walls to flatten a site. By installing these provisions, development will be more responsive to on-site conditions and will have a lessened impact on *Hawthorndene* and its surrounds. The limiting of cutting, filling and retaining intends to keep the garden feel and openness of the property, rather than the environment being excessively unnaturally modified.

5.1.8 Location of Living Areas and Habitable Rooms

Requirement:

- At least one habitable room, as defined by the R-Codes, is to address *Hawthorndene*; and
- The majority of habitable spaces being located on the southern side of the house.

Reasoning: It is expected that the majority of residences will utilise views to the east and south of the lots. Given the slope of the land, it is expected that solar passive design will be very limited.



KEY	
LAND DETAILS	
Area of Subject Land	5842m ²
No of Existing Lots	3
No of Proposed Lots	4
Existing Boundaries	---
Proposed Boundaries	---
Subject Land Boundary	---
LOCAL AUTHORITY	
Shire / City of	ALBANY
Locality	MIRA MAR
Zoning -	RESIDENTIAL
Min. Lot Size -	952m ²
Ave. Lot Size -	1460m ²
SERVICES	
Power ✓	Sewer ✓ Water ✓
Gas	Telstra ✓
note: all areas and distances are approximate and are subject to survey.	
Harley Survey Group Pty Ltd	
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E: hsgalb@harleygroup.com.au	
drawn	on maps
SDP 27-03-08	CORIMUP 12.05
checked	cad file
RAW 27-03-08	12291-05A.dgn
scale at A3 all distances are in metres	
1:500	
proposed	DESIGN GUIDE PLAN
land description	LOTS 24, 25 AND 26 OF ALBANY SUB LOT 44
owner(s)	J & J RAUDINO
drawing no	12291-05A
PYRMONT HOUSE ALBANY	

5.1.9 Location of Garages

Requirement:

- Garage on Lots C and D to be located behind front building line of the dwelling; and
- Garage of Lot B to be located in appropriate location on the eastern portion of the lot.

Reasoning: *Hawthorndene* does not have an enclosed vehicle parking area. Also, garages, due to their large, featureless surface often detract from the appearance of the dwelling. It is appropriate therefore that garages are appropriately placed to benefit the outlook of *Hawthorndene*.

5.1.10 Fencing

Requirement:

- Fencing to be of impermeable timber construction.

Reasoning: There has been the extensive use of timber to fence the *Hawthorndene* surrounds. The continued use of this material will be sensitive to *Hawthorndene* and how it is viewed by the community.

5.1.11 Window Treatments

Requirement:

- Windows are to be vertically accentuated (i.e.: height greater than width) on 80% of combined window surfaces particularly where in view of *Hawthorndene*; and
- Should large glazed areas be proposed, these are to be suitably divided into sections to reinforce the vertical element and located away from the view of the street and *Hawthorndene*.

Reasoning: Accentuating the vertical window element and treatment of *Hawthorndene* will enable a unique sense of place to be created and provide consistency between building styles.

5.1.12 Aerials, Antennae and Satellite Dishes

Requirement:

- Aerials and antennae, other than domestic receivers, shall not be permitted;
- Satellite dishes above 600mm in diameter will not be permitted; and
- All aerials, satellites and domestic receivers shall be located on the eastern portion of the dwelling away from *Hawthorndene*.

Reasoning: This element has an undesirable impact on the appearance of dwellings. Therefore placing these elements away from *Hawthorndene* will have a more desirable outcome for the sense of place and character.

5.1.13 Vegetative Screening

Requirement:

- 5 metre wide Vegetation Buffer adjoining *Hawthorndene* on Lots B and C;
- Buffer to consist of screening vegetation to a height of 10 metres;
- Species within the buffer are to be representative of the era of *Hawthorndene's* construction; and
- Buffer to be installed as a condition of Planning Scheme Consent for development.

Reasoning: There is a portion of Lots B and C that area particularly exposed to views from the *Hawthorndene*. This is due to the steeply sloping nature of the land, particularly on the northern portion of Lot B toward Hanson Street. This vegetation buffer will appropriately screen development from *Hawthorndene*, in a manner that is consistent with the existing gardens.

5.2 CHOICE ELEMENTS

The choice elements of these Design Guidelines encourage elements that can be incorporated into a development design so that development is more sensitive to *Hawthorndene*. These elements are not mandatory.

Symmetry

Hawthorndene has a strong symmetrical element, associated with the two step gables, connected by a verandah. Symmetrical elements will be encouraged to be utilised in the design of dwellings on proposed Lots B, C and D.

Loft/Attic Style Roof Spaces

The requirement for steep sloping roofs leaves a large portion of space in a dwelling that can be effectively utilised for living/habitable spaces. On dwellings it is encouraged that roof spaces be utilised for a loft/attic style of space.

'Albany Stone'

The extensive use of Albany Stone has not been a requirement of these design guidelines, due to the relative rarity and cost of the material. However, should a future landowner desire to construct a dwelling in this material, it will be encouraged.

Water Sensitive House and Landscape Design

Water Sensitive housing and landscaping is an important element to be considered in housing design, due to the current climate of water shortages and restrictions. Water sensitive features, such as the installation of rainwater tanks, sub surface irrigation and water efficient appliances will be encouraged. Rainwater tanks are to be of the 'under-eave' variety and to be of a colour that is complimentary to the main dwelling.

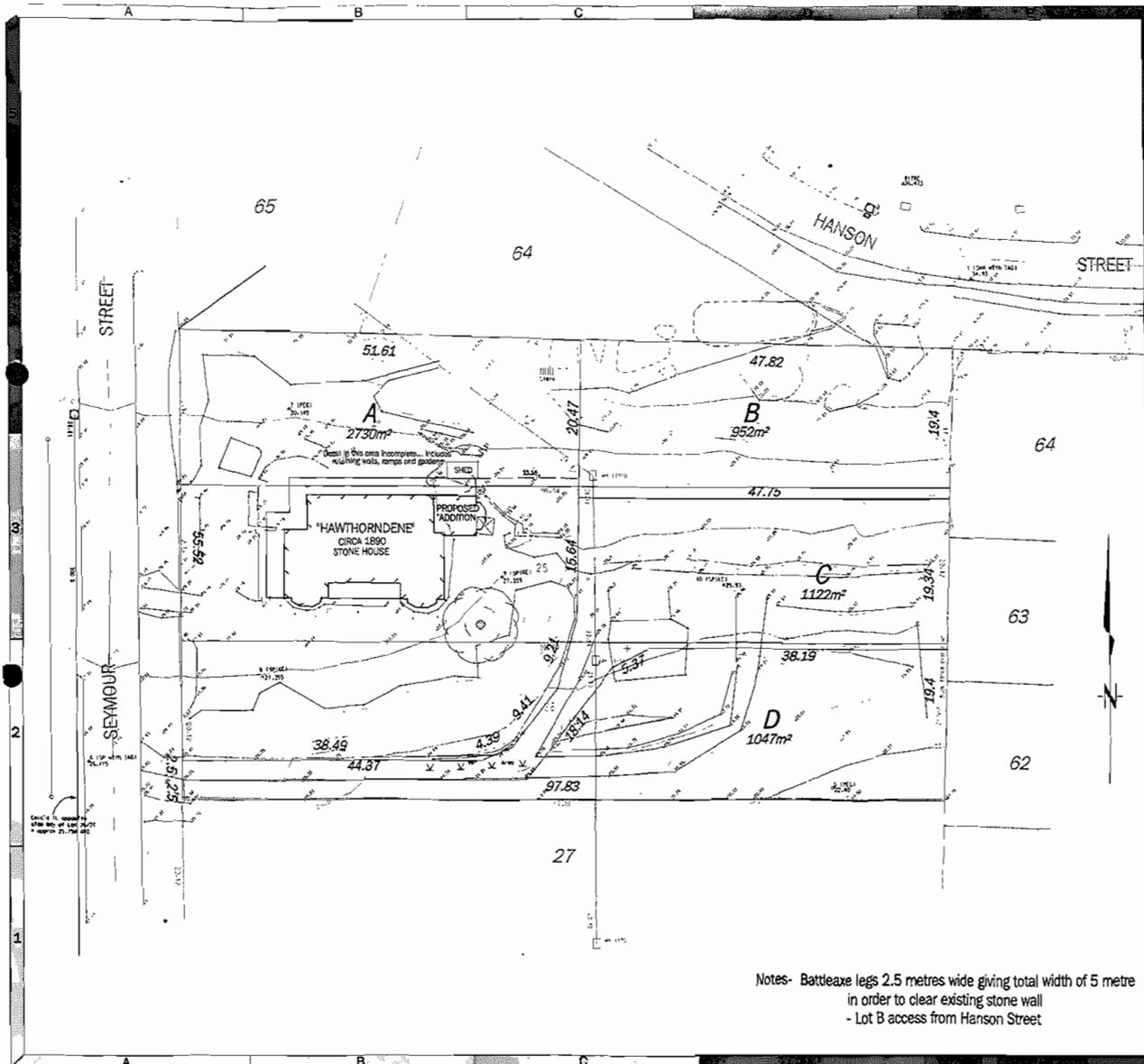
Solar Passive Housing Design

Due to the slope of the land (down to the south) and the placement of housing, it is envisioned that solar passive housing design will not be able to be fully utilised for future housing. Should future dwellings be able to incorporate solar passive housing design, it is fully encouraged.

6.0 CONCLUSION

Hawthorndene is a grand and highly recognised landmark residential building in Albany. The proposed subdivision of the site on which *Hawthorndene* is situated represents an opportunity to develop land that is uniquely situated next to a State registered heritage building and close to the Albany CBD.

These Design Guidelines will allow new development to integrate with and complement *Hawthorndene*, by sensitively allowing the development of Lots B, C and D. These Guidelines satisfy Condition 12 of WAPC Application No.133330 and have been prepared in consultation with the Heritage Council of Western Australia.



Notes- Battleaxe legs 2.5 metres wide giving total width of 5 metre
 in order to clear existing stone wall
 - Lot B access from Hanson Street

KEY

LAND DETAILS

Area of Subject Land	5842m ²
No of Existing Lots	3
No of Proposed Lots	4
Existing Boundaries	---
Proposed Boundaries	---
Subject Land Boundary	---

LOCAL AUTHORITY

City of	ALBANY
Locality	MIRA MAR
Zoning -	
Min. Lot Size -	952m ²
Ave. Lot Size -	1460m ²

SERVICES

Power	<input checked="" type="checkbox"/>	Sewer	<input checked="" type="checkbox"/>	Water	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	Telstra	<input checked="" type="checkbox"/>		

note: all areas and distances are approximate and are subject to survey.

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drawn	26-04-01 & 16-11-06	cad file	12291-04B.dgn
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scale at A3 all distances are in metres
 1:500

proposed
SUBDIVISION

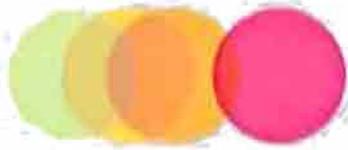
land description
**LOTS 24, 25 AND 26 OF
 ALBANY SUB LOT 44**

owner(s)
MR J & MRS J RAUDINO

on maps	drawing no
CORIMUP 12.05	12291-04B

PYRMONT HOUSE
 ALBANY





harley
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STATE OF WESTERN AUSTRALIA

10/11

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

CITY OF ALBANY

LOCAL PLANNING SCHEME NO.1A

AMENDMENT NO. 168 (1A)

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 731 (52) Wellington Street, Centennial Park from the 'Clubs and Institutions' zone to the 'Residential R60' zone and amending the Scheme Maps accordingly;
2. Designating Lot 731 (52) Wellington Street, Centennial Park as 'Special Additional Use' site SXX and amending the Scheme Maps accordingly; and
3. Amending Appendix II - 'Schedule of Special Sites' to incorporate provisions relating to Lot 731 (52) Wellington Street, Centennial Park (SXX).

Dated this _____ day of _____ 200____ .

CHIEF EXECUTIVE OFFICER

HARLEY SURVEY GROUP
DOCUMENT CONTROL

Job No: 14238 Client: Albany Fuel Service						
File Location: X:\14238 Whalley\14238 Planning\Amendment 168 - Amd Document Scotts Edits.doc						
Rev No.	DATE	Revision Details	Typist	Author	Verified	Authorised
1.	11/04/08	Draft to Client	SDP/RAW	SDP/RAW	RAW	RAW
2.	8/7/08	Revised Draft to Client	SDP/RAW	SDP/RAW	RAW	RAW
3.	16/7/08	Submission to Council	SDP/RAW	SDP/RAW	RAW	Client



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.1A
TYPE OF SCHEME:	DISTRICT SCHEME
SERIAL NO. OF AMENDMENT:	AMENDMENT NO. 168 (1A)
PROPOSAL:	REZONE LOT 731 WELLINGTON STREET, CENTENNIAL PARK FROM THE 'CLUBS AND INSTITUTIONS' ZONE TO THE 'RESIDENTIAL R60' ZONE, WITH SPECIAL ADDITIONAL USE OF 'LIFESTYLE VILLAGE' AND ASSOCIATED PROVISIONS.



SCHEME AMENDMENT REPORT

1.0 INTRODUCTION

The purpose of this amendment to Town Planning Scheme 1A (TPS 1A) is to rezone Lot 731 Wellington Street, Centennial Park from the 'Clubs and Institutions' zone to the 'Residential' zone with a density coding of 'R60'. It is further proposed to include the use 'Lifestyle Village' as an additional use on the property.

The rezoning will:

- Allow the appropriate development of medium density housing within close proximity of public facilities and employment hubs;
- Provide the flexibility to consider alternative residential types, such as a lifestyle village as a mechanism to ensure an appropriate residential density is achieved;
- Maximise the ability of the site to meet the policy objectives of the City of Albany Residential Design Code Policy;
- Allow the subject land to have a similar zoning as has been proposed on surrounding lots;
- Ensure that appropriate densities of land use are met to support local shopping and recreational facilities.; and
- Provide appropriate conditions in the Scheme to ensure the site is appropriately developed given environmental constraints relating to drainage and soils.



2.0 SITE DETAILS

2.1 Location

Lot 731, 52 Wellington Street, Centennial Park is located approximately 1.8km to the northwest of the Albany town centre. Refer to Appendix A for the location of the site.

The site is well located in relation to community, recreational and commercial facilities. North Road Shopping Centre is approximately 450m walk along the Wellington Street reserve. This complex includes a 24 hour convenience store as part of the service station, supermarket, chemist and specialty shops.

Yakamia Primary School is approximately 850m walk, whilst the Albany Aquatic and Leisure Centre is immediately at the rear of the site.

The site is also well located to employment with the Sanford Road LIA approximately 750 metres walk or 1.8km drive and the Albany Central Area approximately 1.8km drive or walk from the site.

The central position of the site in relation to a wide range of facilities and employment makes it well suited for medium density housing.

The aerial photograph on the page following shows the proximity of the site to surrounding commercial, recreational and community facilities.

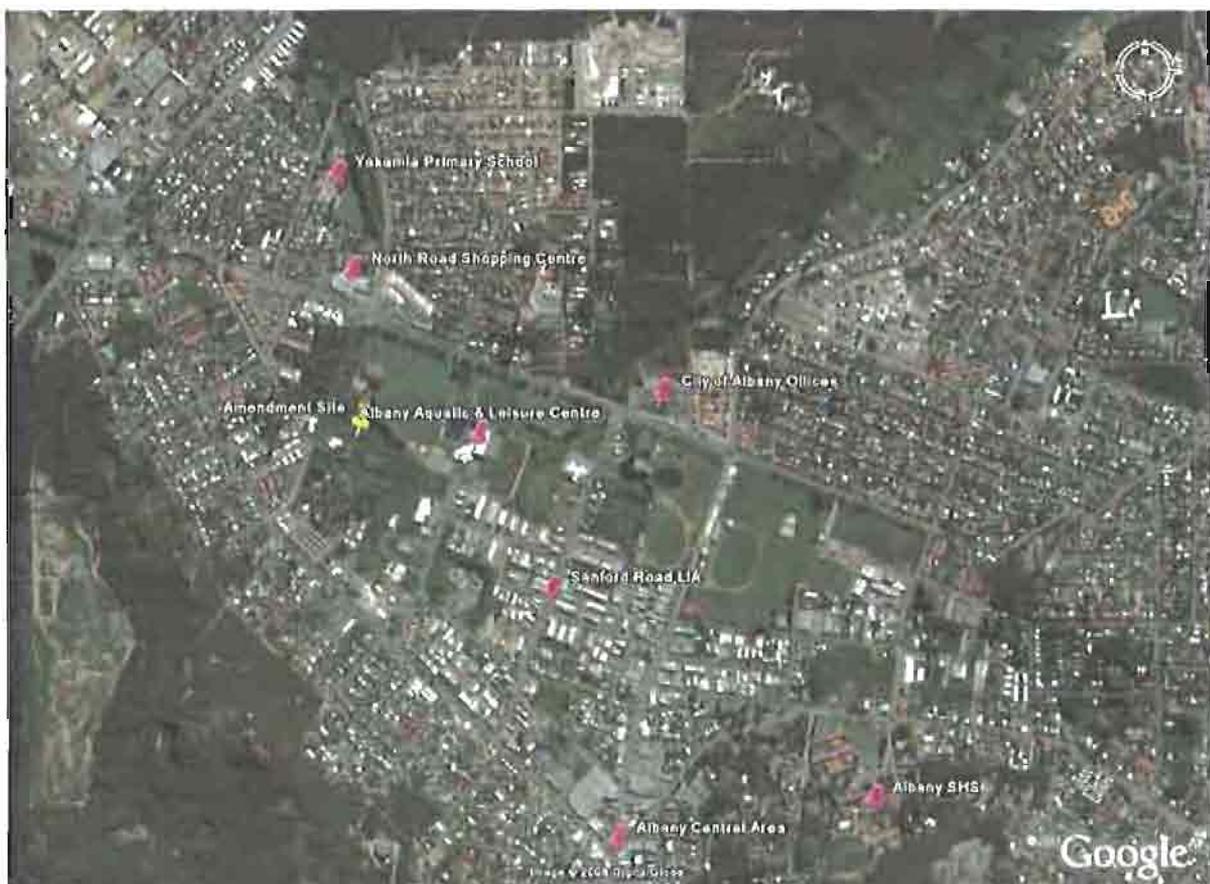


Figure 1 Aerial View of surrounding facilities. (Google Earth)



2.2 Land Details

The subject lot is known as Lot 731 on Deposited Plan 224159, Number 52 Wellington Street, Centennial Park and is contained on Certificate of Title Volume 1697 Folio 899. The registered proprietor of Lot 731 is Antimony Pty Ltd. A copy of the current Certificate of Title is included in Appendix B.

The land is 17,756m² in area with a frontage to Wellington Street of 66.6m. The average depth of the lot is approximately 260m.

2.3 Topography

The subject land has a slight slope down to the southeast. There is a high point of 26m AHD located on the western boundary and a low point of 18m AHD located in the far eastern corner of the subject land. A rock lined open drain for the Yakamia Creek adjoins the north-eastern boundary of the subject land. Refer to Appendix C for site details.

2.4 Vehicular Access

Access to the subject land is currently attained from Wellington Street. This road reserve is not currently constructed from the intersection of Pioneer Road and access to the subject land is via a gravel access way. It is understood that the City of Albany will be constructing an extension of Wellington Street past Lot 731 during 2008. It is anticipated that the road will be available by such time as development of Lot 731 commences.

2.5 Pedestrian / Cyclist Access

The subject land will be well connected to pedestrian/cyclists facilities. It is proposed that a shared path cross the Yakamia Drain to connect with the skateboard park to the north and the Albany Leisure and Aquatic Centre to the northeast of the site.

Continuation of a shared path from the end of Wellington Street to North Road will provide direct pedestrian and cycle access from the site to the North Road Shopping Centre, 24 Hour Service Convenience Store / Service Station and Yakamia Primary School.

2.6 Surrounding Zoning

Directly to the north and east of the subject land is land zoned 'Parks and Recreation' in City of Albany TPS 1A. This land forms part of the newly-upgraded Albany Leisure and Aquatic Centre. This land contains aquatic facilities, sporting grounds and a range of community facilities.

To the northwest of the subject land is land owned by the City of Albany and Reserved for 'Drainage' by the Scheme. This land is currently being rezoned to 'Residential R60'.

To the southwest of the subject land is Albany Indoor Beach Volleyball Centre. This site is currently being rezoned from 'Clubs and Institutions' to 'Tourist Residential R40' by Amendment No. 160 to City of Albany TPS 1A.

To the west of the subject land is land zoned 'Clubs and Institutions' and 'Residential' with a density coding of 'R20'. This land is not yet developed to its prescribed density due to historical development of the land.

To the south of the subject land is further land zoned 'Clubs and Institutions' which is mostly vacant. Lot 732 Wellington Street neighbouring the subject land is developed for the Kingdom Hall for Jehovah's Witnesses.

The existing zoning of the locality is shown on the following page.



Figure 2: TPS1A zonings surrounding the Amendment Site.

2.7 Description of the Site

The subject land is slightly sloping, is currently vacant and unused. The site is completely cleared of native vegetation.

2.8 Services

Development resulting from the proposed amendment will be required to connect to all services, including deep sewer. These services are not currently connected to the subject site, but are within close proximity and are expected to be of sufficient capacity to service the proposed amendment.

The development that will be created as a result of this rezoning is of a sufficient size to allow for the extension of services, such as sewer, water, gas, power and telecommunications.

2.9 Environmental Constraints

2.9.1 Remnant Vegetation

The subject land is completely clear of remnant vegetation and currently contains predominantly weed species.



2.9.2 Acid Sulphate Soils

The subject land is considered to have a High Risk of containing Acid Sulphate Soils in reference to Planning Bulletin 64, Figure 11 Albany-Torbay Acid Sulphate Soils. As a result, Opus International Consultants undertook a preliminary investigation into whether the site contained Acid Sulphate Soils. Opus' report is attached at Appendix D.

Acid Sulphate Soils were found on the subject land that exceed the Department of Environment and Conservation (DEC) Guidelines. Opus recommends that, prior to site works occurring on the subject land that an Acid Sulphate Soils Management Plan is prepared. Also they recommend:

- Avoidance of Acid Sulphate Soils where possible;
- Minimisation of soil disturbance where possible;
- Neutralisation of soil where avoidance is not possible; and
- Ensuring best practice aligned to DEC guidelines is used.

It is proposed to incorporate into the Scheme Text a provision requiring the production of a Acid Sulphate Soil Management Plan at either the subdivision or development stage, whichever is undertaken first.

Given the need to fill the lot as explained in section 2.8.3, it is expected that the disturbance to Acid Sulphate Soils will be minimal.

2.9.3 Noise and Light

The subject land is located some 800 metres from the centre of the Sanford Road LIA at the Sanford Road / Minna Street intersection and approximately 160 metres from nearest boundary to industrial uses in Hercules Crescent. In addition, the subject site will be buffered by 'Tourist Residential R40' land to the southeast and the Mount Melville Caravan Park to the south.

The gradual removal of remaining heavy industry in the Sanford Road area to more appropriate locations is a stated policy of the City of Albany. Given this, any future development in Hercules Crescent and other nearby light industrial streets is anticipated to be of a nature that will not cause undue noise to surrounding residential areas.

The other main source of noise in the area will be the recreational facilities on Centennial Park. The centre of the site is located approximately 150 metres from the skateboard park and 300 metres from the hockey field. With the exception of the skateboard park, the other outdoor sporting facilities are not in use constantly and the impact would be similar as experienced by residences on the northern side of North Road.

The Albany Leisure and Aquatic Centre (ALAC) is located approximately 350 metres from the centre of the site. Although in use for the bulk of the day, noise will be attenuated by it being an indoor facility with no major openings facing the amendment site. The Albany Indoor Volleyball Centre is located approximately 300 metres from the centre of the site. As with ALAC, noise is attenuated by being an indoor facility. Noise will be further attenuated by the future development of the vacant portions of the site for tourist residential (R40 density).

It is expected that noise generated from industrial and recreational land uses will not impact on the development of the subject land. It is noted that noise was not raised as an issue requiring further investigation during the Scheme Amendment Request process. However, it is proposed to include conditions relating to noise management in the Scheme Provisions relating to the site.

The other major emission from the recreational complex is the potential for light spill from flood lighting. The nearest potential light source is the hockey field located 300 metres from the centre of the site. The



Issue of light spill will be similar as that experienced north of North Road and is not anticipated to have a major impact. Any development of the amendment site will need to be designed to reduce the impact of light spill into bedrooms.

2.9.4 Land Capability

Opus International Consultants undertook an investigation into the land capability of the subject land for supporting residential development. This report is attached at Appendix E for more information.

Soil Classification Australian Standard 2870 1996

Opus indicates that the subject site has a rating of Class M (moderately reactive) as identified by Australian Standard 2870-1996, once the peat layer is removed. This indicates that the soil has a moderate susceptibility to movement.

Opus has recommended extensive sub-soil drainage and filling with clean compacted sand may allow for the site to be reclassified as Class S.

Drainage

The Yakamia Drain runs parallel to the north-eastern property boundary of the subject land. The City of Albany is currently in the process of preparing plans, in coordination with Opus International Consultants, for the upgrade of drainage infrastructure in the vicinity. Opus has indicated these plans may impact on the proposed amendment.

The Yakamia Drain continues upstream in a north east alignment from the site, before intercepting Wellington Street and crossing North Road to follow the Barnesby Drive alignment. In order to contain flood levels, the City of Albany are proposing two storage basins to the northeast of the subject land, with one being located in the adjacent POS. Wellington Street will act as a flood route to these basins. Due to these works, the subject land is considered an independent catchment, hence only on-site storm water drainage requirements are required to be addressed.

Opus has drafted a preliminary drainage concept for the subject land that will require a drainage basin to be constructed in the far eastern corner of the site. This basin is to have a 150m³ capacity to attenuate post development flows up to a 1:10 year ARI rainfall event. An outlet pipe would be directed into the Yakamia Drain. This basin would be appropriately planted with nutrient stripping vegetation to treat stormwater prior to entering the Yakamia Creek. Opus has indicated that the site will need to be contoured, so that a central road forms a drainage line and drainage is retained on-site.

Key recommendations made by Opus in regards to drainage include:

- Construction of a drainage basin to a capacity of 150m³;
- Re-contouring the site so that a central road forms a floodway;
- A 15 metre setback of development to the Yakamia Drain is established; and
- The surface level of lots be raised by at least 1m AHD to ensure that the site is not affected by flood levels.

Land Capability Limitations

Opus has identified the following land capability limitations on the development of the subject land and have suggested solutions to these problems:



Limitation	Solution
Foundation Stability	Peat removal. Subsurface drainage.
Water Logging Hazard	Filling of site. Drainage.
Water Erosion Hazard	Silt traps. Restriction of construction to dry periods.
Flood Hazard	Filling by at least 1m AHD. Consultation with City of Albany.
Water Pollution Hazard	Prepare Detailed Stormwater Management Plan. Utilise Water Sensitive Urban Design principles.
Drain Setback	15m setback to ensure water quality maintained and to manage flood impact.
Acid Sulphate Soils	Detailed Acid Sulphate Soils Management Plan.

Table 1: Land Capability Limitations and Recommended Solutions

Opus has indicated that overall the subject land has a fair capability for urban development. Moderate limitations afflict the subject land and Opus has recommended that unless careful planning and conservation measures are put into place, land degradation of the subject land could occur.

Although there are a number of limitations that inflict the subject land, all can be managed through accepted design and engineering solutions. Similar problems are found on neighbouring properties currently being rezoned to 'Residential R40'.

Opus has recommended a 15m setback to the Yakamia Drain. This has been identified through consultation with the Department of Water and the City of Albany. The purpose of the setback is to avoid flooding and to provide an appropriate buffer for nutrient stripping.

In order to provide sufficient flexibility to take into account changes to the drain status between rezoning and development, it is proposed to incorporate into the Scheme provisions a requirement for a development setback to the boundary with the Yakamia Drain. The size of the setback will be determined at the time of development and/or subdivision of the site by the City of Albany in consultation with the Department of Water.

Opus recommendations relating to the construction of sub-soil drainage and compacted clean sand fill have been included in the proposed Scheme Provisions for the site.

The above measures, as well as any other works will ensure that land degradation of the subject land does not occur as a result of the proposed amendment and subsequent development of the subject land.

2.10 Character and Amenity

The proposed zoning is consistent with similar rezonings to the northwest and southeast. It is considered that this area will be characterised by medium density residential development in the future.

The rezoning of Lot 731 will provide for medium density living opportunities in close proximity to transport, the Albany CBD, the North Road Shopping Centre and the recreational facilities of the Albany Leisure and Aquatic Centre. It will allow an increased amount of residents to enjoy and overlook the vast POS infrastructure in this area.



3.0 PLANNING CONTEXT

3.1 State Planning Policies

Applicable State Planning Policies are SPP1 – “State Planning Framework Policy (Variation No.2), SPP3 “Urban Growth and Settlement” and SPP3.1 “Residential Design Codes”.

SPP1:

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

SPP3:

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.”*

SPP3.1 Residential Design Codes:

SPP3.1 “Residential Design Codes” (R-Codes) forms the basic guidelines that control the development of residential land and housing throughout Western Australia. A review of the R-Codes has recently been completed to form the 2008 edition. The R-Codes enforces the basic principles in relation to residential development, including density, access to light, privacy, building ratio to site and setbacks to boundaries to ensure that satisfactory housing outcomes are attained.

Subject to successful rezoning, the development will need to comply with the relevant provisions of the R60 density contained in Tables 1-3 and Elements 6.1 to 6.10 of the R-Codes 2008.

The density coding of R60 will provide for an average of 180m² per single house or grouped dwelling unit to be applied to the site. This would allow for the development of up to 98 units with a minimum lot area of 160m² for each lot. For multiple dwelling developments, such as apartments, an average lot area of 166m² is provided, which would allow for up to 106 multiple dwellings.

However, the need to meet setback, open space, access, privacy and other elements of the Codes will reduce the number of units that can realistically be achieved on the site. The triangular shape of the eastern end of the lot, as well as the need for a 15m setback to the Yakamia Drain will also affect the number of units that can be developed.

Refer to **section 4** for further details on the development potential of the site.

3.2 City of Albany Residential Design Code Policy (2007)

The subject land is located within the Centennial Park policy area of the City's Residential Design Code Policy adopted on 16 October 2007. This Policy provides a clear strategic direction for the distribution of 'higher development' within the City of Albany. The Policy provides for a number of variations to the Residential Design Codes in order to achieve its objectives.

The policy objectives for the Centennial Park areas are:

- *To provide a mechanism to manage the orderly transition of land use within the locality;*



- *To rationalise the use of and improve the quality of open space and sporting facilities in the City;*
- *To broaden the range of housing available within close proximity to the town centre;*
- *To encourage mixed use and adaptable buildings along Lockyer Avenue, Sanford Road and Campbell Road; and*
- *To assist urban consolidation in close proximity to the city centre.*

The development of Lot 731 will need to meet the Policy Provisions relating to building height, building setbacks and built form.

The Policy provides for buildings to have a general height limit of three stories with four storeys considered for developments facing Centennial Park, subject to compliance with the solar access requirements of section 6.9.1 of the R-Codes 2008.

In order to reduce the visual impact of development in this area when viewed from higher vantage points, a number of provisions relating to colour, materials, roof form and articulation are included in the Policy. In order to achieve high levels of passive surveillance of the public domain, the use of upper storey windows, balconies and terraces overlooking Centennial Park are to be encouraged.

Lot 731 lends itself well to meeting the objectives and detailed provisions of the City's Residential Design Code Policy. The Policy will provide appropriate flexibility in the design and scale of the resultant residential development and assist in ensuring an appropriate residential density is achieved. Any future development subsequent to this rezoning will be designed to meet the Policy's objectives and provisions.

3.3 Lower Great Southern Strategy (2007)

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. It relies on further investigations to add detail to broad concepts. 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 relevance to Lot 731 the draft Strategy makes particular reference to the sustainable development of communities in the Lower Great Southern.

3.4 Draft Albany Local Planning Strategy (2007)

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

ALPS was adopted by Council for final approval on 21 August 2007. It has been forwarded to the Western Australian Planning Commission for its endorsement prior to forming the basis for a new Community Planning Scheme to replace Town Planning Scheme No. 1A.

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'.

ALPS identifies the subject site as being immediately adjacent to the area identified as "Regional Centre". The strategic objectives outlined by ALPS relating to the Regional Centre land use category include:

- *"Facilitate and manage sustainable settlement growth for the urban area in the City of Albany;*



- *Support the consolidation of serviced urban areas and facilitate staged fully serviced incremental development nodes;*
- *Provide greater housing choice;*
- *Minimise journey length from home to work/school/services and encourage the use of public transport, walking and cycling;*
- *Minimise the development footprint on the landscape; and*
- *Support urban infill based on the compatibility of land uses and infrastructure capacity.”*

The proposed rezoning of the subject land meets all of the above objectives, given that the rezoning will:

- Provide for development within the existing urban footprint on land that is currently unutilised;
- Provide for a greater population within close proximity to employment and existing community services and infrastructure;
- Minimise the development footprint on the land by developing at a higher density; and
- Provide a variety of housing choices to service the needs of the population.

ALPS recommends consolidation of urban areas. It realises that higher residential densities must be provided in close proximity to the city centre in order to make it viable and sustainable in the long term. The 'Regional Centre' area is intended for various land uses, including commercial and residential, with the intention of supporting the Town Centre in its role as a regional centre for the Great Southern. It may be viewed as similar to the existing 'Central Area' zoning.

The aim of the ALPS document is to provide for better and diverse land use solutions within the City of Albany. The proposed rezoning will enable the use of land for medium density residential. This land if maintained for its current zoned purpose would be underutilised given the site's location.

3.5 City of Albany Housing Position Paper (2005)

The 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 paper makes general recommendations applicable to the entire Local Government area and specific recommendations based on a precinct basis.

In regard to residential densities, the strategy recommends:

- Higher Densities within 800m of the Central Business District;
- Medium densities around major commercial centres, major community or recreation facilities such as the beaches, shopping centres and local centres; and
- R20 base density applying to all other areas.

In terms of appropriate residential densities for the subject site, the subject site falls within the Centennial Park sub-precinct. This document identifies that within Centennial Park, the City of Albany should

“Encourage redevelopment to provide for a range of housing opportunities and higher densities (R40) surrounding local amenities such as POS”



The subject land lies directly adjacent to the Centennial Park ovals and skate park and immediately adjacent to the Albany Leisure and Aquatic Centre. The allowance of medium density housing surrounding this infrastructure will provide the following benefits:

- Allow an increasing number of residents to utilise the adjacent parklands and community and sporting facilities; and
- Improve the security of parklands by increasing the number of houses overlooking and surrounding it, ensuring passive surveillance at all times, not just during daylight hours when the facilities are used; and
- Improve the amenity surrounding the parklands.

The proposed rezoning provides for the optimisation of residential density in the Centennial Park locality, in accordance with the City of Albany Housing Position Paper.

3.6 Liveable Neighbourhoods Operational Policy

Liveable Neighbourhoods was adopted as an operational subdivision policy by the WAPC in April 2008. It relates to the subdivision and development of 'green fields' sites generally of greater than 20 lots. Depending on the type of development applied to the site, the Policy will be used to guide subdivision of the site. However, as the site lends itself to multiple dwelling development, it is likely that the objectives of LN will be applied through appropriate design at the development application stage rather than through a freehold or survey-strata subdivision.

Liveable Neighbourhoods is intended to operate as a policy to facilitate the development of sustainable communities. It is to be used in the preparation of structure plans and subdivisions but many of the principles of the document are pertinent in outlining the benefits of consolidating existing residential areas.

The following Liveable Neighbourhood principal aims are relevant to this proposed change of zoning:

- 1 *To provide for an urban structure of walkable neighbourhoods clustering to form towns of compatible mixed uses in order to reduce car dependence for access to employment, retail and community facilities.*
- 2 *To ensure that walkable neighbourhoods and access to services and facilities are designed for all users, including those with disabilities.*
- 3 *To foster a sense of community and strong local identity and sense of place in neighbourhoods and towns.*
- 8 *To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services.*
- 9 *To ensure the avoidance of key environmental areas and the incorporation of significant cultural and environmental features of a site into the design of an area.*
- 10 *To provide for a more integrated approach to the design of open space and urban water management.*
- 11 *To ensure cost-effective and resource-efficient development to promote affordable housing.*
- 12 *To maximise land efficiency wherever possible.*

Liveable Neighbourhoods states that:



“Medium density housing and small lot development should be made more appealing by placing it in good locations such as close to town and neighbourhood centres or overlooking parks.”

The proposed rezoning will provide for medium density housing overlooking a park and close to the Albany central area and North Road neighbourhood centre.

Liveable Neighbourhoods advocates a mix of densities and housing types as elements of sustainable development and particularly emphasises increases in densities close to recognised centres.



4.0 DEVELOPMENT OPTIONS

4.1 Residential Development

The size and location of the site lends itself well to development in a range of forms including single residential, grouped housing such as townhouses and multiple dwellings such as apartments.

Given the need to provide an appropriate development setback to the Yakamia Drain and the potential for up to 4 storey buildings, the site suits a multiple dwelling development, such as an apartment complex. This would allow the apartments to be located on the western portion of the site overlooking Centennial Park. The eastern part of the property would be used for communal open space, including landscaping to assist in water management.

With a density of R60, the site has the following maximum development potential, taking into account setback requirements, roads and open space.

- Single House Approx 55 lots
- Grouped Dwelling Approx 70 strata lots / units
- Multiple Dwelling Approx 105 units

The narrowness of the lot and the need to provide a road reserve width of about 14m makes single house development the least attractive from a viewpoint of maximising residential density. A similar impact is experienced with grouped dwelling development, although the driveway widths are reduced to around 6-8 metres.

The best possibility of reaching the density proposed would be multiple dwellings that take advantage of the ability to develop up to 4 stories in height. Another benefit is that open space can be consolidated in a communal area rather than on a 'lot by lot' basis. This allows the open space to be located in the eastern portion of the site where development potential is affected by lot shape and setback requirements.

Based on a development creating 105 units, the following requirements are necessary:

- A maximum floor area of 12,292m² (0.7 plot ratio). This includes all floors, not just the ground floor)
- A minimum of 1,680m² of communal open space (16m² per unit);
- Minimum setback to Wellington Street of 4m;
- Balcony area of at least 10m² for each unit; and
- Car parking at 0.35 spaces per unit plus 0.015 spaces per m² of plot ratio floor area to a maximum of 210 spaces (2 per unit).

Other more detailed requirements will need to be met by the design of the development in accordance with the R-Codes and City of Albany Residential Design Codes Policy.

4.2 Lifestyle Village Development

The Mount Melville Caravan Park has recently developed a park home village on Lot 733 Wellington Street to the south of the amendment site. This 1.6ha site contains 46 park homes.

In order to allow greater flexibility in development of the site, it is proposed to include the use 'lifestyle village' as an additional use on the amendment site.



Notwithstanding the desire to provide the ability to develop a lifestyle village on the property, it is likely that any lifestyle village would be temporary until such time that the City has grown to a size to allow development of a multiple dwelling complex for up to 105 units.

The inclusion of the ability to accommodate a lifestyle village on the property should not be construed as this being the preferred manner of development. This is due to the single storey nature of park home developments meaning that any density of development would be about half of that permitted under the R60 density.



5.0 JUSTIFICATION

The proposed rezoning is justified by the following:

1. *The proposal allows medium density in an ideal location.*

The subject land lies directly adjacent to POS infrastructure associated with Centennial Park and the Albany Leisure and Aquatic Centre. These are some of the best sporting and active recreational facilities in the region. The proposed rezoning realises the benefits of locating increased residential densities within walking distance of these locations.

The subject land is walking distance to the North Road Shopping Centre that contains grocery shopping (as well as specialty stores and a 24 hour convenience store / service station. The close location to daily shopping requirements assists in encouraging the limited use of the private car and increased recreation. The subject land is also well located in terms of employment, being close to the Albany CBD, the Sanford Road LIA and the North Road Shopping Centre.

The site is close to educational facilities, including Yakamia and Albany Primary Schools and Albany Senior High School.

The combination of the above aspects, plus the amenity of the location make it ideal for the development of medium density residential uses.

2. *Surrounding properties have been or are undergoing similar rezoning.*

The proposed density of development is consistent with surrounding scheme amendments.

3. *Environmental issues of the subject land can be overcome by careful design.*

The subject land faces issues such as Acid Sulphate Soils and drainage. The proponent has undertaken environmental studies that prove this land can be adequately developed for residential purposes without impacting or degrading the environment.

4. *The proposed rezoning provides for a form of housing deficient in the community*

In Albany and as a growing trend for Western Australia, there is an aging population. Demand for a variety of housing types in the community is increasing. The proposed rezoning will enable the development of medium density housing that is more contained and better suited to the aged and small families in a location that is beneficial for them.



6.0 CONCLUSION

This report has demonstrated that the proposal to rezone Lot 731 Wellington Street, Centennial Park from 'Clubs and Institutions' to 'Residential R40' is consistent with adopted and proposed planning strategies and planning principles. This rezoning will allow for the development of medium density housing in an attractive location adjacent to Centennial Park.

The proposed amendment will:

- Improve visual surveillance of Centennial Park;
- Improve the residential catchment to the Albany Leisure and Aquatic Centre;
- Locate up to 70 households on a site within walking distance of major employment generators;
- Remove a zoning of the land that is outdated and poorly utilised; and
- Provide for a variety of housing that is in line with the needs of the community.

It is respectfully requested that the Council initiate the rezoning of Lot 731 Wellington Street, Centennial Park from the 'Clubs and Institutions' zone to the 'Residential' zone with a density coding of 'R60' in City of Albany Town Planning Scheme No.1A.



PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A

AMENDMENT No.168

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 731 Wellington Street, Centennial Park from the 'Clubs and Institutions' zone to the 'Residential R40' zone and amending the Scheme Maps accordingly;
2. Designating Lot 731 Wellington Street, Centennial Park as 'Special Additional Use' site SXX and amending the Scheme Maps accordingly; and
3. Amending Appendix II – 'Schedule of Special Sites' as follows:

	CODE NO.	PARTICULARS OF LAND	BASE ZONE	ADDITIONAL USE	CONDITIONS
SXX	XX	Lot 738 Wellington Street, Centennial Park	Residential R40	Lifestyle Village	<ol style="list-style-type: none"> 1. A development setback from the boundary to the Yakamia Drain (Reserve 34381, Lot 1262) will apply to all buildings. The distance of this setback is to be determined by the local government in consultation with the Department of Water at the time of subdivision and/or development and is to take into account: <ul style="list-style-type: none"> • the potential for flooding of the Yakamia Drain; • any future drainage or flood mitigation works undertaken or planned on the site or in the locality; and • the application of water sensitive urban design principles to maintain adequate stormwater quality prior to it entering Yakamia Creek. 2. The Commission may impose a condition at the time of subdivision, or the local government may impose a condition at the time of development requiring the developer to provide drainage and landscaping details that detail the: <ul style="list-style-type: none"> • Need for any treatment or upgrade of the open drain as a

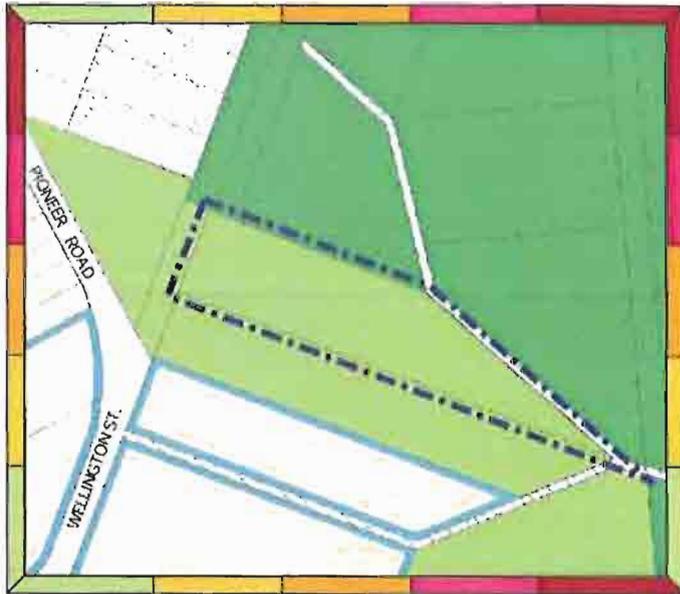
	CODE NO.	PARTICULARS OF LAND	BASE ZONE	ADDITIONAL USE	CONDITIONS
					<p>result of the development;</p> <ul style="list-style-type: none"> • Proposed interface between the creek and the private land; and • Manner and responsibility for any works to be undertaken by the developer, the local government or other parties. <p>3. The Commission may impose a condition at the time of subdivision, or the local government may impose a condition at the time of development, for the preparation and implementation of an Acid Sulphate Soil Management Plan in accordance with Department of Environment and Conservation Guidelines and to the satisfaction of the Department of Environment and Conservation.</p> <p>4. The local government may request the Commission to impose a condition at the time of subdivision, or the local government may impose a condition at the time of development, for the removal of surface soils and replacement with compacted clean sand and sub-surface drainage to the satisfaction of the local government.</p> <p>5. The local government may impose a condition at the time of development requiring noise attenuation measures and/or the preparation and implementation of a noise management plan.</p> <p>6. The local government may impose a condition at the time of development requiring the preparation and approval of detailed Development Guidelines that address matters including (but not necessarily limited to):</p> <ul style="list-style-type: none"> • Building construction, including glazing, door treatments, walls, ceilings, construction and use of fixed openings; • House design, including the siting of outdoor entertaining

	CODE NO.	PARTICULARS OF LAND	BASE ZONE	ADDITIONAL USE	CONDITIONS
					<p>areas as well as less noise sensitive internal rooms;</p> <ul style="list-style-type: none"> • Design interface of Yakamia Creek and Centennial Park recreation area; • Access and parking requirements; • Landscaping, including the use of water sensitive urban design techniques; and • 'Quiet house' design principles.

CITY OF ALBANY

Town Planning Scheme No. 1A

Amendment No. 168



Existing Zoning

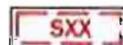
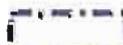
LOCAL SCHEME RESERVES

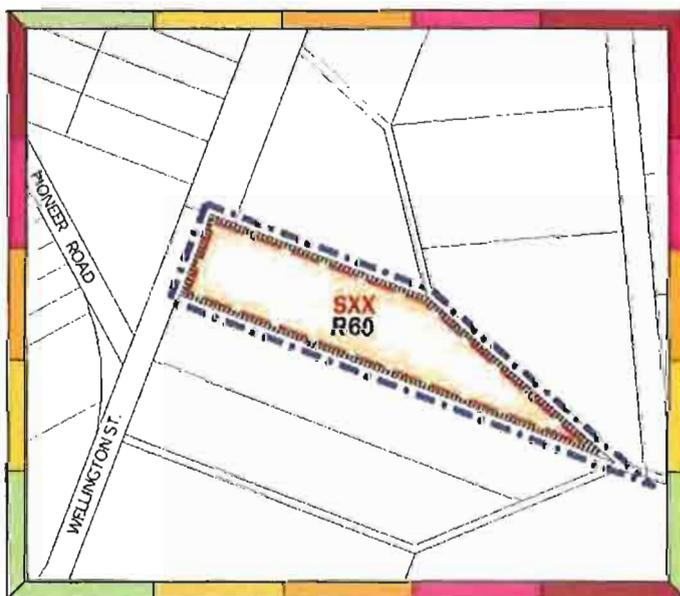
-  Local Roads
-  Parks and Recreation
-  Drainage

ZONES

-  Residential
-  Tourist Residential
-  Clubs and Institutions

OTHER

-  Special Additional Use
-  R Codes
-  Subject Land



Proposed Zoning



PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A

AMENDMENT No.168 (1A)

ADOPTION:

Adopted by resolution of the Council of the City of Albany at the meeting of the Council held on the _____ day of _____ 200__:

Mayor

Chief Executive Officer

FINAL APPROVAL:

Adopted for final approval by resolution of the City of Albany at the meeting of the Council held on the _____ day of _____ 200__ and the Common Seal of the municipality was pursuant to that resolution hereunto affixed in the presence of:

Mayor

Chief Executive Officer

RECOMMENDED / SUBMITTED FOR FINAL APPROVAL:

Delegated under s.16
of the PD Act 2005

Date

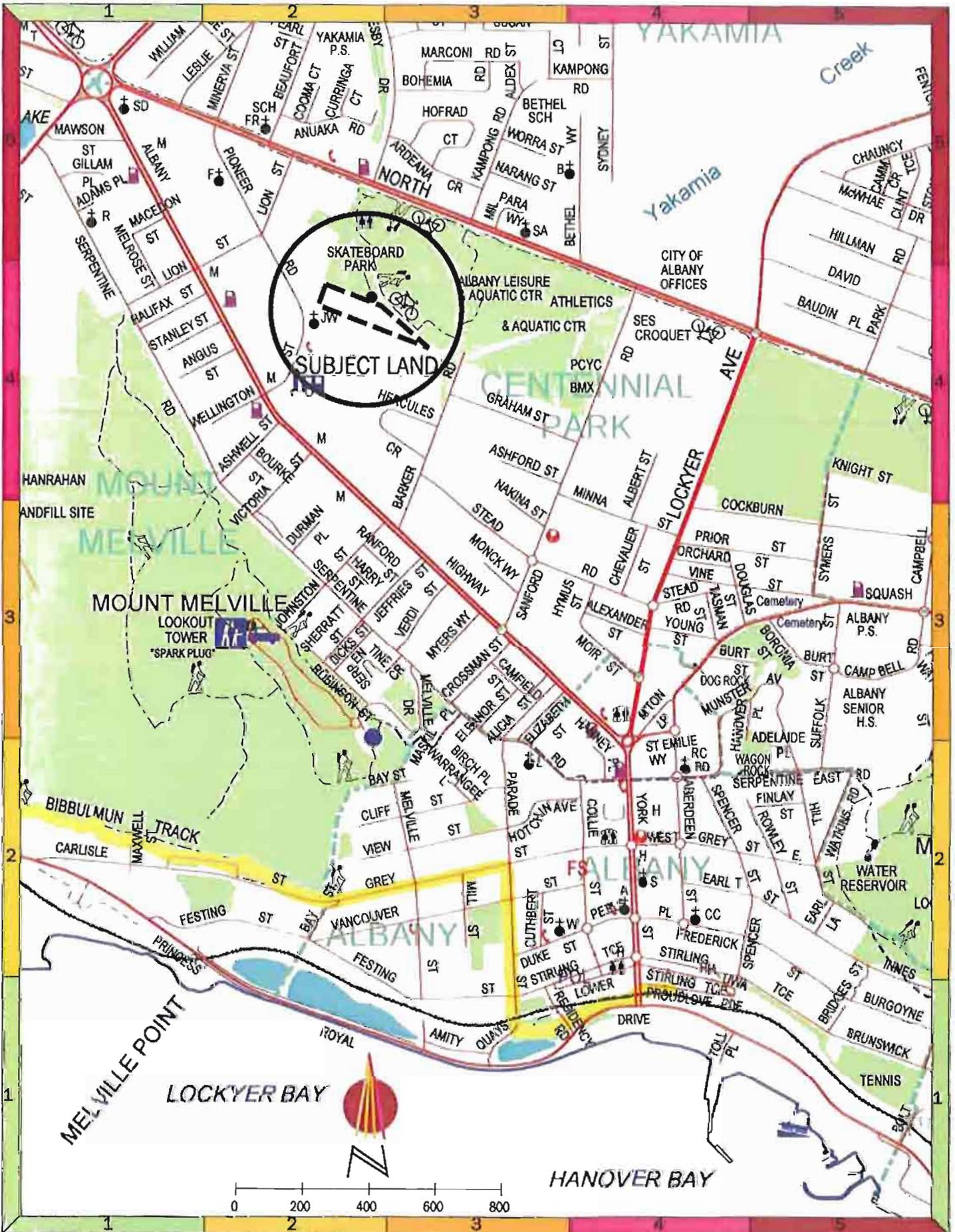
FINAL APPROVAL GRANTED:

Minister for Planning and Infrastructure

Date

APPENDIX A:
Location Plan





note: this drawing is the property of harley survey group. it may not be copied or altered without the consent of the owner.		survey COMPILED ABS 15-03-07	cad file 14238-01A.dgn	description LOCATION PLAN LOT 731 ON DP 224159 CENTENNIAL PARK	 PLYMOUTH HOUSE ALBANY
Harley Survey Group Pty Ltd 110 Serpentine Rd Albany WA 6550 T: 0841 7333 F: 0841 3843 E: hsg@harleysurveygroup.com.au Aus of Surveyors & Builders	drawn ABS 15-03-07	checked CP 15-3-07	level datum AHD	client WHALLEY	
Original drawing 15-03-07	details date	scale at A4 1 : 15000			

APPENDIX B

Certificate of Title



WESTERN



AUSTRALIA

REGISTER NUMBER 731/DP224159	
DUPLICATE EDITION N/A	DATE DUPLICATE ISSUED N/A

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1697** FOLIO **899**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

RG Roberts
REGISTRAR OF TITLES 

LAND DESCRIPTION:

LOT 731 ON DEPOSITED PLAN 224159

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ANTIMONY PTY LTD OF 10 CANNING HIGHWAY, SOUTH PERTH
(T E194231) REGISTERED 19 SEPTEMBER 1989

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1697-899 (731/DP224159).
PREVIOUS TITLE: 1214-559.
PROPERTY STREET ADDRESS: 52 WELLINGTON ST, CENTENNIAL PARK.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

NOTE 1: A000001A LAND PARCEL IDENTIFIER OF ALBANY TOWN LOT/LOT 731 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 731 ON DEPOSITED PLAN 224159 ON 31-JUL-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.

NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.



Application D52981

Volume 1214 Folio 559

WESTERN



AUSTRALIA



1697 899

CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1893" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

A. J. Smyth



Dated 26th June, 1985

REGISTRAR OF TITLES

ESTATE AND LAND REFERRED TO

Estate in fee simple in Albany Lot 731, delineated and coloured green on the map in the Third Schedule hereto, limited however to the natural surface and therefrom to a depth of 60.96 metres.

FIRST SCHEDULE (continued overleaf)

~~Crugnale Nominees Pty. Ltd., of 77 Albany Highway, Albany.~~

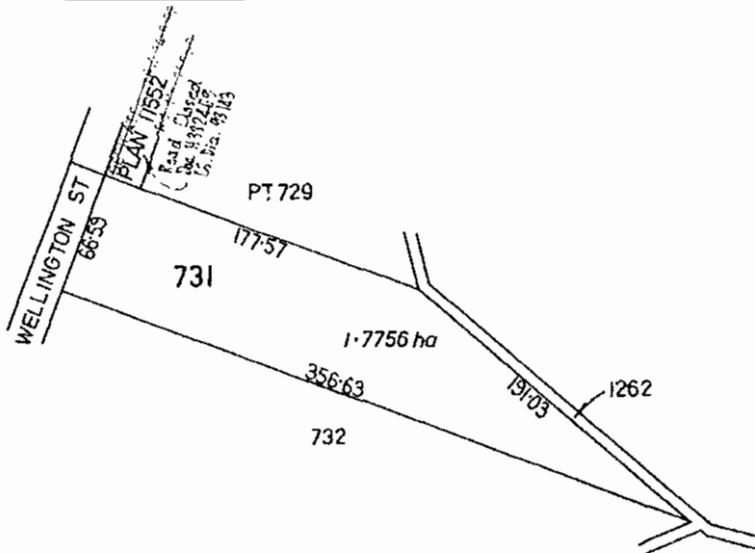
SECOND SCHEDULE (continued overleaf)

- ~~1. MORTGAGE C363290 to The Commissioners of the Rural & Industries Bank of Western Australia. Registered 26.5.82 at 9.10 o.c. Discharged D137175 29.10.85~~
- 2. MORTGAGE C683426 to The Commissioners of the Rural & Industries Bank of Western Australia. Registered 29.12.83 at 9.14 o.c. Discharged D137175 29.10.85

A. J. Smyth

REGISTRAR OF TITLES

THIRD SCHEDULE



SCALE 1 : 3000
INDEX PLAN CORIMUP 2000 10.06
WS.

NOTE. RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT ENTRIES NOT RULFD THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS

Superseded - Copy for Sketch Only

PERSONS ARE CAUTIONED AGAINST ALTERING OR ADDING TO THIS CERTIFICATE OR ANY NOTIFICATION HEREON

Page 1 (of 2 pages) 1697 899 VOL. FOL.

Superseded - Copy for Sketch Only

FIRST SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.					
REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	INITIALS
		NATURE	NUMBER				
Domenico Lembo, Business Proprietor and Giuseppe Lembo, Hotel Manager, both care of Royal George Hotel, Stirling Terrace, Albany, as joint tenants. Antimony Pty. Ltd. of 10 Canning Highway, South Perth.		Transfer	D137176	29.10.85	2.20		
		Transfer	E194231	19.9.89	9.00		

SECOND SCHEDULE (continued)		NOTE: RULING THROUGH AND SEALING WITH THE OFFICE SEAL INDICATES THAT AN ENTRY NO LONGER HAS EFFECT ENTRIES NOT RULED THROUGH MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.										
INSTRUMENT		PARTICULARS	REGISTERED	TIME	SEAL	INITIALS	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	INITIALS	
NATURE	NUMBER											

CERTIFICATE OF TITLE VOL.

1697 899

APPENDIX C

Site Plan



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



APPENDIX D

Opus International Consultants Preliminary Acid Sulphate Soils Investigation





Environmental Protection Authority

Doc No: ICR8059465
File: AMD276

Date: 19 JUN 2008
Officer: PLAN16

Attach:

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

Our Ref CRN221555
Enquiries Jacqui Morgan

Att: Jan Van Der Mescht

Dear Sir/Madam

SCHEME AMENDMENT TITLE: City of Albany TPS 3 Amendment 276 rezoning from Rural to Residential R20
SCHEME AMENDMENT LOCATION: Lot 120 (18) Hadley Street and Lot 107 (41) Francis Street
LOCALITY: Lower King
RESPONSIBLE AUTHORITY: City of Albany
LEVEL OF ASSESSMENT: Scheme Amendment Not Assessed - Advice Given Under Section 48A(1)(a) (no appeals)

Thank you for your letter of 22 April 2008 referring the above proposed scheme amendment.

After consideration of the information provided by you, the Environmental Protection Authority (EPA) considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the following advice and recommendations.

ADVICE AND RECOMMENDATIONS

1 Environmental Issues

1.1 Remnant Vegetation

2 Advice and recommendations regarding Environmental Issues

- 2.1 The EPA advises that the clearing of native vegetation within the amendment area is prohibited, unless the clearing is authorized by a clearing permit obtained from the Department of Environment and Conservation (DEC), or is of a kind that is exempt in accordance with Schedule 6 or Regulation 5 of the Environmental Protection (Clearing of Native Vegetation) Regulations 2004 of the EP Act.

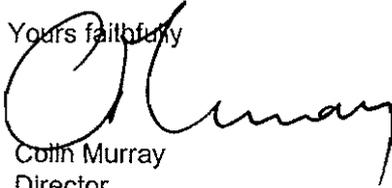
3 General Advice

- For the purposes of Part IV of the EP Act, the scheme amendment is defined as an assessed scheme amendment. In relation to the implementation of the scheme amendment, please note the requirements of Part IV Division 4 of the EP Act.



- There is no appeal right in respect of the EPA's decision on the level of assessment of scheme amendments.
- A copy of this advice will be sent to the relevant authorities and will be available to the public on request.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Colin Murray', written over the typed name.

Colin Murray
Director
Environmental Impact Assessment Division

16 June 2008

cc: Department for Planning & Infrastructure



City of Albany Records
Doc No: EF8060076
File: AMD276

Date: 27 JUN 2008
Officer: PLAN13

Facsimile

12-14 The Esplanade
PERTH WA 6000

**Postal
Address**
P.O. Box 8491
Perth BC 6849

**Contact
Numbers**
Ph (08) 6213 7000
Fx (08) 6213 7400

Attach:



A division of Alinta Asset Management Pty Ltd
ABN 52 104 352 650

To: CITY OF ALBANY
JAN VAN DER MESCHT

Fax No: 9841 4099

From: FRANK RIZZI
DRAFTSMAN GIS

No. of pages: 1 (Including this page)

Date: 27 June 2008

For any queries regarding the transmission of this facsimile please telephone: 6213 7000
Please reply on facsimile number: 6213 7400

Our Ref:13.18.2.1

Your Ref: AMD276/PA24615/AMD276(3)

Dear Sir/Madam,

RE: TOWN PLANNING SCHEME NO. 3 - AMENDMENT NO. AMD276(3)

Thank you for your letter of the 24 June, 2008 and the enclosed plan concerning the above area.

We wish to advise that we have no AlintaGas Networks Assets (AGN) in the area specified.

WestNet Energy (a division of Alinta Asset Management Pty Ltd) has no proposed work which will require amendment to your works.

Yours Faithfully


FRANK RIZZI
GIS Draftsperson

Jan Van Der Mescht

From: Nuttall, Paul [Paul.Nuttall@team.telstra.com]
Sent: Friday, 27 June 2008 9:29 AM
To: Jan Van Der Mescht
Subject: RE Scheme amendment AMD276(3)

RE Scheme amendment AMD276(3) - Francis St, Lower King

In regard to the above mentioned scheme amendment, Telstra has no negative comment to make.

regards

Paul Nuttall BA (Urb & Reg Planning)

Strategic Forecaster
Forecasting & Area Planning - South Western Access
Network & Technology
Location: 3/80 Stirling St
Perth WA
Postal: Locked Bag 2525
Perth WA 6001
Phone: 08 9491 6255
Fax: 08 9221 5730
E-Mail: paul.nuttall@team.telstra.com

Access Forecasting Intranet Page : www.in.telstra.com.au/ism/infrastructureplanningfunction/index.asp

Network Planning Essentials Intranet Page: www.in.telstra.com.au/ism/fundamentalplanning/networkplanningessentials.asp

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City of Albany Records
Doc No: ICR8061137
File: AMD276
Date: 11 JUL 2008
Officer: PLAN16
Attach:

Your Ref: AMD276/PA24615/AMD276(3)
Our Ref: Grange 4081018
Enquiries: G Wright
Telephone: 98424230

July 10, 2008

City of Albany
PO Box 484
ALBANY WA 6331

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

Attention: Mr Jan Van Der Mescht

**CITY OF ALBANY
APPLICATION FOR ZONING AMENDMENT
LOT 120 HADLEY STREET AND LOT 107 FRANCIS STREET
LOWER KING**

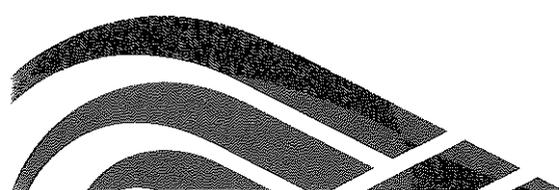
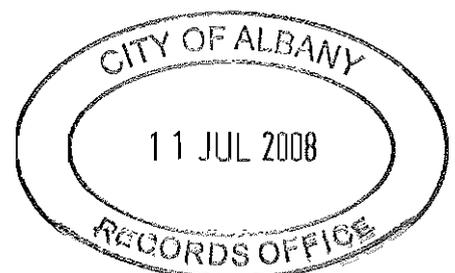
Dear Jan,

I refer to your letter of June 24, 2008 regarding an application for zoning amendment for the above land from rural to residential [R20].

You are advised that the Water Corporation has no objection to this zoning amendment provided that reticulated water and wastewater services are incorporated into any subsequent development proposal of this land. In that regard, the proponents will need to engage a consulting engineer to discuss with the Corporation, the servicing of the area with water and wastewater services at the appropriate planning stage.

Yours sincerely

Graham Wright
Senior Asset Planner
Great Southern Region
Asset Management Division





Government of
Western
Australia

Enquiries: Chris Grant on (08) 9892 0524
Our Ref: 04/13069-03 D08#120040
Your Ref: AMD276/PA24615/AMD276(3)



ABN: 50 860 676 021

9 July 2008



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

Doc No. City of Albany Records
ICR8061233
File AMD276

Date: 15 JUL 2008
Officer PLAN16

ATTENTION: JAN VAN DER MESCHT

Attach:

Dear Sir

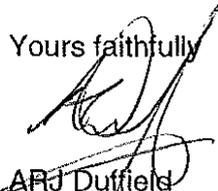
TOWN PLANNING SCHEME NO 3 – AMENDMENT NO AMD276(3)

I refer to your correspondence dated 24 June 2008 seeking Main Roads comment on the proposed rezoning of the above lot.

Main Roads raises no objection to this proposal as this location is under the jurisdiction of the City of Albany and does not impact on any Main Roads.

If you require any further information please contact me on (08) 9892 0524.

Yours faithfully


A.R.J. Duffield
REGIONAL MANAGER



Australian Business
Excellence Awards
Bronze Award 2007

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



Doc No City of Albany Records
File: ICR8062013
AMD276
Date: 23 JUL 2008
Officer: PLAN16
Attach

Phillip N Lee and Susan Graham
57 Elizabeth Street, (Lot 77)
LOWER KING
ALBANY 6330
W.A.

21ST July 2008

Your Ref: AMD276 / LT8018377

Attention: Jan Van Der Mescht

Dear Sir,

Re: TOWN PLANNING SCHEME AMENDMENT NO 3 –
AMENDMENT NO AMD276 (3)

We would like to comment on the proposed rezoning of 120 Hadley St
and 107 Francis St , LOWER KING.

A natural water course within the land subject to rezoning runs adjacent
to the rear of our property. We have many melaleuca trees and bulrushes
extending approx 24 metres in this area. We would be concerned for the
drainage and topography of the land on the subdivision.

If the water table is lowered it would have a major effect on our swamp
and if the water table was raised it would flood onto our property 40
metres or more.

We would also be concerned if the development meant a large raised
boundary along our northern boundary this would also cause flooding on
our property.

We do hope to hear from you regarding the points we have raised.

Yours truly,

Phillip Lee and Susan Graham





Department of Environment and Conservation

AMD 276(3)
Plan 16

Your ref: AMD276/PA24615/AMD276(3)
Our ref: 15.14
Enquiries: Martin Lloyd
Phone: (08) 9842 4500
Fax: (08) 9841 7105
Email: martin.lloyd@dec.wa.gov.au



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

City of Albany Records
Doc No: ICR8061566
File: AMD276
Date: 17 JUL 2008
Officer: PLAN16

Attach.

Dear Ms. Van Der Mescht

TOWN PLANNING SCHEME NO 3 – AMENDMENT NO AMD276(3)

Thank you for the opportunity to comment on the above scheme amendment from Rural to Residential.

There are no native vegetation issues of concern on this area therefore the Department of Environment and Conservation (DEC) have no objection to the amendment proposal.

The area does however lie on the boundary of high to moderate risk of acid sulphate soils occurring within 3m of the natural soil surface. Hence, any future developments would require a detailed assessment of acid sulphate soil risk in accordance to DEC guidelines.

Yours sincerely,

Bruce Bone
Regional Manger
South Coast Region

16 July 2008





Colin & Leonie Mather.
57 (Lot 78) Elizabeth Street
Lower King W A 6330

City of Albany Records
Doc No: ICR8061356
File: AMD276
Date: 16 JUL 2008
Officer: PLAN16

14 th July 2008

Attach

Attn = Jan Der Mescht

Dear Sir

Re: Town Planning Scheme Amendment No3 -- Amendment No AMD276 (3)

We would like to provide comment to the proposed rezoning of Lot 120 Hadley Street and Lot 107 Francis Street Lower king from Rural to Residential

A natural water course within the land subject to rezoning runs adjacent to the rear of our property. Currently water disperses naturally from a portion of our property into the natural water course ensuring water levels on our property don't exceed 10 CM'S in depth.

Our concern is should the natural water course be filled or the peat removed water dispersal from our property as well as surrounding land will be altered to an extent that flooding will occur on our property.

We ask that any development consideration that occurs on Lot 120 Hadley Street and Lot 107 Francis Street Lower King takes into account this drainage issue.

Yours sincerely
Colin and Leonie Mather

L. M. Mather
by mather



Jan Van Der Mescht

From: karen.hughesmore@westernpower.com.au on behalf of customer.contact.centre@westernpower.com.au
Sent: Thursday, 7 August 2008 1:25 PM
To: Jan Van Der Mescht
Subject: NCSW-08-14739 - Jan Van Der Mescht (City of Albany) - Town Planning Scheme No 3 - Amendment No 276 - Rezoning Portion of Lot 120 Hadley Street & Lot 107 Francis Street, Lower King



Locked Bag 2511, Perth WA 6001
T: 13 10 87 F: (08) 9225 2660
customer.contact.centre@westernpower.com.au

To:	Jan Van Der Mescht	From:	Karen Hughes-More
Organisation:	City of Albany	Section:	Customer Support
mail / Fax:	janv@albany.wa.gov.au	Our Ref:	NCSW-08-14739
Your Ref:	AMD276/PA24615/AMD276(3)		
Date:	07/08/08	No of pages: (including this page)	1

Re: Town Planning Scheme No 3 - Amendment No 276 - Rezoning Portion of Lot 120 Hadley Street & Lot 107 Francis Street, Lower King

Dear Jan,

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

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

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

Yours faithfully,

Karen Hughes-More
Network Services Officer

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

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

TO THE ADDRESSEE -

this email is for the intended addressee only and may contain information that is confidential.
If you have received this email in error, please notify us immediately by return email or by telephone.
Please also destroy this message and any electronic or hard copies of this message.

Any claim to confidentiality is not waived or lost by reason of mistaken transmission of this email.

Unencrypted email is not secure and may not be authentic. Western Power cannot guarantee the accuracy, reliability

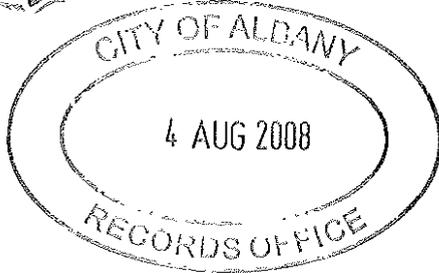
completeness or confidentiality of this email and any attachments.

VIRUSES -

Western Power scans all outgoing emails and attachments for viruses, however it is the recipient's responsibility to ensure this email is free of viruses.



Department of Water
Government of Western Australia



Your ref:AMD276/PA24615/AMD276(3)
Our ref: SRS22340/RF1049-02
Enquiries: Kevin Hopkinson



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

Doc No: City of Albany Records
File: ICR8062755
AMD276
Date: 04 AUG 2008
Officer: PLAN16

Attach:

Dear Jan,

TOWN PLANNING SCHEME NO 3 – AMENDMENT NO AMD 276 (3)

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

Wetland Protection and Maintenance of Water Quality

The proposal has identified that an artificial lake is present on Lot 107 and this has been evaluated and mapped by the DoW in the recent evaluation of wetlands in the Albany Urban area. The DoW confirms that this wetland has been assigned a Multiple Use management category, indicating the disturbed nature of the wetland. Despite this, the wetland retains a significant hydrological link with the nearby Oyster Harbour. Maintaining water quality in the wetland is therefore important to ensure excess nutrients are not transported into this regionally significant estuary.

To enhance the water quality of the wetland the DoW recommends a wetland management plan (WMP) is developed and implemented at subdivision, in consultation with the DoW and Department of Environment and Conservation (DEC). The WMP should detail a revegetation and weeding strategy for the fringes of the wetland, to ensure the large area of woody weeds on site can be removed and replaced with appropriate local native species.

The WMP should also integrate with the water management plan discussed below, to ensure drainage and infrastructure such as detention basins and biofilters can be planned around the wetland.

Stormwater Management

The proposal identifies that the wetland should be retained as it will form an important drainage and landscape function for any future sub division. The retention of the wetland is supported by the DoW, however the DoW would not support utilising the wetland for direct disposal of stormwater.



Department of Water
Government of Western Australia

The DoW would therefore require a detailed Urban Water Management Plan to be provided at the subdivision stage, which demonstrates water sensitive urban design principles including infiltration and treatment of stormwater at source.

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

Yours sincerely

 **Hamid Mohsenzadeh**
Acting Regional Manager
South Coast Region

Thursday, 31 July 2008

CHEQUES DATE	CREDITOR	PARTICULARS	AMOUNT	
24480	07/08/2008	ALUMINIUM SCAFFOLDING SERVICES	Purchase of Aluminium Mobile Tower, include 200mm castors, internal ladder and 4 outriggers	-3,663.00
24481	07/08/2008	CALTEX YORK STREET	Fuel Voucher for the Winner of the Web Prize for Mix 94.5	-250.00
24482	07/08/2008	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	-695.05
24483	07/08/2008	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	APPLICATION FEE FOR A LICENCE FOR A PUBLIC JETTY	-68.00
24484	07/08/2008	WA COUNTRY BUILDERS	REFUND OF FEE - APPLICATION FOR PLANNING SCHEME CONSENT, WHICH IS NOT REQUIRED.	-50.00
24485	07/08/2008	JO-JOES PIZZA AND KEBAB	Pizzas for UN Youth Rep visit	-70.00
24486	07/08/2008	NATIONAL GEOGRAPHIC SOCIETY	SUBSCRIPTION TO NATIONAL GEOGRAPHIC MAGAZINE (LIBRARY)	-59.00
24487	07/08/2008	PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE	PETTY CASH REIMBURSEMENTS	-189.75
24488	07/08/2008	HAZEL ROOME	COUNSELLING SERVICES	-75.00
24489	07/08/2008	SUBWAY ALBANY	CATERING	-43.38
24491	07/08/2008	ROBERT AND JULIE WHALLEY	COUNCIL CONTRIBUTION FOR VEHICLE CROSSOVER -115 BLUFF STREET	-185.05
24492	07/08/2008	KRISTIAN AND KAHLIA ERICSON	COUNCIL CONTRIBUTION FOR VEHICLE CROSSOVER -680 MCGONNELL ROAD	-176.22
24493	07/08/2008	GREG AND ELIZABETH SHARP	COUNCIL CONTRIBUTION FOR VEHICLE CROSSOVER -150 MERLIN ROAD	-612.05
24494	05/08/2008	TERESA DALY	REFUND OF FEE FOR APPLICATION FOR PLANNING SCHEME CONSENT, WHICH IS NOT REQUIRED	-50.00
24495	07/08/2008	CANCER COUNCIL OF WA	BALANCE OF COMMUNITY EVENTS FINANCIAL ASSISTANCE GRANT FUNDING FROM 2008 EVENT	-505.89
24496	07/08/2008	J E WALTERS	REFUND PLANNING FEE FOR APPLICATION OF ADDITIONS AND ALTERATIONS, WHICH IS NOT REQUIRED	-50.00
24497	07/08/2008	BATTERY WORLD	BATTERIES	-210.00
24498	07/08/2008	DEPARTMENT OF HEALTH	MIMMS STAFF TRAINING	-137.00
24499	07/08/2008	NATIONAL CHILDCARE ACCREDITATION COUNCIL INC.	ANNUAL REGISTRATION FEE FOR DAY CARE CENTRE.	-167.40
24500	07/08/2008	DEPARTMENT OF PREMIER & CABINET	GOVERNMENT GAZETTE ADVERTISING	-83.65
24501	07/08/2008	WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-979.50
24502	14/08/2008	CEMEX AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	-1,700.00
24503	14/08/2008	ALBANY FILTERCLEAN	FILTERS CHANGED AND CLEANED AT TIME OUT CAFE	-28.00
24504	14/08/2008	ALBANY MITRE 10	PLANTS	-120.09
24505	14/08/2008	DATA #3 LIMITED	IT SOFTWARE.	-12,650.31
24506	14/08/2008	GREAT SOUTHERN HIGH PRESSURE WATER CLEANING	pressure clean stain at peels place memorial.	-165.00
24507	14/08/2008	HOWARD & HEAVER ARCHITECTS	CONSIDERATION FOR STREETScape PRESENTATION ON 5TH OF AUGUST 2008	-550.00
24508	14/08/2008	NEW LODGE MOTEL	ACCOMMODATION FOR STAFF TRAINING	-89.00
24509	14/08/2008	PETTY CASH - WORKS & SERVICES	PETTY CASH REIMBURSEMENTS	-196.95
24510	14/08/2008	ROTARY CLUB - ALBANY PORT	DONATION TO CLUB FOR SUPPLY OF VOLUNTEERS	-2,500.00
24511	14/08/2008	PREMIER HOTEL	ALCOHOL FOR TOWN HALL KIOSK	-31.98
24512	14/08/2008	TANGLEHEAD BREWING CO.	FOOD AND DRINKS FOR THE MIX 94.5 CREW.	-306.00
24513	14/08/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-3,807.10

24514	14/08/2008	UNIVERSITY OF WESTERN AUSTRALIA	COMMUNITY FINANCIAL ASSISTANCE PROGRAM	-880.00
24515	14/08/2008	WATER CORPORATION	WATER CONSUMPTION	-403.50
24516	14/08/2008	WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-692.80
24517	14/08/2008	TONY WHITE	DINOSAURS IN SCHOOLS - SPEAKING EVENTS AND PROMOTION WORK.	-150.00
24518	14/08/2008	22 POINT 4 ARCHITECTURE	CONSIDERATION FOR STREETScape PRESENTATION ON 5TH OF AUGUST 2008	-550.00
24519	14/08/2008	MRS SELINA MOYLE	REFUND OF LEISURE CENTRE HOLIDAY PROGRAM.	-46.50
24520	14/08/2008	NORMA LYONS	REFUND OF SWIM/SPA/STEAM MULTIVISIT - SPA NOT WORKING PROPERLY	-49.00
24521	21/08/2008	ALBANY SENIOR HIGH SCHOOL	ASHS SHOWCASE - PERFORMANCE FEE.	-1,185.25
24522	21/08/2008	CHESTERS CONSTRUCTIONS	REFUND OF FEE FOR BUILDING LICENCE	-40.00
24523	21/08/2008	COLOUR BURST SPRAYPAINTERS	VEHICLE REPAIRS	-88.00
24524	21/08/2008	DEPARTMENT OF JUSTICE - FINES ENFORCEMENT	PARKING - LEGAL FEES	-2,623.00
24525	21/08/2008	HESTA SUPER FUND	9% SUPERANNUATION GUARANTEE FOR TEENA VANDERLAAN	-158.69
24526	21/08/2008	ALAC	ALAC NETBALL UMPIRE FEES	-1,145.00
24527	21/08/2008	LIFE'S A BEACH CAFE	MEALS & DRINKS - PRESS CONFERENCE	-78.50
24528	21/08/2008	BRONWEN NEWBURY	TEACHING OF PASTEL CLASSES (21 HOURS)	-840.00
24529	21/08/2008	OCEAN FOODS INTERNATIONAL	OYSTERS AND MUSSELS FOR MIX 94.5 GOLF DAY	-48.00
24530	21/08/2008	SENSIS PTY LTD	YELLOW ONLINE BUSINESS - MONTHLY FEE	-45.10
24531	21/08/2008	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH REIMBURSEMENTS	-244.15
24532	21/08/2008	HAZEL ROOME	COUNSELLING SERVICES	-75.00
24533	21/08/2008	COMMISSIONER OF STATE REVENUE	REFUND OF ASSESSMENT -FLINDERS PARADE, REBATE INCORRECTLY GIVEN ON VACANT LAND	-278.45
24534	21/08/2008	DEPARTMENT OF PREMIER & CABINET	GOVERNMENT GAZETTE ADVERTISING	-107.55
24535	21/08/2008	TARGET ALBANY	DVD Player	-102.48
24536	21/08/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-5,151.27
24537	21/08/2008	WATER CORPORATION	WATER CONSUMPTION	-7,084.50
24538	21/08/2008	WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-702.80
24539	21/08/2008	ADRIAN SHEPHERD	REFUND OF SWIM LESSONS	-136.00
24540	21/08/2008	KATHRYN SLATTERY	SUNDRY DONATION FOR KATHRYN SLATTERY TO HELP WITH ASSOCIATED COSTS OF TRAVELLING TO PERTH FOR THE NEXT 9 WEEKS FRO HOCKEY TRAINING FOR THE WA WOMEN'S U15 HOCKEY TEAM IN NEWCASTLE 2ND TO 11TH OF OCTOBER 2008	-200.00
24541	21/08/2008	SHELTERBOX AUSTRALIA	DONATION TO SHELTERBOX AUSTRALIA - SUPPORTED BY ROTARY INTERNATIONAL	-200.00
24542	21/08/2008	BARRY WHITEMARSH	COUNCIL CONTRIBUTION FOR VEHICLE CROSSOVER	-202.72
24543	21/08/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-12,300.48
24544	21/08/2008	LOWER GREAT SOUTHERN FAMILY SUPPORT ASSOCIATION	SUNDRY DONATION TO HELP WITH ASSOCIATED COSTS OF HOSTING THE ANNUAL CHRISTMAS TREE FUNCTION.	-200.00
24545	28/08/2008	JOHN BATTERSBY	RETURN OF REVEGETATION BOND LOT 12 HOME ROAD - WAPC 133160	-2,583.60
24546	28/08/2008	AMP FLEXIBLE LIFETIME SUPER PLAN	SUPER CONTRIBUTIONS	-361.18
24547	28/08/2008	AMP RSA	Superannuation contributions	-344.55
24548	28/08/2008	ASGARD	PAYROLL DEDUCTIONS	-266.82
24549	28/08/2008	BT BUSINESS SUPER (ANDREW DOUGLAS BUCHANAN)	Superannuation contributions	-262.48

24550	28/08/2008	CBUS	Superannuation contributions	-309.14
24551	28/08/2008	COMMONWEALTH BANK SUPERANNUATION SAVINGS ACCOUNT	Superannuation contributions	-301.76
24552	28/08/2008	HOSTPLUS PTY LTD	Superannuation contributions	-531.11
24553	28/08/2008	IIML ACF LIFETRACK APPLICATION TRUST	Superannuation contributions	-269.27
24554	28/08/2008	MLC NOMINEES PTY LTD	Superannuation contributions	-64.53
24555	28/08/2008	PLUM NOMINEES P/L PLUM SUPER FUND	Superannuation contributions	-415.80
24556	28/08/2008	ALBANY PUBLIC LIBRARY	STAFF TEA MONEY 18 STAFF @ \$1 PER PERSON PER WEEK (SEPTEMBER 2008)	-72.00
24557	28/08/2008	ALBANY FUEL SERVICE	FUEL PURCHASES	-42.93
24558	28/08/2008	LANDGATE	CERTIFICATES OF TITLE AND OTHER LAND DOCUMENTS	-255.00
24559	28/08/2008	THE LORD FORREST HOTEL	ACCOMMODATION FOR STAFF TRAINING	-672.00
24560	28/08/2008	SUTTON'S CARPET CLEANING	CARPET CLEANING AT LEISURE CENTRE - FINAL CLEAN OF CARPETS BEFORE THE GRAND OPENING	-1,402.50
24561	28/08/2008	T4 TECHNOLOGY	IT Equipment - network cable	-40.00
24562	28/08/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-270.87
24563	28/08/2008	VIRIDIAN NEW WORLD GLASS	REGLAZE OF DISPLAY CABINET DOORS FOR EXHIBITION	-445.01
24564	28/08/2008	WATER CORPORATION	WATER CONSUMPTION	-131.20
24565	28/08/2008	WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-471.65
24566	28/08/2008	ALBANY HORSEMANS ASSOCIATION	COMMUNITY EVENTS FINANCIAL ASSISTANCE PROGRAM	-1,000.00
24567	28/08/2008	STEVE HURLEY	SPONSORSHIP OF FOUR DELEGATES TRAVELLING TO THE NATIONAL LEVER ACTION RIFLE CHAMPIONSHIPS IN NEW SOUTH WALES .	-200.00
24568	28/08/2008	HENRY FORD	REFUND OF ADULT SWIM LESSON	-76.00
24569	28/08/2008	T & S STEVENS	REFUND OF BRB AND BCITF LEVY, PAID IN ERROR FOR AMENDMENT TO APPROVED BUILDING PLANS	-99.00
			TOTAL	-77,361.51

July Master Card

Date	Payee	Amount	Description
23/07/2008	The Economist	\$ 365.00	Subscription
23/07/2008	Tanglehead Brewing	\$ 282.50	GMS Team Function
24/07/2008	Skywest	\$ 393.20	Airfare - Krysta Guille - Cert. In Digital Marketing, Marketing Meetings
27/06/2008	Skywest	\$ 399.80	Billy Wellstead - Exchange
1/07/2008	Curriculum Council	\$ 232.90	Tee papers for library
25/07/2008	Skywest	\$ 749.00	Airfare - Billy Wellstead, S Smith - Exchange
1/07/2008	Wotif.Com Hotels	\$ 441.85	Best Practice Trip - G Bride, I Humphrey, J Van der Mescht, F Wallefeld
2/07/2008	I Am Events - Art	\$ 489.60	Regional Conference - Tanja Colby
3/07/2008	Skywest	\$ 525.20	Airfare - Andrew Buchanan - Project Liaison Officer
3/07/2008	Our Community Pty	\$ 330.00	Subscription - Grants
7/07/2008	Skywest	\$ 1,127.40	Airfare - Peter Madigan and Stan Goodman - Lehman Meeting
9/07/2008	Yawarra Onfo Applic	\$ 388.00	ALAC Wifi Proxy - IT
12/07/2008	Avant Hotels Austral	\$ 523.50	Accomodation - Peter Madigan and Stan Goodman - Lehman Meeting
24/07/2008	Skywest	\$ 569.20	Stan Goodman - Lehman Meeting
24/07/2008	Skywest	\$ 569.20	Pam Wignal - Lehman Meeting
24/07/2008	Skywest	\$ 569.20	Mark Weller - ALAC Conference
28/07/2008	Skywest	\$ 289.80	B Temperton - Sprung Festival
28/07/2008	Skywest	\$ 322.91	B Temperton - Sprung Festival
28/07/2008	Skywest	\$ 289.80	C Pash - Sprung Festival
2/07/2008	Jetset Travel	\$ 1,586.00	Noel Moss and Ken Blaszkow - Training
7/07/2008	Jetset Travel	\$ 1,858.39	Travel - Kevin Kettener EDWS Candidate
7/07/2008	Albany Visitor Centr	\$ 611.10	Accom - Kevin Kettener EDWS Candidate
	Sundry < \$ 200.00	\$ 2,344.22	
	Total Mastercard	\$ 15,257.77	

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT46585	07/08/2008	AAPT LIMITED	TELEPHONE CHARGES	-69.29
EFT46586	07/08/2008	ABA SECURITY	SECURITY SERVICES	-166.52
EFT46587	07/08/2008	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	-130.00
EFT46588	07/08/2008	ACCOMMODATION WHOLESALERS AUSTRALIA	ACCOMMODATION AND MEALS FOR STAFF/COUNCILLORS	-596.00
EFT46589	07/08/2008	A CLASS DISPLAYS	Supply two extendable flag displays and three Rite Luxus roll-up banners to specifications.	-3,440.91
EFT46590	07/08/2008	ACTIV FOUNDATION INC	CLEANING RAGS	-51.00
EFT46591	07/08/2008	ADVERTISER PRINT	250 business cards each for Michelle Dayman, Jessica Anderson, Andrew Buchanan and Taylor Gunn.	-55.00
EFT46592	07/08/2008	ALBANY PRINTERS	Print 5000 Civic letterhead and 5000 with comps on hammered non-watermarked stock.	-1,305.00
EFT46593	07/08/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-183.97
EFT46594	07/08/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-112.40
EFT46595	07/08/2008	ALBANY HISTORICAL SOCIETY	MANNING AND CLEANING OF THE BRIG AMITY FOR JULY	-600.00
EFT46596	07/08/2008	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-36.65
EFT46597	07/08/2008	ALBANY PSYCHOLOGICAL SERVICES	CONSULTATION FEES	-390.00
EFT46598	07/08/2008	ARDESS NURSERY	54 plants eco classroom	-581.61
EFT46599	07/08/2008	ART ALMANAC	HALF PAGE MONO - ADVERTISING FOR AUGUST	-203.50
EFT46600	07/08/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-1,416.69
EFT46601	07/08/2008	AUST INSTITUTE OF BUILDING SURVEYORS	REGISTRATION FOR APPROVAL OF UNAUTHORISED BUILDINGS SEMINAR - KEITH BARNETT (7 AUGUST 2008)	-160.00
EFT46602	07/08/2008	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	-3,001.04
EFT46603	07/08/2008	BENNETTS BATTERIES	BATTERY PURCHASES	-478.50
EFT46604	07/08/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-2,986.56
EFT46605	07/08/2008	BLOOMIN FLOWERS	FLOWER ARRANGEMENTS, CARDS AND DELIVERIES	-480.00
EFT46606	07/08/2008	BUILDING AND CONSTRUCTION IND	TRAINING LEVY - BCITF LEVY COLLECTED FOR JULY	-17,694.30
EFT46607	07/08/2008	BUILDERS REGISTRATION BOARD	BRB LEVY - COLLECTED FOR JULY	-2,741.00
EFT46608	07/08/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-1,381.78
EFT46609	07/08/2008	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-147.02
EFT46610	07/08/2008	CENTRAL TAFE	TRAINING FEES	-1,111.60
EFT46611	07/08/2008	STEVE CHAPLIN	TRAVEL AND ASSOCIATED COSTS FOR ATTENDANCE AT THE AIRPORT ASSOCIATION AGM	-221.40
EFT46612	07/08/2008	CHLOORILJ FARM MANAGEMENT ABORIGINAL CORP	ELDERS PARTICIPATION AND INVOLVEMENT IN TOURS CONDUCTED THROUGH NAIDOC WEEK	-375.00
EFT46613	07/08/2008	CITY OF ALBANY BAND INC	COMMUNITY FINANCIAL ASSISTANCE FOR GENERAL OPERATIONS OF BAND	-9,000.00
EFT46614	07/08/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-375.08

EFT46615	07/08/2008	COFFEY ENVIRONMENTS PTY LTD	PREPARATION OF ER REPORT AND PROJECT MANAGEMENT - YAKAMIA ENVIRONMENTAL REVIEW	-1,305.98
EFT46616	07/08/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-429.42
EFT46617	07/08/2008	CONTACH METAL INDUSTRIES	1x ROLLRING FOR WIND SOC AT AIRPORT	-30.00
EFT46618	07/08/2008	COURIER AUSTRALIA	FREIGHT FEES	-53.42
EFT46619	07/08/2008	COVENTRYS	VEHICLE PARTS	-228.82
EFT46621	07/08/2008	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-1,017.04
EFT46622	07/08/2008	TRAFFIC TECHNOLOGIES LTD (PREV. DE NEEFE SIGNS)	VARIOUS SIGNS	-176.81
EFT46623	07/08/2008	DENMARK ARTS COUNCIL INC	Sponsorship for 'Librarian of Basra' performance (to be toured)	-500.00
EFT46624	07/08/2008	LANDGATE	TITLE SEARCHES	-62.00
EFT46625	07/08/2008	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	JETTY LICENCES AND VEHICLE OWNERSHIP SEARCHES.	-646.00
EFT46626	07/08/2008	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-213.13
EFT46627	07/08/2008	EATCHA HEART OUT CAFE	CATERING	-2,975.00
EFT46628	07/08/2008	ELDERS LIMITED	ROAD WORK EQUIPMENT - STAR POST CAPS	-61.25
EFT46629	07/08/2008	ELLEKER GENERAL STORE	FUEL PURCHASES	-196.05
EFT46630	07/08/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-2,725.80
EFT46631	07/08/2008	ALBANY ENGINEERING COMPANY	VEHICLE MAINTENANCE	-261.88
EFT46632	07/08/2008	FRANEY & THOMPSON	TIMBER SUPPLIES	-44.22
EFT46633	07/08/2008	GRASSTREES AUSTRALIA	GRASSTREES FOR ROUNDABOUTS AND AIRPORT GARDEN	-1,854.00
EFT46634	07/08/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-5,258.79
EFT46635	07/08/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-68.20
EFT46636	07/08/2008	CHRIS GROGAN	REIMBURSEMENT OF CATERING PURCHASED FROM REEVES FOR MANAGED HR INDUCTION	-84.00
EFT46637	07/08/2008	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-33.00
EFT46638	07/08/2008	HUDSON HENNING & GOODMAN	PROFESSIONAL FEES	-857.34
EFT46639	07/08/2008	INSTANT WEIGHING	ONBOARD COMPUTERIZED SCALES FOR MACHINERY	-1,954.40
EFT46640	07/08/2008	J & M ELECTRONICS	POWER SUPPLY MULTIVOLTAGE - PLUG AND SOCKETS	-52.90
EFT46641	07/08/2008	KANDOO WINDSCREENS	WINDSCREEN REPAIRS	-220.00
EFT46642	07/08/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-1,314.54
EFT46643	07/08/2008	LAWRENCE & HANSON	SAFETY SUPPLIES	-521.98
EFT46644	07/08/2008	LEADING EDGE HIFI-ALBANY	hand held radios for use on tip face	-299.00
EFT46645	07/08/2008	LOCAL GOVERNMENT MANAGERS	2008/2009 LGMA MEMBERSHIP -CEO	-353.00
EFT46646	07/08/2008	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	-22.60
EFT46647	07/08/2008	MARSHALL MOWERS	MOWER REPAIRS	-182.30
EFT46648	07/08/2008	METROOF ALBANY	ROOF SHEETING	-23.33
EFT46649	07/08/2008	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-14.86
EFT46650	07/08/2008	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-77.72
EFT46651	07/08/2008	OPUS INTERNATIONAL CONSULTANTS LTD	LANDSCAPE ARCHITECTURE SERVICES - CULL ROAD	-2,376.00
EFT46652	07/08/2008	PARK AVENUE HOLIDAY UNITS	Accommodation for Bob Moore	-2,117.00

EFT46653	07/08/2008	PIONEER MICRO SERVICES	TONER CARTRIDGES	-620.40
EFT46654	07/08/2008	PLASTICS PLUS	WHEELIE BINS AND VEHICLE PARTS	-1,097.69
EFT46655	07/08/2008	POWELL SECURITY SERVICES	SECURITY SERVICES	-784.70
EFT46656	07/08/2008	RAYS SPORTS POWER	SPORTS/GYM EQUIPMENT	-409.60
EFT46657	07/08/2008	ROYAL LIFE SAVING SOCIETY AUSTRALIA	SWIM CLASS FEES	-14.30
EFT46658	07/08/2008	UNITED TOOLS ALBANY	HARDWARE/TOOL SUPPLIES	-67.00
EFT46659	07/08/2008	THE SINGING TREE ALBANY	BOOK PURCHASES	-66.51
EFT46660	07/08/2008	SKILL HIRE	CASUAL STAFF	-3,857.07
EFT46661	07/08/2008	SKYWEST AIRLINES PTY LTD	FLIGHTS FOR STAFF/COUNCILLORS	-708.24
EFT46662	07/08/2008	SLATER-GARTRELL SPORTS	SPORTING/GYM EQUIPMENT	-155.10
EFT46663	07/08/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-563.69
EFT46664	07/08/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-832.83
EFT46665	07/08/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-8,574.17
EFT46666	07/08/2008	SOUTHERN WATER CARTS	MACHINERY HIRE	-99.00
EFT46667	07/08/2008	STATEWIDE BEARINGS	VEHICLE PARTS	-60.44
EFT46668	07/08/2008	SAI GLOBAL LTD	INTERNET DOWNLOAD PURCHASES/PUBLICATIONS	-312.29
EFT46669	07/08/2008	ST JOHN AMBULANCE AUSTRALIA	FIRST AID SUPPLIES/MAINTENANCE	-210.00
EFT46670	07/08/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-193.65
EFT46671	07/08/2008	ALBANY IGA	GROCERIES	-13.17
EFT46672	07/08/2008	SYNERGY	ELECTRICITY SUPPLIES	-26,933.55
EFT46673	07/08/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-590.86
EFT46674	07/08/2008	TELSTRA LICENSED SHOP ALBANY	MOBILE PHONE ACCESSORIES	-16.05
EFT46675	07/08/2008	THRIFTY CAR RENTAL	VEHICLE HIRE FOR STAFF/COUNCILLORS	-1,609.55
EFT46676	07/08/2008	TOYOTA MATERIAL HANDLING (WA) PTY LTD	VEHICLE PARTS	-44.55
EFT46677	07/08/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-1,287.00
EFT46678	07/08/2008	VISITOR CENTRE ASSOCIATION OF WA	MEMBER SHIP 2008/2009 AND MARKETING LEVY	-780.00
EFT46679	07/08/2008	LANDMARK LIMITED	ROAD WORK AND CONSTRUCTION EQUIPMENT	-2,240.26
EFT46680	07/08/2008	WEST AUSTRALIAN NEWSPAPERS LIMITED	Bibbulmun Track 10th Anniversary Special	-1,013.58
EFT46681	07/08/2008	WESTERN WORK WEAR	UNIFORMS AND SAFETY EQUIPMENT	-802.01
EFT46682	07/08/2008	NICOLETTE WILLIAMS	REIMBURSEMENT OF EXCESS BAGGAGE FEE	-27.00
EFT46683	07/08/2008	WREN OIL	DISPOSAL OF WASTE OIL	-76.00
EFT46684	07/08/2008	YAKKA PTY LTD	UNIFORMS	-1,272.60
EFT46685	07/08/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-12.50
EFT46686	14/08/2008	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	-26.53
EFT46687	14/08/2008	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	-625.00
EFT46688	14/08/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-42.75
EFT46689	14/08/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-57.75
EFT46690	14/08/2008	ALBANY RETRAVISION	LCD(TELEVISION) CEILING MOUNTING	-325.00
EFT46691	14/08/2008	ALBANY INJURY PREVENTION ASSOCIATION	CITY OF ALBANY COMMUNITY FINANCIAL ASSISTANCE GRANT	-1,000.00

EFT46692	14/08/2008	ALBANY AGRICULTURAL SOCIETY INC	HIRE OF THE: CENTENNIAL HALL COMMUNITY, TEAROOMS COMMUNITY AND BOND FOR CENTENNIAL HALL AND TEA ROOMS	-1,824.00
EFT46693	14/08/2008	ALBANY RACING CLUB INC	SPONSORSHIP CITY OF ALBANY HANDICAP	-1,100.00
EFT46694	14/08/2008	ALBANY VINTAGE & CLASSIC MOTORCYCLE CLUB	DONATION, WITH ALBANY WEEKENDER CLASSIC BANNER TO BE DISPLAYED ON THE HILL AT THE ALBANY VINTAGE & CLASSIC MOTORCYCLE HILLCLIMB WEEKEND	-300.00
EFT46695	14/08/2008	BARRETT'S MINI EARTHMOVING & CHIPPING	TREE PRUNING (POST STORM)	-9,307.50
EFT46696	14/08/2008	ALINTA	GAS USAGE CHARGES	-54.10
EFT46697	14/08/2008	ALL EVENTS PROSOUND HIRE	TECHNICAL ASSISTANCE	-800.00
EFT46698	14/08/2008	ALLAMBIE PARK CEMETERY & CREMATORIUM	RESERVE ACCOUNT CEMETERY CAPITAL WORKS - 2008/2009 FINANCIAL YEAR ALLOCATION. (INCREASE BY CPI OF 4.5%)"	-57,475.00
EFT46699	14/08/2008	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	-1,872.32
EFT46700	14/08/2008	ALLCOMMERCIAL FINANCE AUSTRALIA PTY LTD	MONTHLY LEASE PAYMENT FOR COMMERCIAL VAC & AQUA POOL CLEANER	-471.31
EFT46701	14/08/2008	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	-69.95
EFT46702	14/08/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-2,076.00
EFT46703	14/08/2008	AUSTRALIA POST	POSTAGE/AGENCY FEES	-103.21
EFT46705	14/08/2008	AUSSIE STEP PTY LTD	GYM EQUIPMENT	-410.00
EFT46706	14/08/2008	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	-3,191.05
EFT46707	14/08/2008	BENNETT'S BATTERIES	BATTERY PURCHASES	-280.50
EFT46708	14/08/2008	ALBANY BITUMEN SPRAYING	BITUMEN SPRAYING	-2,101.00
EFT46709	14/08/2008	ALBANY BOBCAT SERVICES	MACHINERY HIRE	-2,760.00
EFT46710	14/08/2008	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	-87.33
EFT46711	14/08/2008	BOOEASY AUSTRALIA PTY LTD	BOOK EASY BOOKING COMMISSION FOR - JULY 2008	-3,220.47
EFT46712	14/08/2008	BRAINSTORM TECHNOLOGY	4GB MEMORY FOR TOWN HALL CAMERA	-22.00
EFT46713	14/08/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-825.55
EFT46714	14/08/2008	BUSBY INVESTMENTS PTY LTD T/AS BUDGET RENT A CAR	VEHICLE HIRE	-161.25
EFT46715	14/08/2008	CADBURY SCHWEPPE'S PTY LTD	CHOCOLATES AND SOFT DRINKS FOR TOWN HALL KIOSK AND ALAC CAFE	-443.73
EFT46716	14/08/2008	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-213.84
EFT46717	14/08/2008	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	-82.50
EFT46719	14/08/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-224,387.22
EFT46720	14/08/2008	COFFEY PROJECTS (AUSTRALIA) PTY LTD	PROFESSIONAL SERVICES - CULL ROAD.	-3,300.00
EFT46721	14/08/2008	CO-OPERA INCORPORATED	PERFORMANCE FEE FOR LA TRAVIATA	-4,900.00
EFT46722	14/08/2008	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-624.78
EFT46723	14/08/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES FOR THE DAY-CARE	-489.97
EFT46724	14/08/2008	CJ GILBERT & ASSOCIATES	BORE SAMPLING AND ANALYSES AT HANRAHAN ROAD - 16/04/08 TO 22/07/08	-2,590.28
EFT46725	14/08/2008	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	-585.76

EFT46726	14/08/2008	COVENTRYS	VEHICLE PARTS	-867.22
EFT46727	14/08/2008	CROWNE PLAZA PERTH	ACCOMMODATION FOR STAFF	-205.00
EFT46728	14/08/2008	DOWNER EDI WORKS PTY LTD	SUPPLY COLDMIX/HOTMIX	-1,032.62
EFT46729	14/08/2008	CEMEX AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	-470.29
EFT46730	14/08/2008	CULLITY TIMBERS	TIMBER SUPPLIES	-2,297.46
EFT46731	14/08/2008	CYNERGIC COMMUNICATIONS	IT OPERATIONS	-493.90
EFT46732	14/08/2008	DATATRAX PTY.LTD	ADVERTISING	-770.00
EFT46733	14/08/2008	STEVEN THOMAS DAVIES	Rates refund for assessment at 19 REIDY DRIVE SPENCER PARK WA	-13.91
EFT46734	14/08/2008	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	-742.50
EFT46735	14/08/2008	ALBANY DISCOUNT PHOTOS	PASSPORT PHOTOS FOR STAFF	-10.00
EFT46736	14/08/2008	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-158.13
EFT46737	14/08/2008	EATCHA HEART OUT CAFE	ONE CELEBRATION CAKE FOR 80 PEOPLE: TO READ CITY OF ALBANY 1998 - 2008 WITH STYLISTED CITY LOGO ON BOTTOM	-120.00
EFT46738	14/08/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-3,454.68
EFT46739	14/08/2008	MILTON EVANS	MAYORAL ALLOWANCE	-674.72
EFT46740	14/08/2008	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-276.10
EFT46741	14/08/2008	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-507.41
EFT46742	14/08/2008	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-392.85
EFT46743	14/08/2008	GIARDINIS DELI	CATERING SUPPLIES	-48.20
EFT46744	14/08/2008	GRANDE FOOD SERVICE	CAKES FOR TIMEOUT CAFE	-334.82
EFT46745	14/08/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-1,159.11
EFT46746	14/08/2008	GREAT SOUTHERN BICYCLE COMPANY	AIR HORN FOR AQUATIC CENTRE	-65.95
EFT46747	14/08/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-1,334.48
EFT46748	14/08/2008	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	-10.00
EFT46749	14/08/2008	HALLMARK EDITIONS PTY LTD	ADVERT FOR PARKS AND TRADES COORDINATOR	-220.00
EFT46750	14/08/2008	HAYNES ROBINSON	LEGAL FEES	-935.00
EFT46751	14/08/2008	HB DISPLAYS	CAFE EQUIPMENT	-382.80
EFT46752	14/08/2008	IBM AUSTRALIA LTD	IBM EXPRESS MANAGED SERVICES	-186.73
EFT46753	14/08/2008	JOHN KINNEAR & ASSOCIATES	LEASE AREA MEASUREMENT FOR LOT 1423 SWARBRICK STREET EMU POINT, ALBANY	-935.00
EFT46754	14/08/2008	JUST A CALL DELIVERIES	INTERNAL MAIL DELIVERIES	-1,016.40
EFT46755	14/08/2008	KALGAN BUSHFIRE BRIGADE	DIESEL FOR FIRE TRUCK	-70.00
EFT46756	14/08/2008	KANDOO WINDSCREENS	NEW WINDSCREEN	-429.00
EFT46757	14/08/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-1,718.43
EFT46758	14/08/2008	LA FREEGARD	STUMP REMOVAL AND CLEAN UP	-722.00
EFT46759	14/08/2008	LAMP REPLACEMENTS AUSTRALIA PTY LTD	TOWN HALL LIGHTING EQUIPMENT	-215.05
EFT46760	14/08/2008	LAMB PRINT PTY LTD	Print and deliver 17,000 prize draw and budget brochures to specifications.	-1,914.00
EFT46761	14/08/2008	LAWRENCE & HANSON	SAFETY SUPPLIES	-612.98

EFT46762	14/08/2008	THE LEISURE INSTITUTE OF WA (AQUATICS) INC	TWO DAY CONFERENCE AND DINNER - MICHAEL CUDDIHY, JAMIE BACK & BRUCE WILSON AND MEMBERSHIP FEES FOR 5 PEOPLE.	-1,410.00
EFT46763	14/08/2008	LINCOLNS ACCOUNTANTS & BUSINESS ADVISERS	INTERIM AUDIT FOR THE YEAR ENDED 30 JUNE 2008	-3,850.00
EFT46764	14/08/2008	LINK ENERGY PTY LTD	FUEL PURCHASES	-86,267.67
EFT46765	14/08/2008	LOCAL GOVERNMENT MANAGERS AUSTRALIA	2008-09 LGMA COUNCIL CORPORATE MEMBERSHIP - LARGE COUNCIL	-1,490.00
EFT46766	14/08/2008	LO-GO APPOINTMENTS	LABOUR HIRE - ROBERT MOOR, ENGINEERING TECHNICAL	-1,640.76
EFT46767	14/08/2008	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	-108.80
EFT46768	14/08/2008	M2 TECHNOLOGY PTY LTD	M2 CUSTOMNET ON HOLD PROGRAM - QUARTERLY NORTH ROAD INVOICE	-377.00
EFT46769	14/08/2008	METROOF ALBANY	BUILDING SUPPLIES	-1,120.30
EFT46770	14/08/2008	MICROELECTRONIC TECHNICAL SERVICES	RADIO REPAIRS/EQUIPMENT	-143.00
EFT46771	14/08/2008	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-14.86
EFT46772	14/08/2008	WA RANGERS ASSOCIATION INC	REGISTRATION FOR RANGER FORSTER AND WALKER FOR WARA CONFERENCE	-900.00
EFT46773	14/08/2008	JOHN MOIR	RUBBISH REMOVAL FROM CAPE RICHE	-480.00
EFT46774	14/08/2008	ALBANY COMMUNITY PHARMACY	FIRST AID SUPPLIES	-33.24
EFT46775	14/08/2008	OCS SERVICES PTY LTD	CLEANING SERVICES	-4,430.43
EFT46776	14/08/2008	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-844.14
EFT46777	14/08/2008	PETER GRAHAM AND CO LTD	PARK MAINTENANCE - CHEMICALS AND FERTILISERS	-77.90
EFT46778	14/08/2008	RAVENHILL DAIRY	MILK SUPPLIES	-444.37
EFT46779	14/08/2008	RICOH FINANCE PTY LTD	PHOTOCOPIER CHARGES	-3,054.81
EFT46780	14/08/2008	E & MJ ROSHER PTY LTD	MACHINERY PARTS	-1,472.85
EFT46781	14/08/2008	ROYALE PATISSERIE	BREADS FOR ALAC CAFE	-28.00
EFT46782	14/08/2008	SEATADVISOR AUSTRALIA	TICKET SALE FOR JULY 2008 - 1393 TICKETS	-536.31
EFT46783	14/08/2008	SECUREPAY PTY LTD	SECUREPAY TRANSACTION FEES - FEBRUARY 2008	-0.40
EFT46784	14/08/2008	SERVICE FINANCE CORPORATION LIMITED	ALAC - COFFEE MACHINE LEASE	-321.76
EFT46785	14/08/2008	SIGMA CHEMICALS	POOL CHEMICALS	-321.75
EFT46786	14/08/2008	SIGNS PLUS	NAME BADGES	-58.30
EFT46787	14/08/2008	SKILL HIRE	CASUAL STAFF	-4,182.81
EFT46788	14/08/2008	SOUTHERN STATIONERY	STATIONERY SUPPLIES	-123.75
EFT46789	14/08/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-80.61
EFT46790	14/08/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-1,240.08
EFT46791	14/08/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-623.59
EFT46792	14/08/2008	SPEEDO AUSTRALIA PTY LTD	SPORTS STORE EQUIPMENT	-1,166.00
EFT46793	14/08/2008	SPECTRUM THEATRE INC	PERFORMANCE FEE - POOLS PARADISE	-5,498.40
EFT46794	14/08/2008	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES	-1,250.47
EFT46795	14/08/2008	ST JOHN AMBULANCE AUSTRALIA	FIRST AID SUPPLIES	-24.00
EFT46796	14/08/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-164.75

EFT46797	14/08/2008	SUNNY SIGN COMPANY	SIGN PURCHASES	-777.19
EFT46798	14/08/2008	SWAN VALLEY OASIS	ACCOMMODATION FOR STAFF	-269.60
EFT46799	14/08/2008	SHARON-LEE EDITH SYMES	CANCELLATION OF LEISURE CENTRE MEMBERSHIP, EFFECTIVE 25/07/2008 AS IS LEAVING ALBANY.	-112.65
EFT46800	14/08/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-625.75
EFT46801	14/08/2008	JTAGZ PTY LTD	SUPPLY OF 4500 DOG REGISTRATION TAGS	-979.00
EFT46802	14/08/2008	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-533.00
EFT46803	14/08/2008	TOLL PRIORITY	FREIGHT FEES	-253.39
EFT46804	14/08/2008	TRAILBLAZERS	UNIFORMS AND SAFETY EQUIPMENT	-142.55
EFT46805	14/08/2008	TRUCKLINE	VEHICLE PARTS	-110.62
EFT46806	14/08/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-44.00
EFT46807	14/08/2008	WATERCRAFT MARINE	VEHICLE PARTS AND EQUIPMENT	-410.00
EFT46808	14/08/2008	WESTERBERG PANEL BEATERS	TOWING OF ABANDONED VEHICLE	-77.00
EFT46809	14/08/2008	LANDMARK LIMITED	BUILDING SUPPLIES	-342.93
EFT46810	14/08/2008	WESTERN WORK WEAR	UNIFORMS AND SAFETY EQUIPMENT	-740.19
EFT46811	14/08/2008	WIZID PTY LTD	WRIST BANDS FOR LEISURE CENTRE	-621.50
EFT46812	14/08/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-25.67
EFT46813	15/08/2008	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	-5,978.00
EFT46815	21/08/2008	ABA SECURITY	SECURITY SERVICES	-755.43
EFT46816	21/08/2008	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	-74,247.01
EFT46817	21/08/2008	ADVERTISER PRINT	4000 SPRUNG (WRITERS FESTIVAL) BROCHURES	-1,097.00
EFT46818	21/08/2008	ADVANCE PRESS	BOOKLET PRINTING - SHIRE OF ALBANY FIRE BREAK NOTICE	-2,794.00
EFT46819	21/08/2008	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	-4,958.57
EFT46820	21/08/2008	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	-20.55
EFT46821	21/08/2008	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	-935.00
EFT46822	21/08/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-290.59
EFT46823	21/08/2008	ALBANY SWEEP CLEAN	CAR PARKS AND BIKE PATHS SWEEPING	-1,103.00
EFT46824	21/08/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-409.40
EFT46825	21/08/2008	ALBANY POWDER COATERS	POWDER COATING	-231.00
EFT46826	21/08/2008	ALBANY CURTAIN CENTRE	SUPPLY AND INSTALL ROLLER BLINDS AT VAC	-3,870.00
EFT46827	21/08/2008	ALBANY CARPET CHOICE	Carpet, Albany Visitor Centre (as per quote) [COA note: chargeout as contribution of TAY5 -ALBANY REGIONAL BOOKING SERVICE]	-1,808.40
EFT46828	21/08/2008	ALBANY HISTORICAL SOCIETY	HALF THE COST OF WELCOME TO AUSTRALIA ADVERTISEMENT	-154.00
EFT46829	21/08/2008	ALBANY PLUMBING AND BATHROOM SUPPLIES	PLUMBING SUPPLIES	-242.41
EFT46830	21/08/2008	ALBANY SKIPS AND WASTE SERVICES	LEISURE CENTRE SKIP BIN HIRE	-275.00
EFT46831	21/08/2008	ALBANY OFFICE PRODUCTS DEPOT	STATIONERY SUPPLIES	-1,437.15
EFT46832	21/08/2008	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-92.00
EFT46833	21/08/2008	ALBANY CITY CLEANERS	WINDOW CLEANING	-1,864.50
EFT46834	21/08/2008	ALBANY COMBINED CABS PTY LTD	TAXI FEES FOR YOUTH ADVISORY COUNCIL MEMBERS	-16.20

EFT46835	21/08/2008	ALINTA	GAS USAGE CHARGES	-555.65
EFT46836	21/08/2008	ALL EVENTS PROSOUND HIRE	TECHNICAL ASSISTANCE FOR TOWN HALL PRODUCTIONS	-790.00
EFT46837	21/08/2008	ALLSPRAY EQUIPMENT	FREIGHT FROM PERTH TO ALBANY FOR A MOBILE PRESSURE CLEANER TRAILER, AS AGREED	-242.00
EFT46838	21/08/2008	ALMOS SYSTEMS PTY LTD	ANNUAL FIRE ALARM MONITORING FEES FOR 2008/2009	-2,547.60
EFT46839	21/08/2008	ANIMAL BEHAVIOUR SYSTEMS AUSTRALIA PTY LTD	x2 BARKING MONITOR COLLARS	-1,002.00
EFT46840	21/08/2008	ARDESS NURSERY	NATIVE PLANT SEEDLINGS FOR THOSE RECEIVING CITIZENSHIP	-31.50
EFT46841	21/08/2008	ARTS ON TOUR NSW	MILLI, JACK & THE DANCING CAT" - PRESENTER FEE SECOND INSTALMENT"	-1364.00
EFT46842	21/08/2008	ARTSOUTHWA INC	GRANT FINANCIAL ASSISTANCE PROGRAM.	-3,000.00
EFT46843	21/08/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-1,234.04
EFT46844	21/08/2008	AUSTRALIA POST	POSTAGE/AGENCY FEES	-3,393.84
EFT46845	21/08/2008	AUSWEST 4WD DISMANTLERS	VEHICLE PARTS	-55.00
EFT46846	21/08/2008	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	-205.50
EFT46847	21/08/2008	BAKERS JUNCTION ENGINEERING	METAL FABRICATION	-1,517.91
EFT46848	21/08/2008	BARCINO	CATERING	-450.00
EFT46849	21/08/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-90.00
EFT46850	21/08/2008	BLACK SWAN THEATRE COMPANY	PERFORMANCE FEE - FEMALE OF THE SPECIES	-955.47
EFT46851	21/08/2008	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-123.75
EFT46852	21/08/2008	BRADY AJ	Rates refund for 1251 LOWER DENMARK ROAD ELLEKER WA 6330	-151.76
EFT46853	21/08/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-408.85
EFT46854	21/08/2008	CADBURY SCHWEPPE PTY LTD	CHOCOLATES AND SOFT DRINK FOR TOWN HALL KIOSK AND ALAC CAFE	-333.31
EFT46855	21/08/2008	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	-588.00
EFT46856	21/08/2008	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	-3,149.12
EFT46857	21/08/2008	CHAMBER OF COMMERCE & INDUSTRY WA	2008/2009 CCI ANNUAL MEMBERSHIP SUBSCRIPTION	-13,335.27
EFT46858	21/08/2008	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-1,045.25
EFT46859	21/08/2008	CLARK TRANSPORT	TRANSPORT OF SHEEP TO CITY POUND	-99.00
EFT46860	21/08/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-83.36
EFT46861	21/08/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-556.28
EFT46862	21/08/2008	COLLIE STREET GALLERY & FRAMERS	REFRAMING OF 4 ARTWORKS AS PER QUOTE	-875.32
EFT46863	21/08/2008	ANN COPEMAN BVA	ASSISTING WITH THE INSTALLATION OF ART ON THE MOVE	-250.00
EFT46864	21/08/2008	COURIER AUSTRALIA	FREIGHT FEES	-288.04
EFT46865	21/08/2008	COVENTRYS	VEHICLE PARTS	-314.53
EFT46866	21/08/2008	CROWNE PLAZA PERTH	ACCOMMODATION FOR STAFF/COUNCILLORS	-564.00
EFT46867	21/08/2008	CEMEX AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	-2,597.89
EFT46868	21/08/2008	MICHAEL CUDDIHY	REIMBURSEMENT OF EXPENSES ASSOCIATED WITH ATTENDING LIWA CONFERENCE IN FREMANTLE	-234.96
EFT46869	21/08/2008	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-252.67

EFT46870	21/08/2008	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	-385.00
EFT46871	21/08/2008	LANDGATE	RATES VALUATIONS AND TITLE SEARCHES	-9,294.71
EFT46872	21/08/2008	G & M DETERGENTS & HYGIENE SERVICES ALBANY	HYGIENE CONTRACT	-1,575.86
EFT46873	21/08/2008	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-258.78
EFT46874	21/08/2008	JENNIFER EL HASSANI	COUNSELLING	-198.00
EFT46875	21/08/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-4,759.78
EFT46876	21/08/2008	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	-146.56
EFT46877	21/08/2008	EYERITE SIGNS	SIGN WRITING/SIGN PURCHASES	-3,094.30
EFT46878	21/08/2008	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-192.05
EFT46879	21/08/2008	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	-630.96
EFT46880	21/08/2008	GORDON WALMSLEY PTY LTD	Mountable Kerbing at Lake Weelar - Lambert St	-3,687.50
EFT46881	21/08/2008	GRAY & LEWIS	PLANNING CONSULTATION SERVICES	-4,241.60
EFT46882	21/08/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-4,579.66
EFT46883	21/08/2008	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	GREEN WASTE COLLECTIONS AND HEAVY MACHINERY HIRE	-22,093.98
EFT46884	21/08/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-402.60
EFT46885	21/08/2008	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	-3,675.00
EFT46886	21/08/2008	HART SPORT	GYM EQUIPMENT	-124.50
EFT46887	21/08/2008	HARVEY NORMAN COMPUTERS ALBANY	DVD DISCS -RW	-16.95
EFT46888	21/08/2008	HAYMARKET PTY LTD	PRINTING OF 1,000 INSERTS	-1,004.30
EFT46889	21/08/2008	HELEN LEEDER-CARLSON	OVER 50'S ART CLASS	-510.10
EFT46890	21/08/2008	JR & A HERSEY PTY LTD	SAFETY SUPPLIES	-125.40
EFT46891	21/08/2008	HERITAGE COUNCIL OF WESTERN AUSTRALIA	REGIONAL HERITAGE ADVISORY SERVICE - GREAT SOUTHERN REGION 2008/09	-7,700.00
EFT46892	21/08/2008	HUDSON HENNING & GOODMAN	PROFESSIONAL FEES	-470.91
EFT46893	21/08/2008	IBM AUSTRALIA LTD	MONTHLY SCHEDULE - IBM EXPRESS MANAGED SERVICES	-1,307.08
EFT46894	21/08/2008	ICKY FINKS WAREHOUSE SALES	ART SUPPLIES	-120.00
EFT46895	21/08/2008	INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA	IPWEA WA SEMINAR FOR ROAD SAFETY AUDIT PRACTITIONERS FOR VICKI DUNCAN AND FRED WALLEFELD. TRAINING MODULE - STREETScape DESIGN FOR KENNA SUTHERLAND.	-2,585.00
EFT46896	21/08/2008	JEM TRUCK SALES	VEHICLE PARTS	-234.41
EFT46897	21/08/2008	KLB SYSTEMS	IT EQUIPMENT	-462.00
EFT46898	21/08/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-2,085.95
EFT46899	21/08/2008	KIMBERLEY ROSS KRAKOUER	2008 LOWER GREAT SOUTHERN NOONGAR ARTISTS EXHIBITION	-120.00
EFT46900	21/08/2008	LAWRENCE & HANSON	SAFETY SUPPLIES	-264.00
EFT46901	21/08/2008	LOADTEK AUST	HEAVY MACHINERY MAINTENANCE	-245.19
EFT46902	21/08/2008	LOCAL GOVERNMENT SUPERVISORS ASSOCIATION OF WA INC	Attendance at WA Works and Parks Conference 2008	-1,470.00
EFT46903	21/08/2008	LO-GO APPOINTMENTS	LABOUR HIRE - ROBERT MOORE	-3,281.52

EFT46904	21/08/2008	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	-143.10
EFT46905	21/08/2008	LOWER KING LIQUOR & GENERAL STORE	ALCOHOL SUPPLIES	-73.90
EFT46906	21/08/2008	M2 TECHNOLOGY PTY LTD	ON HOLD CUSTOMNET VOICE SERVICE - QUARTERLY INVOICE	-779.61
EFT46907	21/08/2008	MATT GOODWIN PLUMBING & GAS	PLUMBING REPAIRS	-3,391.00
EFT46908	21/08/2008	METROOF ALBANY	BUILDING SUPPLIES	-220.93
EFT46909	21/08/2008	MINTER ELLISON LAWYERS	LEGAL COSTS	-2,523.02
EFT46910	21/08/2008	WA RANGERS ASSOCIATION INC	20 YEAR SERVICE MEDAL	-100.00
EFT46911	21/08/2008	MUSEUMS AUSTRALIA (WA)	MUSEUMS AUSTRALIA (WA) STATE CONFERENCE 2008 ATTENDED BY JON BERRY	-242.00
EFT46912	21/08/2008	NATIONWIDE OIL PTY LTD	COLLECTION CHARGE - WASTE OIL	-132.00
EFT46913	21/08/2008	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	-240.00
EFT46914	21/08/2008	NEVILLE'S HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	-1,260.00
EFT46915	21/08/2008	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	-280.90
EFT46916	21/08/2008	NEWARTS(INC)	COMMUNITY EVENTS GRANT	-6,050.00
EFT46917	21/08/2008	ALBANY COMMUNITY PHARMACY	WALL MOUNTED FIRST AID KIT FULLY STOCKED	-209.64
EFT46918	21/08/2008	NOVOTEL LANGLEY PERTH HOTEL	ACCOMMODATION FOR COUNCILLORS/STAFF	-1,541.00
EFT46919	21/08/2008	OCS SERVICES PTY LTD	North Road Cleaning	-30,753.89
EFT46920	21/08/2008	SANDRA O'DOHERTY	EXHIBITION SETUP -TAGGED	-345.00
EFT46921	21/08/2008	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-370.00
EFT46922	21/08/2008	ALBANY 3 CINEMAS	CINEMA ADVERTISING - ALAC	-120.00
EFT46923	21/08/2008	ORICA AUSTRALIA P/L	CHLORINE	-433.75
EFT46924	21/08/2008	OTEK AUSTRALIA PTY LTD	Peace Park contaminated site audit	-6,519.70
EFT46925	21/08/2008	OUTDOOR WORLD ALBANY	TO SUPPLY AND INSTALL MAGNETIC LOCKS ON GATES /EYRE PARK	-295.00
EFT46926	21/08/2008	PAUL ARMSTRONG PANELBEATERS	INSURANCE EXCESS PAYMENT	-538.63
EFT46927	21/08/2008	PERTH AMBASSADOR HOTEL	ACCOMMODATION FOR STAFF/COUNCILLORS	-296.00
EFT46928	21/08/2008	CMA RECYCLING	4FT PRE PAID TUBE RECYCLING BOXES	-1,980.00
EFT46929	21/08/2008	PLASTICS PLUS	VEHICLE PARTS	-29.70
EFT46930	21/08/2008	POWELL SECURITY SERVICES	SECURITY SERVICES	-323.00
EFT46931	21/08/2008	RAECO INTERNATIONAL PTY LTD	LIBRARY FURNITURE	-5,374.36
EFT46932	21/08/2008	RAPID ASCENT PTY LTD	GRANT ASSISTANCE FOR GREAT SOUTHERN ADVENTURE RACE	-5,500.00
EFT46933	21/08/2008	RAVENHILL DAIRY	MILK SUPPLIES	-1,770.70
EFT46934	21/08/2008	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	-61.72
EFT46935	21/08/2008	RICOH FINANCE PTY LTD	PHOTOCOPIER CHARGES	-10,605.54
EFT46936	21/08/2008	RULES HAULAGE	HAULAGE CHARGES	-260.01
EFT46937	21/08/2008	SEEK LIMITED	SEEK JOB ADVERTISEMENT - ENGINEERING TECHNICAL OFFICE	-396.00
EFT46938	21/08/2008	SERENITY PARK	DISPOSAL OF DOGS	-270.00
EFT46939	21/08/2008	G & L SHEETMETAL	SOFT ZINC SHEET - BUILDING MAINTENANCE	-66.00
EFT46940	21/08/2008	SHEILAH RYAN	GARDEN MAINTENANCE - VAC	-288.00

EFT46941	21/08/2008	SKILL HIRE	CASUAL STAFF	-10,551.14
EFT46942	21/08/2008	SMITHS ALUMINIUM & 4WD CENTRE	WELD STREET LIGHT	-15.00
EFT46943	21/08/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-1,687.92
EFT46944	21/08/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-3,123.66
EFT46945	21/08/2008	SPORTSWORLD OF WA	AQUATIC CENTRE MATERIALS	-457.60
EFT46946	21/08/2008	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	-22.70
EFT46947	21/08/2008	SAI GLOBAL LTD	INTERNET DOWNLOAD PURCHASES	-825.45
EFT46948	21/08/2008	STIRLING CONFECTIONERY PLUS	ITEMS FOR TIME OUT CAFE	-351.74
EFT46949	21/08/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-311.30
EFT46950	21/08/2008	SUNNY SIGN COMPANY	SIGN PURCHASES	-745.05
EFT46951	21/08/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	-679.20
EFT46952	21/08/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-1,111.83
EFT46953	21/08/2008	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-270.00
EFT46954	21/08/2008	TRAILBLAZERS	UNIFORMS AND SAFETY EQUIPMENT	-340.25
EFT46955	21/08/2008	TRUCKLINE	VEHICLE PARTS	-387.75
EFT46956	21/08/2008	TURF TEC AUSTRALIA	MACHINERY PARTS	-202.95
EFT46957	21/08/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-4,890.50
EFT46958	21/08/2008	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES AND HEAVY MACHINERY HIRE	-6,587.13
EFT46959	21/08/2008	VERVE ST DESIGN	DESIGN WORK TO DATE- ART PRIZE LOGO AND WEB LOGO, ENTRY FORM AND CONDITIONS AND ADVERTISEMENTS	-1,800.00
EFT46960	21/08/2008	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	-2,895.92
EFT46961	21/08/2008	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-333.31
EFT46962	21/08/2008	WEST. AUST. LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	-3,711.01
EFT46963	21/08/2008	WESTSHRED DOCUMENT DISPOSAL	DOCUMENT DISPOSAL	-522.50
EFT46964	21/08/2008	WESTERN WORK WEAR	UNIFORMS AND SAFETY EQUIPMENT	-248.57
EFT46965	21/08/2008	BRUCE WILSON	WALL CLIMBING	-278.91
EFT46966	21/08/2008	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	-42.50
EFT46967	21/08/2008	WURTH AUSTRALIA PTY LTD	MACHINERY PARTS, MATERIALS AND EQUIPMENT	-159.09
EFT46968	21/08/2008	YAKKA PTY LTD	UNIFORMS	-481.51
EFT46969	21/08/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-46.59
EFT46971	28/08/2008	AGEST	Superannuation contributions	-291.20
EFT46972	28/08/2008	ALBANY COMMUNITY HOSPICE	EMPLOYEE DEDUCTIONS	-32.00
EFT46973	28/08/2008	AMP SUPERLEADER	Superannuation contributions	-1,172.23
EFT46974	28/08/2008	AUSTRALIAN TAXATION OFFICE	Payroll deductions	-184,761.59
EFT46975	28/08/2008	AUSTRALIAN SERVICES UNION WA BRANCH	EMPLOYEE DEDUCTIONS	-1,962.60
EFT46976	28/08/2008	AUSTRALIAN PRIMARY SUPERANNUATION FUND	Superannuation contributions	-277.06
EFT46977	28/08/2008	AUSTRALIAN SUPER	Superannuation contributions	-638.68
EFT46978	28/08/2008	SKANDIA GLOBAL SUPER SOLUTION	Payroll deductions	-769.24

EFT46979	28/08/2008	AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation contributions	-160.87
EFT46980	28/08/2008	AXA GENERATIONS PERSONAL	Superannuation contributions	-291.20
EFT46981	28/08/2008	COLONIAL FIRST STATE ROLLOVER & SUPER FUND	Superannuation contributions	-208.17
EFT46982	28/08/2008	COLONIAL FIRST STATE FIRSTCHOICE	Superannuation contributions	-415.80
EFT46983	28/08/2008	DONNDI SUPER FUND	Superannuation contributions	-64.18
EFT46984	28/08/2008	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	-2,076.94
EFT46985	28/08/2008	HBF OF WA	EMPLOYEE DEDUCTIONS	-1,064.30
EFT46986	28/08/2008	ING LIFE LIMITED	Superannuation contributions	-136.52
EFT46987	28/08/2008	ING LIFE LIMITED	Superannuation contributions	-361.40
EFT46988	28/08/2008	LIFETIME SUPERANNUATION FUND	Superannuation contributions	-351.20
EFT46989	28/08/2008	MLC NOMINEES PTY LTD	Superannuation contributions	-266.82
EFT46990	28/08/2008	REST SUPERANNUATION	Superannuation contributions	-1,977.48
EFT46991	28/08/2008	SEAFARERS RETIREMENT FUND	Superannuation contributions	-246.61
EFT46992	28/08/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-277.06
EFT46993	28/08/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-698.64
EFT46994	28/08/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-364.89
EFT46995	28/08/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-301.70
EFT46996	28/08/2008	SPECTRUM SUPER	Superannuation contributions	-145.20
EFT46997	28/08/2008	SUMMIT MASTER TRUST PERSONAL	Superannuation contributions	-291.20
EFT46998	28/08/2008	TWU SUPER	Superannuation contributions	-418.32
EFT46999	28/08/2008	WA LOCAL GOVT SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	-92,237.04
EFT47000	28/08/2008	WESTSCHEME	Superannuation contributions	-2,673.22
EFT47001	28/08/2008	ABA SECURITY	SECURITY SERVICES	-448.90
EFT47002	28/08/2008	ADVERTISER PRINT	PRINTING	-963.00
EFT47003	28/08/2008	EDENBORN PTY LTD	CONTRACT LAWN MOWING FOR MAY, JUNE AND JULY	-12,184.50
EFT47004	28/08/2008	ALBANY ADVERTISER LTD	ADVERTISING	-3,499.37
EFT47005	28/08/2008	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	-1,649.45
EFT47006	28/08/2008	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	-715.00
EFT47007	28/08/2008	ALBANY PRINTERS	PRINTING	-495.00
EFT47008	28/08/2008	ALBANY SIGNS	SIGN PURCHASES	-55.00
EFT47009	28/08/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-148.52
EFT47010	28/08/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-291.70
EFT47011	28/08/2008	ALBANY PEST & WEED CONTROL	CONTROL OF FLIES AT BAKERS JUNCTION TIP.	-249.00
EFT47012	28/08/2008	ALBANY INDOOR PLANT HIRE & SALES	INDOOR PLANT HIRE	-1,069.32
EFT47013	28/08/2008	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-24.00
EFT47014	28/08/2008	ALINTA	GAS USAGE CHARGES	-27,833.30
EFT47015	28/08/2008	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	-610.88
EFT47016	28/08/2008	ARTS ON TOUR NSW	PERFORMANCE FEE - THE CARPENTERS FROM KEMPSEY	-2,323.20
EFT47017	28/08/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-1,853.29

EFT47018	28/08/2008	AUSSIE DRAWCARDS PTY LTD	ADVERTISING	-930.00
EFT47019	28/08/2008	AUSTENITIC STEEL PRODUCTS	METAL FABRICATION	-3,007.72
EFT47020	28/08/2008	AUSTRALIAN AIR EXPRESS PTY LIMITED	SUBSCRIPTION TO AUSTRALIAN AIR EXPRESS	-40.25
EFT47021	28/08/2008	BAKERS JUNCTION ENGINEERING	METAL FABRICATION AND UPGRADE OF LOCKING SYSTEM ON THE BRIGG AMITY	-4,793.01
EFT47022	28/08/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-385.00
EFT47023	28/08/2008	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-93.15
EFT47024	28/08/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-311.46
EFT47025	28/08/2008	BUSINESS BY DESIGN	A4 and DL outdoor brochure holders for information bays	-1,560.00
EFT47026	28/08/2008	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-132.55
EFT47027	28/08/2008	SYNERGY GRAPHICS	Tourism Award Submission - Desk top the final copy - 12 hours	-792.00
EFT47028	28/08/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-757.67
EFT47029	28/08/2008	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	-453.39
EFT47030	28/08/2008	CORPORATE HEALTH PROFESSIONALS	NOISE SURVEYS.	-2,219.33
EFT47031	28/08/2008	COVENTRYS	VEHICLE PARTS	-639.77
EFT47032	28/08/2008	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-106.83
EFT47033	28/08/2008	DOUGLASS PJ/DJ	Rates refund for assessment 112 CLAYTON STREET LITTLE GROVE	-54.85
EFT47034	28/08/2008	EATCHA HEART OUT CAFE	CATERING	-1,597.20
EFT47035	28/08/2008	ECO HEALTH HOLDINGS	ENVIRONMENTAL HEALTH SERVICES	-12,831.50
EFT47036	28/08/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-5,783.77
EFT47037	28/08/2008	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	-125.71
EFT47038	28/08/2008	ESRI AUSTRALIA PTY LTD	MAINTENANCE UP TO AND INCLUDING 26/07/09 FOR ARCGIS	-5,984.00
EFT47039	28/08/2008	ESPLANADE HOTEL FREMANTLE	ACCOMMODATION FOR STAFF/COUNCILLORS	-1,143.00
EFT47040	28/08/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-1,397.79
EFT47041	28/08/2008	GREAT SOUTHERN PERSONNEL	LIBRARY ASSISTANT SERVICES	-126.19
EFT47042	28/08/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-398.59
EFT47043	28/08/2008	HAYMARKET PTY LTD	PRINTING OF 1,000 INSERTS	-1,004.30
EFT47044	28/08/2008	HELEN LEEDER-CARLSON	3 HOURS TEACHING OVER 50'S ART CLASS	-30.00
EFT47045	28/08/2008	HITCHCOCK PANEL BEATERS	TOWING OF FORD RANGER	-176.00
EFT47046	28/08/2008	HUDSON SEWAGE SERVICES	QUARTERLY SEWERAGE AND WATER MAINTENANCE	-156.25
EFT47047	28/08/2008	ICKY FINKS WAREHOUSE SALES	ART SUPPLIES	-130.45
EFT47048	28/08/2008	ISIS CAPITAL LIMITED	GYM EQUIPMENT - SEPTEMBER 08 PAYMENT	-3,494.82
EFT47049	28/08/2008	KELMIX CORPORATION	FITNESS EQUIPMENT	-309.00
EFT47050	28/08/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-852.26
EFT47051	28/08/2008	LA FREEGARD	TREE AND BRANCH REMOVAL AND STUMP GRINDING	-10,579.50
EFT47052	28/08/2008	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	-4,312.00
EFT47053	28/08/2008	LOCK N STORE SELF STORAGE - ALBANY	3 MONTHS RENTAL OF UNIT 041 - STORAGE FOR ART PRIZE	-360.00
EFT47054	28/08/2008	ALBANY PARTY HIRE	Table Cloth and Entree Plate hire for tourism forum 13th August 2008	-100.50
EFT47055	28/08/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-360.53
EFT47056	28/08/2008	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-1.52

EFT47057	28/08/2008	MINORBA GRAZING CO	Rounded top Pine bollards 1.5mtrs x 150mm	-2,500.00
EFT47058	28/08/2008	NIKANA CONTRACTING PTY LTD	TRANSPORT TO WELLSTEAD TRANSFER STATION TO EMPTY TWO SKIP BINS AND RETURN	-522.50
EFT47059	28/08/2008	NOVOTEL LANGLEY PERTH HOTEL	ACCOMMODATION FOR COUNCILLORS/STAFF	-5,388.40
EFT47060	28/08/2008	SANDRA O'DOHERTY	PAINTING SALE AT PAINTING AUCTION	-75.00
EFT47061	28/08/2008	POWELL SECURITY SERVICES	SECURITY SERVICES	-1,657.02
EFT47062	28/08/2008	RECHARGE-IT	NEW TONER CARTRIDGE FOR PRINTER	-100.10
EFT47063	28/08/2008	REGAL PANELBEATERS & PAINT SPRAYERS	EXCESS ON INSURANCE REPAIRS	-300.00
EFT47064	28/08/2008	SECUREPAY PTY LTD	SECURE PAY TRANSACTION FEES - JULY 2008	-63.76
EFT47065	28/08/2008	SHEILAH RYAN	GARDEN MAINTENANCE - VAC	-439.50
EFT47066	28/08/2008	SIGNS PLUS	Name badges	-114.40
EFT47067	28/08/2008	SKILL HIRE	CASUAL STAFF	-9,111.39
EFT47068	28/08/2008	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-5,821.56
EFT47069	28/08/2008	SOUTHCOAST WHOLESALE PTY LTD	Rates refund - MERRIFIELD STREET MILPARA	-204.92
EFT47070	28/08/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-509.07
EFT47071	28/08/2008	SOUNDPACK SOLUTIONS	MULTIPLE DISK HOLDERS	-546.70
EFT47072	28/08/2008	SPEEDO AUSTRALIA PTY LTD	STOCK FOR SPORTS STORE AT LEISURE & AQUATIC CENTRE	-1,284.25
EFT47073	28/08/2008	SUNNY SIGN COMPANY	SIGN PURCHASES	-811.84
EFT47074	28/08/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	-353.25
EFT47075	28/08/2008	SYNERGY	ELECTRICITY SUPPLIES	-59,075.70
EFT47076	28/08/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-57.42
EFT47077	28/08/2008	THEODORE DAVID	REIMBURSEMENT FOR PURCHASE OF DISPLAY FOR THE FORTS	-24.20
EFT47078	28/08/2008	THRIFTY CAR RENTAL	VEHICLE HIRE	-127.50
EFT47079	28/08/2008	WALKER, MICHAEL D	TRAVEL ALLOWANCE - FORTS	-496.00
EFT47080	28/08/2008	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-277.32
EFT47081	28/08/2008	WEST. AUST. LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	-8,043.14
EFT47082	28/08/2008	WESTERN WORK WEAR	UNIFORMS AND SAFETY EQUIPMENT	-394.54
EFT47083	28/08/2008	WHITTLE JG/LB	Rates refund- 43 WYLIE CRESCENT MIDDLETON BEACH WA 6330	-1,275.08
EFT47084	28/08/2008	WILKINSON BP/LR	Rates refund -11 KEYSER ROAD SEPPINGS WA 6330	-57.44
EFT47085	28/08/2008	YAKKA PTY LTD	UNIFORMS	-349.96
EFT47086	28/08/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-7.43
			TOTAL	-1,485,277.45



MINUTES

SENIOR ADVISORY COMMITTEE HELD ON THE 21 AUGUST 2008 AT THE MARGARET COATES BOARDROOM, 102 NORTH ROAD, ALBANY

- 1.0 Meeting commenced at: 10:04 am**
- 2.0 Attendance:**
- | | |
|----------------|-----------------------------------------------|
| Guy Martin | Community Development Officer _Seniors |
| John Beamon | Albany Sub-Branch RSL |
| Janet St Jack | Assn. Independent Retirees |
| Ray Crocker | Over 50's Recreation Assn. |
| Kim Butfield | WA Country Health Service (Injury Prevention) |
| Maggie Whittle | Seniors Community Rep |
| Middy Dumper | Seniors Community Rep. |
| Nancy Millard | Senior Citizen Centre/ Meals on Wheels |
- 3.0 Apologies:** Esme' Justins; Michael Calton; Colleen Tombleson; Robert Buegge
- 4.0 Guest:** Antonia Grasso - Relationships Australia
- 4.1** Antonia gave a insight into the programs and classes held by Relationships Australia and offered her attendance as a guest speaker for interested groups for the Senior Advisory Committee members.
- 5.0 Disclosure of Interest:** Nil
- 6.0 Confirmation of Previous Minutes:**
- Motion:** That the minutes of the previous meeting held on the 17th July 2008 confirmed be a true and accurate record of proceedings.
- Moved:** John Beamon
- Seconded:** Kim Butfield
- Carried**
- 7.0 Business Arising from the Previous Minutes:**
- 7.1 Newspaper Article**
- Suggested that to make the article more appealing to the editor for inclusion in the newspaper would be to make the article more personal and to include a photograph.

- Seek advice from the CoA media liaison officer on whom to approach for greater support for the articles inclusion as there is a perception that there is not a positive attitude towards the elderly from some newspaper editors.

Recommendation:

Guy to seek support from the Weekender for a monthly Senior Interest article to be included in the newspaper with further help on formatting and content presentation.

7.2 Seniors Expo:

- Friday 13th clashes with the Albany Basketball Assn. booking
- Require ALAC hall to be booked from noon on the day prior to the expo to allow setup of stalls.
- Holding of the expo during the school holidays is problematic for stall holders coming from regional areas.
- April 16/17th 2009 considered to be the best available days.
- There is a need to look at methods to make the Expo event more self sustainable due to uncertainty of future funding. This could possibly be achieved by looking at the main expenses rather than increasing stall holder fees or marketing the event.
- A Working Group to be setup with the first Expo work group meeting to be convened on Thursday 11th September 2008 10am – 12noon at the CoA Civic Room.
 - Ray Crocker nominated for Entertainment
 - John Beamon if available will help
 - Guy Martin to contact absentee members for nominations and TAFE for Aged Care student's involvement.
 - Nancy will approach the Meals on Wheels
 - Schools to be approached for their participation

7.3 Seniors Postcards

- Guy Martin to bring archived photo's for SAC member's advice on selection for the postcards.
- Maggie Whittle suggested a montage of suitable photo's

7.4 Sue Millar's talk on Hospital Programs and Aged Care Information

- Kim Buttfeld to approach Sue Millar and seek the forwarding of the information.

8.0 Correspondence In: Nil

9.0 Correspondence Out: Nil

10.0 General Business:

10.1 Active Ageing and Office of Seniors Grants

- Kim Buttfeld reported that the Office of Seniors Interests and Volunteering Regional Development Officer 3 year term for Albany has expired and will not be refunded. This could result in Active Ageing and other senior's grants from this Office being unavailable.

10.2 Giant Walk

- Kim Buttfeld advised the group that this walk will be conducted at ALAC on the 1 September and distributed promotional material with the invitation to participate. Senior's are encouraged to walk with an invitation to tour the new ALAC complex afterwards with a light lunch provided.

10.3 SOYF Week

- Kim Buttfeld advised the group that SOYF week will be held from 14th-20th September and activities will be held at the Senior Citizen Centre and at ALAC and the ANZAC walk will also be held.

10.4 Albany Gopher Education

- Kim Buttfeld advised the group that this education program is proposed to be held during Seniors Week on the 29th October

11.0 Next Meeting 18th September

12.0 Close 12 noon



Doc No City of Albany Records
File ICR8060268
PRO040
Date 01 JUL 2008
Officer MCS2
Attach.



ALBANY
Surf Life Saving Club

Mr Ian Neil

Manager of City Services
City of Albany
PO Box 484
Albany 6331 WA

Good afternoon Mr Neil,

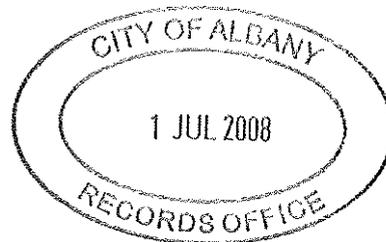
Please find enclosed relevant information relating to The Albany Surf Life Saving Club applying for a new lease necessary for the proposed additions and alterations to the club premises.

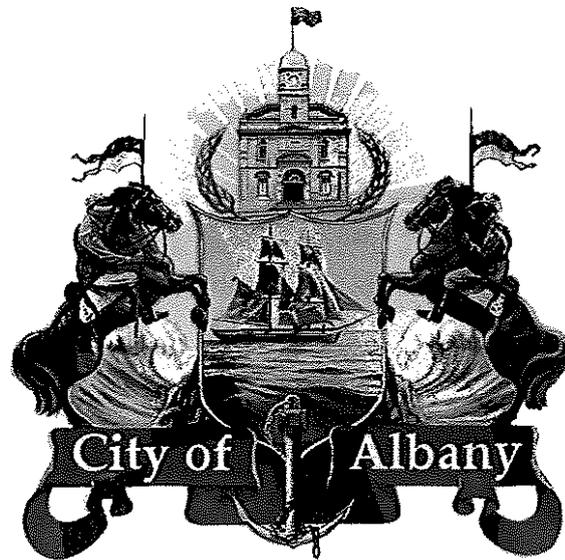
- The scale drawing prepared by Mick Norman at John Kinear and Associates that highlights the existing building within the footprint of the area we wish to include in a new lease to accommodate the proposed additions and alterations.
- A concept design from car park and beach side views of the proposed building.
- A copy of the drawings of the proposed additions and alterations that include an upper and lower floor plan and all elevations.

Please advise me of the next step I need to take in gaining Council support for this new lease arrangement.

Yours sincerely

Ken Clark
Building Committee
Albany Surf Life Saving Club
1st July 2008





Local Government Act 1995

City of Albany
Standing Orders

LOCAL LAW 2008

(Draft reviewed as at 28th August 2008)

(Note: Page and paragraph numbers in bold cross reference the new location in the DRAFT document)

21st August 2008 Pages 10 to 20 of the Draft document were reviewed.

Page 12, paragraph 20. Page 10 – Order of Business. paragraph 14 (1)(i) - Announcements by the presiding person without discussion & (j) – Announcements by Elected Members without discussion would be combined and renamed: (i) - Announcements of the Mayor and Councillors without discussion.

Page 12, paragraph 20. Page 10 – Order of Business paragraph 14 (1) (s) – Mayors report, to be deleted. Definition: A definition of NO Debate be included in the document.

Page 16 paragraph 25. Page 11 – paragraph 14(2) (f) - Announcements by the presiding person without discussion & (g) - Announcements by Elected Members without discussion would be combined and be renamed “Announcements of the Mayor and Councillor without discussion”.

Page 13, paragraph 21. Page 12 – paragraph 15. Public Question time is to be renamed: Public Question and Statement Time.

Page 13, paragraph 21. Page 12. paragraph 15, sub paragraph (4) – A question may be taken on notice by the Council or Committee for later response, to be deleted as it is not required. Page 13 – paragraph 16. Public statement time is to be combined into Public Question time and deleted as a separate item.

Page 15, paragraph 22. Page 13 – add an additional clause from the current CoA Standing Orders (2.7 Urgent business approved by the Mayor or by the Decision of Council) and insert as a new paragraph 16. Amend the paragraph to read: “16. Urgent business approved by the Mayor or by the decision of The Council

In cases of extreme urgency or other specific circumstances, any matter may, with the consent of the Mayor, or by decision of the members present, be raised without notice and decided by the meeting. However NO items of Quasi-judicial natures shall be allowed as urgent business, such as Planning Development Applications, Scheme Amendments or Scheme Consents.”

Page 16, paragraph 25. Page 15. paragraph 19. Announcements by presiding person without discussion is amended to read: “19. Announcements by Elected Members without discussion”

At any meeting of the Council or committee Elected Members may announce or raise any matter of interest or affecting the City and there is not to be any discussion on the matter.

A time limit of 2 minutes applies to each announcement”. Page 17. Action required: In regards to LGA 1995, section 5.65(1)(a). Council needs to resolve what is SIGNIFICANT.

Page 22. Delete the following:

paragraph 23(1). Any person or person wishing to be received as a deputation by a committee must in the first instance, give a request in writing to the CEO setting out in concise terms the matter to be raised by the deputation.

paragraph 24. Identification of matters for which the meeting may sit behind closed doors For the convenience of members of the public, the Council may by resolution identify those matters on the agenda that are to be discussed behind closed doors and defer those matters to be considered as the last reports at the meeting.

Page 22. Comments. The comments on page 22 [s17,s18] will be addressed by the Agenda and Minutes review.

Page 24, paragraph 31 (4). Page 23. paragraph 25 (4) is amended to read: “Where a committee makes a recommendation for consideration by the Council, the CEO shall ensure that the recommendation is submitted to Council for consideration.

Page 23, paragraph 26 (7) - A motion of which previous notice has been given is to relate to the good government of persons in the district” to be deleted.

Page 30, paragraph 58. Page 23 Comments S20 to be included in the section that addresses Alternate Motions.

28th August 2008, Page 13, and pages 23 to 30 of the Draft document were reviewed.

Page 15, paragraph 22. Page 13, paragraph 16. Urgent business approved by the Mayor or by the decision of Council to be amended to read: "16. Urgent Business. In cases of extreme urgency or other specific circumstances, a matter may, by an absolute majority decision, other than the determination of a matter or exercise of a discretion under the Town Planning Scheme, be raised without notice and decided by the meeting. The determination of a matter or exercise of a discretion under the Town Planning Scheme is not permitted to be dealt with as urgent business."

Page 25, paragraph 32. Page 23, paragraph 26. Amend paragraph 26. Motion of which previous notice has been given to read: "26. Motions of which previous notice has been given.

- 1) A member may give notice of a motion for consideration by the Council that shall be considered at the next convened ordinary Council meeting.
- 2) The notice of motion is to be in written form and signed by the member prior to the commencement of the meeting at which the notice is given.
- 3) A notice of motion lapses unless the member who gave the notice or another member authorised in writing by the member who gave the notice moves the motion at the meeting at which it is to be considered.
- 4) The Council may by absolute majority dispense with the notice requirements of sub clause (1) where the Council is satisfied that:
 - a) The motion is a matter of urgency and the motion could not reasonably be dealt with at the next ordinary meeting of Council and;
 - b) The motion does not involve the determination of a matter or exercise of a discretion under the Town Planning Scheme."

Page 31, paragraph 58. (Moved to correct location) Page 23, insert a new paragraph after paragraph 26. "27. Alternate Motions

- 1) A member may submit an alternate motion for consideration by the Council that serves to change an officer's recommendation or a committee recommendation contained within the agenda.
- 2) A request for an alternate motion must be received by the Chief Executive Officer or delegate no later than 12noon on the day following the Agenda Briefing.
- 3) The Council may by absolute majority dispense with the requirement of sub clause (2) where the Council is satisfied that:
 - a) The alternate motion does not reflect a significant change to the intent of the recommendation and;
 - b) The alternate motion does not involve the determination of a matter or exercise of a discretion under the Town Planning Scheme."

Page 26, paragraph 39. Page 25, paragraph 33, sub paragraph (a) is amended to read: A member shall not (a) make any noise of disturbance or converse whilst any other member is addressing a meeting

Page 26, paragraph 40. Page 25, delete paragraph 34. Insert a new paragraph 34. "34. Movement within the Chamber. Elected members are to seek acknowledgement by the presiding member prior to leaving the Chamber."

Page 27, paragraph 43 (No adverse reflection) Page 26, paragraph 37 sub para (2) is amended to read: '37(2) No member of the Council, committee or member of the public gallery is to use objectionable expression in reference to any member, employee of the Council or any other person."

Page 28, paragraph 47 (members of the public gallery). Page 26. Add a clause titled "Public Gallery". Page 29. The following paragraphs are to be inserted between paragraph 46 and 47.

Page 30 paragraph 54. "Record of Proceedings. No person is to use any electronic, visual or vocal recording device or instrument to record the proceedings of the Council or a committee without the prior resolution of the Council.

Page 30, paragraph 55. Members to Rise. Every member of the Council wishing to speak is to indicate by show of hands or other method agreed upon by the Council. When invited by the Mayor to speak, members are to rise and address the Council through the Mayor, provided that where any member of the Council is unable to stand by reason of sickness or disability he or she may sit while speaking.

Page 30 paragraph 56. Re-Opening Discussion on Decisions. *No member of the Council or a committee is to re-open discussion on any decision of the Council or committee, except for the purpose of moving that the decision be revoked or changed.*"

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PART 1 - PRELIMINARY

1.0 Title

This local law may be referred to as the City of Albany Standing Orders Local Law 2008.

2.0 Commencement

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

3.0 Purpose and intent

1. The purpose of this local law is to provide a set of procedures to assist in the good conduct of meetings of the Council, of committees and of the electors.
2. This local law is intended to result in:
 - a) better decision making by the Council;
 - b) orderly and efficient conduct of meetings dealing with business of the Council;
 - c) greater community participation and understanding of the business of the Council; and
 - d) more open and accountable local government.

4.0 Repeal

The former City of Albany Standing Orders Local Law 1999, as published in the Government Gazette on 30 June 2000, is repealed on the day this local law comes into operation.

5.0 Definitions

In this local law, unless the contrary intention appears:

“Act” means the Local Government Act 1995;

“CEO” means the chief executive officer of the City;

“City” means the City of Albany; **“committee”** means a committee of the Council established under the Act;

“Council” means the council of the City; **“elected member”** means the mayor and councillors of the City;

“meeting” means a meeting of the Council or a committee;

“member” means the mayor or a councillor and includes, in the case of a committee, a member of the committee who is not the mayor or a councillor;

“presiding person” means any person presiding at a meeting;

“Regulations” means the Local Government (Administration) Regulations 1996.

PART 2 - MEETINGS OF COUNCIL AND COMMITTEE

6.0 Calling of meetings

The calling of meetings is dealt with in the Act.

Footnote:

Section 5.4 of the Act provides:

5.4. Calling council meetings

An ordinary or a special meeting of a council is to be held —

(a) if called for by either —

(i) the mayor or president; or

(ii) at least 1/3 of the councillors,

in a notice to the CEO setting out the date and purpose of the proposed meeting; or

(b) if so decided by the council.

7.0 Notice of meeting and notice of adjournment

1. The giving of notice of meetings of the Council is dealt with in the Act and the giving of public notice of meetings is dealt with in the Regulations.
2. At least seven days notice shall be given for any meeting to decide a planning or development application.

Footnote: Section 5.5 of the Act and regulation 12 of the Regulations provide:

5.5. Convening council meetings (Act)

(1) The CEO is to convene an ordinary meeting by giving each council member at least 72 hours' notice of the date, time and place of the meeting and an agenda for the meeting.

(2) The CEO is to convene a special meeting by giving each council member notice, before the meeting, of the date, time, place and purpose of the meeting.

Public notice of council or committee meetings (Admin. Reg.):

12(1) At least once each year a local government is to give local public notice of the dates on which and the time and place at which:

(a) the ordinary council meetings; and

(b) the committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public are to be held in the next 12 months.

(2) A local government is to give local public notice of any change to the date, time or place of a meeting referred to in sub regulation (1).

(3) Subject to sub regulation (4), if a special meeting of a council is to be open to members of the public then the local government is to give local public notice of the date, time, place and purpose of the special meeting.

(4) If a special meeting of a council is to be open to members of the public but, in the CEO's opinion, it is not practicable to give local public notice of the matters referred to in sub regulation (3), then the local government is to give public notice of the date, time, place and purpose of the special meeting in the manner and to the extent that, in the CEO's opinion, is practicable.

8.0 Giving documents to persons

1. Documents distributed to Councillor via the Councillor Pigeon holes are to be stamped with the delivery date and time.
2. How documents can be given to a person is dealt with in the Act and the Interpretation Act 1984.

Footnote: Sections 9.50 and 9.54 of the Act and sections 75 and 76 of the Interpretation Act 1984 provide:

Giving documents to persons, generally (Act) 9:50

Unless otherwise stated in this Act, a document may be given to a person in any of the ways provided for by sections 75 and 76 of the Interpretation Act 1984.

Defects in documents

9.54 A document is not ineffective, nor is it to be regarded as having been not properly given, only because of an error, misdescription, or irregularity in the document or the way it is addressed that is not likely to mislead or does not in fact mislead.

Interpretation Act 1984

Service of documents by post

75. (1) Where a written law authorises or requires a document to be served by post, whether the word "serve" or any of the words "give", "deliver", or "send" or any other similar word or expression is used, service shall be deemed to be effected by properly addressing and posting (by pre-paid post) the document as a letter to the last known address of the person to be served, and, unless the contrary is proved, to have been effected at the time when the letter would have been delivered in the ordinary course of post.

(2) Where a written law authorises or requires a document to be served by registered post, whether the word "serve" or any of the words "give", "deliver", or "send" or any other similar word or expression is used, then, if the document is eligible and acceptable for transmission as certified mail, the service of the document may be effected either by registered post or by certified mail.

(3) Subsections (1) and (2) apply unless the contrary intention appears and subsection (2) does not apply where a written law requires the production of an acknowledgment signed by a person to whom a document was addressed to the effect that the document was delivered to that person.

Service of documents generally

76. Where a written law authorises or requires a document to be served, whether the word "serve" or any of the words "give", "deliver", or "send" or any other similar word or expression is used, without directing it to be served in a particular manner, service of that document may be effected on the person to be served –

- (a) by delivering the document to him personally; or
- (b) by post in accordance with section 75(1); or
- (c) by leaving it for him at his usual or last known place of abode, or if he is a principal of a business, at his usual or last known place of business; or
- (d) in the case of a corporation or of an association of persons (whether incorporated or not), by delivering or leaving the document or posting it as a letter, addressed in each case to the corporation or association, at its principal place of business or principal office in the State.

3. When a meeting is adjourned to a day and hour other than the next ordinary meeting, notice of the resumption of the adjourned meeting, if time permits, is to be given to each member specifying the nature of the business to be transacted.

9.0 Public access to agendas and supporting information

Public access to agendas and supporting documentation is dealt with in the Regulations.

Footnote: Regulation 14 of the Regulations provides:

Public inspection of certain documents relating to council or committee meetings (Admin. Reg.)

14.(1) A local government is to ensure that notice papers and agenda relating to any council or committee meeting and reports and other documents which

- (a) are to be tabled at the meeting; or
- (b) have been produced by the local government or a committee for presentation at the meeting, and which have been made available to members of the council or committee for the meeting, are available for inspection by members of the public from the time the notice papers, agenda or documents were made available to the members of the council or committee.

(2) Nothing in sub regulation (1) entitles members of the public to inspect the information referred to in that sub regulation if, in the CEO's opinion, the meeting or that part of the meeting to which the information refers is likely to be closed to members of the public under section 5.23(2).

10.0 Confidentiality of Information Withheld

1. Information withheld by the CEO from members of the public under Regulation 14.2, of the Regulations, is to be:
 - a) Identified in the agenda of a Council or committee meeting under the item "Matters for which meeting may be closed"; and
 - b) Marked "confidential" in the agenda.

11.0 Public access to unconfirmed minutes of Council and committee meetings

Public access to unconfirmed minutes of Council and committee meetings is dealt with in the Regulations.

Footnote: Regulation 13 of the Regulations provides:

Public inspection of unconfirmed minutes of council or committee meetings (Admin.Reg.)

13. A local government is to ensure that unconfirmed minutes of each council and committee meeting are available for inspection by members of the public

- (a) in the case of a council meeting, within 10 business days after the meeting;
- and
- (b) in the case of a committee meeting, within 5 business days after the meeting.

12.0 Quorum for meetings

The requirements for a quorum for a meeting are dealt with in the Act.

Footnote: Sections 5.19 and 5.7 of the Act provide:

Quorum for meetings (Act)

5.19 The quorum for a meeting of a council or committee is at least 50% of the number of offices (whether vacant or not) of member of the council or the committee.

Minister may reduce number for quorum and certain majorities

5.7 (1) The Minister may reduce the number of offices of member required for a quorum at a council meeting specified by the Minister if there would not otherwise be a quorum for the meeting.

(2) The Minister may reduce the number of offices of member required at a council meeting to make a decision specified by the Minister if the decision is one which would otherwise be required to be made by an absolute majority and a sufficient number of members would not otherwise be present at the meeting.

13.0 Procedure if quorum not present

The procedure where a quorum for a meeting is not present is dealt with in the Regulations.

Footnote: Regulation 8 of the Regulations provides:

Procedure where no quorum at council or committee meetings (Admin. Reg.)

8. If a quorum has not been established within the 30 minutes after a council or committee meeting is due to begin then the meeting can be adjourned
- (a) in the case of a council, by the mayor or president or if the mayor or president is not present at the meeting, by the deputy mayor or deputy president;
 - (b) in the case of a committee, by the presiding member of the committee or if the presiding member is not present at the meeting, by the deputy presiding member;
 - (c) if no person referred to in paragraph (a) or (b), as the case requires, is present at the meeting, by a majority of members present;
 - (d) if only one member is present, by that member; or
 - (e) if no member is present or if no member other than the CEO is present, by the CEO or a person authorised by the CEO.

14.0 Lapse of quorum

1. If at any time during any meeting a quorum is not present, the presiding person upon becoming aware of the fact, is to suspend the proceedings of the meeting for a period of 15 minutes.
2. If a quorum is not present at the expiration of the 15 minutes suspension period the presiding person is to adjourn the meeting to a future time and date.
3. A record is to be taken of all those who have spoken on the subject under consideration at the time of the adjournment and be recorded in the minutes of the meeting.
4. Where the debate on any motion is interrupted at a meeting, which is adjourned due to lack of a quorum, that debate is to be resumed at the resumption of the meeting at the point where it was interrupted.
5. The members who have spoken on the motion at the adjourned meeting, must not speak again on resumption of that meeting, except the mover who retains the right of reply.
6. At any meeting where a quorum is not present or there is an adjournment due to the lack of a quorum the names of the members then present are to be recorded in the minute book.

15.0 Voting

1. Voting at meetings is dealt with in the Act and the Regulations.

Footnote: Section 5.21 of the Act and regulation 9 of the Regulations provide:

Voting (Act)

- 5.21(1) Each council member and each member of a committee who is present at a meeting of the council or committee is entitled to one vote.
- (2) Subject to section 5.67, each council member and each member of a committee to which a local government power or duty has been delegated who is present at a meeting of the council or committee is to vote.
- (3) If the votes of members present at a council or a committee meeting are equally divided, the person presiding is to cast a second vote.
- (4) If a member of a council or a committee specifically requests that there be recorded -
 - (a) his or her vote; or
 - (b) the vote of all members present,on a matter voted on at a meeting of the council or the committee, the person presiding is to cause the vote or votes, as the case may be, to be recorded in the minutes.

Voting at council or committee meetings (Admin. Reg.)

9. Voting at a council or committee meeting is to be conducted so that no voter's vote is secret.
2. In taking the vote on any motion or amendment, the presiding person must put the question first in the affirmative and then in the negative and may do so as often as is necessary, to form and declare an opinion as to whether the affirmative or the negative has the majority.
3. For each motion and amendment, the minutes of the meeting are to record the names of members voting in the affirmative and the names of members voting in the negative.

PART 3 - BUSINESS AT MEETINGS

16.0 Recording of Proceedings

No person is to use any electronic, visual or vocal recording device or instrument to record the proceedings of the Council or a committee without the prior resolution of the Council.

17.0 Business to be Specified on Notice Paper

1. No business is to be transacted at any ordinary meeting of the Council other than that specified in the agenda without a decision of the Council.
2. No business is to be transacted at a committee meeting other than that specified in the agenda or given in the notice as the purpose of the meeting, without the approval of the Mayor or a decision of the committee.
3. No business is to be transacted at an adjourned meeting of the Council or a committee other than that:
 - a) Specified in the notice of the meeting which had been adjourned; and
 - b) Which remains unresolved; except in the case of an adjournment to the next ordinary meeting of the Council or the committee, when the business unresolved at the adjourned meeting is to have precedence at that ordinary meeting.

18.0 Agenda Briefing

The purpose of the Agenda Briefing session is to provide an opportunity for elected members and the public to ask questions on the content of the proposed Agenda.

19.0 Additional Information Request.

Council Officers have 48 hours to provide additional information requested by Elected Members. If the information is unable to be sourced and presented within the allocated time period, Council may resolve to defer the item to the next Ordinary Council Meeting.

20.0 Order of business

1. The items of business to be dealt with at an ordinary meeting of the Council are set out in paragraphs (a) to (u) inclusive of this sub clause. The order in which those items are to be dealt with is as resolved by the Council from time to time. In the absence of a resolution of the Council, the order is as follows:
 - a) Declaration of opening/announcements of Visitors
 - b) Opening Prayer
 - c) Response to previous questions without notice
 - d) Open Public Forum
 - e) Record of attendance, apologies, leave of absence (previously approved)
 - f) Application for leave of absence
 - g) Confirmation of minutes of previous meeting
 - h) Declarations of Interest
 - i) Announcements by Mayor and Councillors without discussion
 - j) Identification of matters for which the meeting may sit behind closed doors
 - k) Adoption of Recommendations En Bloc
 - l) Petitions, deputations and presentations
 - m) Reports
 - n) Report/information bulletin
 - o) Motions of which previous notice has been given
 - p) Urgent business approved by decision or declaration of the meeting
 - q) Requests for reports for future consideration;
 - r) Announcement of Notices of Motion to be reported on at next meeting
 - s) Behind closed doors
 - t) Next ordinary meeting date
 - u) Closure

2. The items of business to be dealt with at an ordinary meeting of the **committee** are set out in paragraphs (a) to (o) inclusive of this sub clause. The order in which those items are to be dealt with, is as resolved by the committee, from time to time. In the absence of a resolution of the committee, the order is as follows:
 - a) Declaration of opening/announcements of Visitors
 - b) Open Public Forum
 - c) Record of attendance, apologies, leave of absence (previously approved)
 - d) Confirmation of minutes of previous meeting
 - e) Declarations of interests
 - f) Announcements by the Mayor and Councillors without discussion
 - g) Identification of matters for which the meeting may sit behind closed doors
 - h) Adoption of Recommendations En Bloc
 - i) Petitions and deputations and presentations
 - j) Reports
 - k) Motions of which previous notice has been given
 - l) Urgent business approved by decision or declaration of the meeting
 - m) Requests for reports for future consideration;
 - n) Announcement of Notices of Motion to be reported on at next meeting; and
 - o) Closure

Footnote: Clause 15(7) provides as follows:

15 (7) Notwithstanding clause 14(2) there is to be no public question time in meetings of committees other than a committee to which the local government has delegated a power or duty.

Footnote: Clause 16(2) provides as follows:

16 (2) Notwithstanding clause 14(2) there is to be no public statement time in meetings of committees other than a committee to which the local government has delegated a power or duty.

3. The order of business at any special meeting of the Council or a committee shall be in the order in which it appears in the agenda.
4. Unless otherwise decided by the members present, the items of business for a meeting of the Council or a committee shall be considered in the sequence that they are listed in the agenda.
5. At the resumption of an adjourned meeting the only business to be transacted is that which remains outstanding on the agenda of the adjourned meeting.

21.0 Public question and statement time

1. Public question time at meetings is dealt with in the Act and Regulations.
2. The presiding person is responsible for the conduct of public question time.
3. The presiding person is to endeavour to have every question responded to at the meeting at which it is asked but where this is not possible, the question is to be taken on notice and where practicable, a written response is to be provided to the person who asked the question.

Section 5.24 of the Act and regulations 5, 6 and 7 of the Regulations provide:

Question time for the public (Act)

5.24(1) Time is to be allocated for questions to be raised by members of the public and responded to at –

- (a) every ordinary meeting of a council; and
 - (b) such other meetings of councils or committees as may be prescribed.
- (2) Procedures and the minimum time to be allocated for the asking of and responding to questions raised by members of the public at council or committee meetings are to be in accordance with regulations.

Question time for the public at certain meetings (Admin. Reg.)

5. For the purposes of section 5.24(1)(b), the meetings at which time is to be allocated for questions to be raised by members of the public and responded to are:

- (a) every special meeting of a council;
- (b) every meeting of a committee to which the local government has delegated a power or duty.

Minimum question time for the public

6. (1) The minimum time to be allocated for the asking of and responding to questions raised by members of the public at ordinary meetings of councils and meetings referred to in regulation 5 is 15 minutes.

(2) Once all the questions raised by members of the public have been asked and responded to at a meeting referred to in subregulation (1), nothing in these regulations prevents the unused part of the minimum question time period from being used for other matters.

Procedures for question time for the public

7(1) Procedures for the asking of and responding to questions raised by members of the public at a meeting referred to in regulation 6(1) are to be determined

(a) by the person presiding at the meeting; or
(b) in the case where the majority of members of the council or committee present at the meeting disagree with the person presiding, by the majority of those members, having regard to the requirements of sub regulations (2), (3) and (5).

(2) The time allocated to the asking of and responding to questions raised by members of the public at a meeting referred to in regulation 6(1) is to precede the discussion of any matter that requires a decision to be made by the council or the committee, as the case may be.

(3) Each member of the public who wishes to ask a question at a meeting referred to in regulation 6(1) is to be given an equal and fair opportunity to ask the question and receive a response.

(4) Nothing in sub regulation (3) requires

(a) a council to answer a question that does not relate to a matter affecting the local government;

(b) a council at a special meeting to answer a question that does not relate to the purpose of the meeting; or

(c) a committee to answer a question that does not relate to a function of the committee.

(5) If, during the time allocated for questions to be raised by members of the public and responded to, a question relating to a matter in which a relevant person has an interest, as referred to in section 5.60, is directed to the relevant person, the relevant person is to

(a) declare that he or she has an interest in the matter; and

(b) allow another person to respond to the question.

22.0 Urgent Business

In cases of extreme urgency or other specific circumstances, a matter may, by an absolute majority decision, other than the determination of a matter or exercise of a discretion under the Town Planning Scheme, be raised without notice and decided by the meeting. The determination of a matter or exercise of a discretion under the Town Planning Scheme is not permitted to be dealt with as urgent business.

23.0 Application for leave of absence from Council meeting

The requirements for members to obtain leave of absence from meetings of the Council are dealt with in the Act.

Footnote: Section 2.25 of the Act provides:

Disqualification for failure to attend meetings (Act)

2.25

- (1) A council may, by resolution, grant leave of absence, to a member.
- (2) Leave is not to be granted to a member in respect of more than 6 consecutive ordinary meetings of the council without the approval of the Minister.
- (3) The granting of the leave is to be recorded in the minutes of the meeting.
- (4) A member who is absent, without first obtaining leave of the council, throughout 3 consecutive ordinary meetings of the council is disqualified from continuing his or her membership of the council.
- (5) The non-attendance of a member at the time and place appointed for an ordinary meeting of the council does not constitute absence from an ordinary meeting of the council:
 - (a) if no meeting of the council at which a quorum is present is actually held on that day; or
 - (b) if the non-attendance occurs while:
 - (i) the member has ceased to act as a member after written notice has been given to the member under section 2.27(3) and before written notice has been given to the member under section 2.27(5);
 - (ii) while proceedings in connection with the disqualification of the member have been commenced and are pending; or
 - (iii) while the election of the member is disputed and proceedings relating to the disputed election have been commenced and are pending.

24.0 Confirmation of minutes

The requirements for keeping minutes of meetings and the content of minutes are dealt with in the Act and the Regulations.

Footnote: Section 5.22 of the Act and regulation 11 of the Regulations provide:

Minutes of council and committee meetings (Act)

5.22

- (1) The person presiding at a meeting of a council or a committee is to cause minutes to be kept of the meeting's proceedings.
- (2) The minutes of a meeting of a council or a committee are to be submitted to the next ordinary meeting of the council or the committee, as the case requires, for confirmation.
- (3) The person presiding at the meeting at which the minutes are confirmed is to sign the minutes and certify the confirmation.

Content of minutes of council or committee meetings (Admin. Reg.)

11

The content of minutes of a meeting of a council or a committee is to include

- (a) the names of the members present at the meeting;
 - (b) where a member enters or leaves the meeting during the course of the meeting, the time of entry or departure, as the case requires, in the chronological sequence of the business of the meeting;
 - (c) details of each motion moved at the meeting, the mover and the outcome of the motion;
 - (d) details of each decision made at the meeting;
 - (e) a summary of each question raised by members of the public at the meeting and a summary of the response to the question; and
 - (f) in relation to each disclosure made under section 5.65 or 5.70 in relation to the meeting, where the extent of the interest has also been disclosed, the extent of the interest.
- (2) When considering the minutes of a previous meeting, the only discussion permitted is that relating to the accuracy of the minutes.

25.0 Announcements by Elected Members without discussion

1. At any meeting of the Council or committee Elected Members may announce or raise any matter of interest or affecting the City and there is not to be any discussion on the matter.
2. A time limit of 2 minutes applies to each announcement

26.0 Disclosure of financial and proximity interests

The requirements for disclosure of any interest as defined in section 5.60 are dealt with in Part 5 of the Act.

Footnote: Sections 5.59 to 5.70 of the Act provide:

Definitions

5.59 In this Subdivision, unless the contrary intention appears

“extent”, in relation to an interest, includes the value and amount of the interest;

“member”, in relation to a council or committee, means a council member or a member of the committee;

“relevant person” means a person who is either a member or a person to whom section 5.70 or 5.71 applies.

When a person has an “interest”

5.60 For the purposes of this Subdivision, a relevant person has an interest in a matter if either –

- (a) the relevant person; or
- (b) a person with whom the relevant person is closely associated, has –
- (c) a direct or indirect financial interest in the matter; or
- (d) a proximity interest in the matter.

Financial interest

5.60A

For the purposes of this Subdivision, a person has a financial interest in a matter if it is reasonable to expect that the matter will, if dealt with by the local government in a particular way, result in a financial gain, loss, benefit or detriment for the person.

5.60B

(1) For the purposes of this Subdivision, a person has a proximity interest in a matter if the matter concerns –

- (a) a proposed change to a planning scheme affecting land that adjoins the person's land;
- (b) a proposed change to the zoning or use of land that adjoins the person's land or
- (c) a proposed development (as defined in section 5.63(5)) of land that adjoins the person's land.

(2) In this section, land (“the proposal land”) adjoins a person's land if –

- (a) the proposal land, not being a thoroughfare, has a common boundary with the person's land;
- (b) the proposal land, or any part of it, is directly across a thoroughfare from, the person's land; or
- (c) the proposal land is that part of a thoroughfare that has a common boundary with the person's land.

(3) In this section a reference to a person's land is a reference to any land owned by the person or in which the person has any estate or interest.

Indirect financial interests

5.61

A reference in this Subdivision to an indirect financial interest of a person in a matter includes a reference to a financial relationship between that person and another person who requires a local government decision in relation to the matter.

Closely associated persons

5.62

- (1) For the purposes of this Subdivision a person is to be treated as being closely associated with a relevant person if –
- (a) the person is in partnership with the relevant person;
 - (b) the person is an employer of the relevant person;
 - (c) the person is a beneficiary under a trust, or an object of a discretionary trust, of which the relevant person is a trustee;
 - (d) the person is a body corporate –
 - (i) of which the relevant person is a director, secretary or executive officer; or
 - (ii) in which the relevant person holds shares having a total nominal value exceeding –
 - (I) the prescribed amount; or
 - (II) the prescribed percentage of the total nominal value of the issued share capital of the company,whichever is less;
 - (e) the person is the spouse, de facto partner or child of the relevant person and is living with the relevant person;
 - (ea) the relevant person is a council member and the person –
 - (i) gave a notifiable gift to the relevant person in relation to the election at which the relevant person was last elected; or
 - (ii) has given a notifiable gift to the relevant person since the relevant person was last elected;or
 - (f) the person has a relationship specified in any of paragraphs (a) to (d) in respect of the relevant person's spouse or de facto partner if the spouse or de facto partner is living with the relevant person.

(2) In subsection (1)(ea) -

"notifiable gift" means a gift about which the relevant person was or is required by regulations under section 4.59(a) to provide information in relation to an election.

Some interests need not be disclosed

5.63

(1) Sections 5.65, 5.70 and 5.71 do not apply to a relevant person who has any of the following interests in a matter -

- (a) an interest common to a significant number of electors or ratepayers;
- (b) an interest arising from the imposition of any rate, charge or fee by the local government;
- (c) an interest relating to a fee, reimbursement of an expense or an allowance to which section 5.98, 5.99, 5.100 or 5.101(2) refers;
- (d) an interest relating to the pay, terms or conditions of an employee unless -
 - (i) the relevant person is the employee; or
 - (ii) either the relevant person's spouse, de facto partner or child is the employee if the spouse, de facto partner or child is living with the relevant person;
- (e) an interest arising only because the relevant person is, or may become, a member of the council of a regional local government;
- (f) an interest arising only because the relevant person is, or intends to become, a member or office bearer of a body with non-profit making objects;
- (g) an interest arising only because the relevant person is, or intends to become, a member, office bearer, officer or employee of a department of the Public Service of the State or Commonwealth or a body established under a written law; or
- (h) a prescribed interest.

(2) If a relevant person has a financial interest because the valuation of land in which the person has an interest may be affected by -

- (a) any proposed change to a planning scheme for any area in the district;
- (b) any proposed change to the zoning or use of land in the district; or
- (c) the proposed development of land in the district,

then, subject to subsection (3) and (4), the person is not to be treated as having an interest in a matter for the purposes of sections 5.65, 5.70 and 5.71.

(3) If a relevant person has a financial interest because the valuation of land in which the person has an interest may be affected by -

- (a) any proposed change to a planning scheme for that land or any land adjacent to that land;
- (b) any proposed change to the zoning or use of that land or any land adjacent to that land; or
- (c) the proposed development of that land or any land adjacent to that land,

(then nothing in this section prevents sections 5.65, 5.70 and 5.71 from applying to the relevant person.

(4) If a relevant person has a financial interest because any land in which the person has any interest other than an interest relating to the valuation of that land or any land adjacent to that land may be affected by -

- (a) any proposed change to a planning scheme for any area in the district;
- (b) any proposed change to the zoning or use of land in the district; or
- (c) the proposed development of land in the district,

then nothing in this section prevents sections 5.65, 5.70 and 5.71 from applying to the relevant person.

(5) A reference in subsection (2), (3) or (4) to the development of land is a reference to the development, maintenance or management of the land or of services or facilities on the land.

Members' interests in matters to be discussed at meetings to be disclosed (Act)

5.65

(1) A member who has an interest in any matter to be discussed at a council or committee meeting that will be attended by the member must disclose the nature of the interest:

- (a) in a written notice given to the CEO before the meeting; or
- (b) at the meeting immediately before the matter is discussed.

Penalty: \$10 000 or imprisonment for 2 years.

(2) It is a defence to a prosecution under this section if the member proves that he or she did not know:

- (a) that he or she had an interest in the matter; or
- (b) that the matter in which he or she had an interest would be discussed at the meeting.

(3) This section does not apply to a person who is a member of a committee referred to in section 5.9(2)(f).

Meeting to be informed of disclosures

5.66

If a member has disclosed an interest in a written notice given to the CEO before a meeting then:

- (a) before the meeting the CEO is to cause the notice to be given to the person who is to preside at the meeting; and
- (b) at the meeting the person presiding is to bring the notice and its contents to the attention of the persons present immediately before the matters to which the disclosure relates are discussed.

Disclosing members not to participate in meetings

5.67

A member who makes a disclosure under section 5.65 must not:

- (a) preside at the part of the meeting relating to the matter; or
- (b) participate in, or be present during, any discussion or decision making procedure relating to the matter,

unless, and to the extent that, the disclosing member is allowed to do so under section 5.68 or 5.69.

Penalty: \$10 000 or imprisonment for 2 years.

27.0 Councils and committees may allow members disclosing interests to participate etc, in meetings.

5.68

(1) If a member has disclosed, under section 5.65, an interest in a matter, the members present at the meeting who are entitled to vote on the matter:

(a) may allow the disclosing member to be present during any discussion or decision making procedure relating to the matter; and

(b) may allow, to the extent decided by those members, the disclosing member to preside at the meeting (if otherwise qualified to preside) or to participate in discussions and the decision making procedures relating to the matter if:

(i) the disclosing member also discloses the extent of the interest; and

(ii) those members decide that the interest:

is so trivial or insignificant as to be unlikely to influence the disclosing member's conduct in relation to the matter; or
is common to a significant number of electors or ratepayers.

(2) A decision under this section is to be recorded in the minutes of the meeting relating to the matter together with the extent of any participation allowed by the council or committee.

(3) This section does not prevent the disclosing member from discussing, or participating in the decision making process on, the question of whether an application should be made to the Minister under section 5.69.

Minister may allow members disclosing interests to participate etc in meetings.

5.69

(1) If a member has disclosed, under section 5.65, an interest in a matter, the council or the CEO may apply to the Minister to allow the disclosing member to participate in the part of the meeting, and any subsequent meeting, relating to the matter.

(2) An application made under subsection (1) is to include:

(a) details of the nature of the interest disclosed and the extent of the interest; and

(b) any other information required by the Minister for the purposes of the application.

(3) On an application under this section the Minister may allow, on any condition determined by the Minister, the disclosing member to preside at the meeting, and at any subsequent meeting, (if otherwise qualified to preside) or to participate in discussions or the decision making procedures relating to the matter if:

(a) there would not otherwise be a sufficient number of members to deal with the matter; or

(b) the Minister is of the opinion that it is in the interests of the electors or ratepayers to do so.

(4) A person must not contravene a condition imposed by the Minister under this section.

Penalty: \$10 000 or imprisonment for 2 years.

Employees to disclose interests relating to advice or reports

5.70

(1) In this section, "employee" includes a person who, under a contract for services with the local government, provides advice or a report on a matter.

(2) An employee who has an interest in any matter in respect of which the employee is providing advice or a report directly to the council or a committee must disclose the nature of the interest when giving the advice or report.

(3) An employee who discloses an interest under this section must, if required to do so by the council or committee, as the case may be, disclose the extent of the interest.

Penalty: \$10 000 or imprisonment for 2 years.

28.0 Disclosure of interest affecting impartiality

The disclosure of interests affecting impartiality is dealt with by the Code of Conduct adopted by the Council.

Footnote: Clause 5.1 of the Code of Conduct adopted by the Council provides as follows:

Conflict of Interest 5.1 Elected Members, Committee Members and Employees should ensure that there is no actual or perceived conflict or incompatibility between the impartial fulfillment of their public or professional duties and either their personal interests, or those of their immediate family members, business partners or close associates. Specifically:

All employees have a duty of fidelity and good faith towards the City.

An employee must make written disclosure and receive written permission from the CEO before acting in or taking up an interest (direct or indirect) in any capacity in any trade, business or occupation whatsoever, other than the business of the City, that may interfere with or compromise the employee's performance.

Employees shall comply with the Local Government (Functions and General) Regulations 1996, in any instance where they are involved in any manner with tendering for a Council contract.

In this respect, it does not matter whether advantage is in fact obtained, as any appearance that private dealings could conflict with performance of public duties must be scrupulously avoided.

(b) Employees must notify the CEO in writing prior to undertaking a dealing in land in the area of the Council (other than purchasing the principal place of residence, or site for such purpose.)

(c) Employees who exercise a regulatory, inspectorial or other discretionary function must make disclosure before dealing with relatives or close friends and, whenever possible, or in doubt, should disqualify themselves from dealing with those persons. This disclosure must be made to their Director.

The mere fact that a person has both a public or professional duty and a private or personal interest in relation to a particular matter does not mean that the two must be in conflict. A conflict of interest arises if it is likely that the person with the private or personal interest could be prejudicially influenced in the performance of his/her public or professional duties by that interest, or that a reasonable person would believe that the person could be so influenced.

Disclosure of Interest

5.2 (a) **Elected Members, Committee Members and Employees** will adopt the principles of disclosure of interest as contained within the Local Government Act 1995 and the Financial Interests Manual as prepared by the Department of Local Government.

(b) Whenever disclosure is required by (a) above, or otherwise seems appropriate, it will be made promptly, fully, and in writing to the CEO prior to the Meeting.

(c) Elected Members, Committee Members or Employees are required to disclose any interest, where they believe that the public may have a perception that their impartiality may come into question. The disclosure must occur when the matter is to be discussed at a Council or committee meeting where the person who has the interest will be in attendance and/or has given, or will give, advice.

(d) The disclosing of an interest as detailed in (b) and (c) above is to be made immediately before the matter is discussed or at the time the advice is given, and shall be recorded in the minutes of the Meeting.

(e) The disclosure of an interest in (c) above does not affect the ability of the Elected Member, Committee Member or Employee to discuss or vote on the matter.

29.0 Petitions

1. A petition received by a member or the CEO is to be presented to the next ordinary Council meeting.

2. Any petition to the Council is:

- a) as far as practicable to be prepared in the form prescribed in the Schedule;
- b) to be addressed to the Council and forwarded to a member or the CEO; and
- c) to state the name and address of the person to whom correspondence in respect of the petition may be served.

3. Once a petition is presented to the Council, a motion may be moved to receive the petition and refer it to the CEO for action.

30.0 Deputations to committee meetings

1. When the CEO receives a request for a deputation to a committee, the request is to be brought to the attention of the presiding person of the relevant committee. The presiding person is to decide if a deputation is to be received and, if so, when it is to be received.
2. A deputation is not to exceed 5 persons in number and only 3 of those persons may address the meeting, but all may reply to questions from members of the committee.
3. Members of a deputation are collectively to have a maximum of 15 minutes to address the meeting, unless an extension of time is granted by the committee.

31.0 Reports

1. The functions of the CEO including to advise the Council and implement decisions are dealt with in the Act.

Footnote: Section 5.41 of the Act provides:

Functions of the CEO (Act)

5.41

The CEO's functions are to:

- (a) advise the council in relation to the functions of a local government under this Act and other written laws;
 - (b) ensure that advice and information is available to the council so that informed decisions can be made;
 - (c) cause council decisions to be implemented;
 - (d) manage the day to day operations of the local government;
 - (e) liaise with the mayor or president on the local government's affairs and the performance of the local government's functions;
 - (f) speak on behalf of the local government if the mayor or president agrees;
 - (g) be responsible for the employment, management supervision, direction and dismissal of other employees (subject to section 5.37(2) in relation to senior employees);
 - (h) ensure that records and documents of the local government are properly kept for the purposes of this Act and any other written law; and
 - (i) perform any other function specified or delegated by the local government or imposed under this Act or any other written law as a function to be performed by the CEO.
2. The CEO may prepare or cause to be prepared any report that in the CEO's opinion requires consideration by the Council, including any report of a late or urgent nature.
 3. A committee may make a recommendation which:
 - a) is relevant to the purpose for which the committee is established by the Council; and
 - b) the committee considers requires consideration by the Council.
 4. Where a committee makes a recommendation for consideration by the Council, the CEO shall ensure that the recommendation is submitted to Council for consideration.

32.0 Motions of which previous notice has been given

1. A member may give notice of a motion for consideration by the Council that shall be considered at the next convened ordinary Council meeting.
2. The notice of motion is to be in written form and signed by the member prior to the commencement of the meeting at which the notice is given.
3. A notice of motion lapses unless the member who gave the notice or another member authorised in writing by the member who gave the notice moves the motion at the meeting at which it is to be considered.
4. The Council may by absolute majority dispense with the notice requirements of sub clause (1) where the Council is satisfied that:
 - a) The motion is a matter of urgency and the motion could not reasonably be dealt with at the next ordinary meeting of Council and;
 - b) The motion does not involve the determination of a matter or exercise of discretion under the Town Planning Scheme.”

33.0 Meeting closure

At the conclusion of all business or when otherwise determined by the meeting, the presiding person is to declare the meeting closed and state the closing time.

PART 4 - CONDUCT OF MEETINGS

34.0 Official titles to be used

Members, when referring to others, must refer to them by their titles of mayor, deputy mayor, councillor, or in the case of an employee by the employee's title.

35.0 Seating

1. At the first meeting following each ordinary election, the CEO is to allocate a seat in the Council chamber to each member.
2. The seat to the right of the mayor is to remain available for seating of any distinguished visitor.
3. The deputy mayor is to be allocated a seat in the council chamber next to the fellow ward representative of the deputy mayor.
4. Each member must occupy his or her allocated position when present at a meeting of the Council until the Council decides to reallocate positions.
5. The CEO is to sit immediately to the left of the mayor.

36.0 Distinguished visitor seating

If a distinguished visitor is present at a meeting of the Council or a committee, the presiding person may invite that person to sit beside the presiding person or at the meeting table.

37.0 Media attendance and seating

Media representatives are permitted to attend meetings of the Council and be seated in that part of the Council chamber or meeting room that may be set aside for their use, but must leave the meeting during any period when the meeting is closed to the public.

38.0 Order of speakers

When 2 or more members indicate their desire to speak at the same time the presiding person is to decide who is entitled to priority.

39.0 Members not to interrupt

A member shall not:

- a) make any noise of disturbance or converse whilst any other member is addressing a meeting; or
- b) cause any interruption or speak out of turn during a meeting, other than to raise a point of order, make a personal explanation or move a procedural motion.

40.0 Movement within the Chamber

Elected members are to seek acknowledgement by the presiding member prior to leaving their seat.

41.0 Presiding person may participate in discussion

1. The voting entitlement of a presiding person at a meeting is dealt with in Section Act.

Footnote: Section 5.21 of the Act is set out in the footnote to clause 15.

2. The presiding person may participate in the discussion of any motion before the meeting provided that the presiding person addresses the meeting before the right of reply is exercised.

42.0 Presiding person to be heard without interruption

Whenever the presiding person signifies a desire to speak at any time during the meeting, any member speaking or offering to speak must be silent, so that the presiding person may be heard without interruption.

43.0 No adverse reflection

1. No member or members of the public gallery of the Council or a committee is to reflect adversely upon a decision of the Council or committee except on a motion that the decision be revoked or changed.
2. No member of the Council, committee or member of the public gallery is to use objectionable expression in reference to any member, employee of the Council or any other person.
3. A member of the Council or a committee may request that any words used by a member, be recorded in the minutes immediately after their use.

44.0 Withdrawal of offensive language

1. A member or member of the public gallery uses an expression which, in the opinion of the presiding person:
 - a) reflects adversely on the character or actions of a member, officer or other person; or
 - b) imputes any motive to any member or officer; or
 - c) is offensive or insulting,

must, when directed by the presiding person, unreservedly withdraw the expression and make an unconditional apology.

2. Where a member or member of the public gallery fails to comply with a direction of the presiding person under subclause (1), the presiding person may refuse to hear the member further on the matter then under discussion and call on the next speaker.

45.0 Relevance to debate

When addressing a meeting on any motion or other business, members must confine their remarks to the motion or other business and not digress.

46.0 Presiding person to draw attention of meeting to unbecoming behaviour

The presiding person may call the attention of the meeting to continued irrelevance, tedious repetition, unbecoming language or any breach of order, or decorum on the part of a member, and may direct the member, if speaking, to discontinue speaking, and the member must immediately cease speaking and if standing be seated.

47.0 Members of the Public Gallery

1. Members of the public are not to cause disruption of any kind in the public gallery.
2. Any breaches of the rules may result in the person responsible being asked to either remain silent or leave.
3. In the event that the offending person does not cooperate, they can be forcibly removed.

48.0 Personal explanation

1. A member of the Council or committee must not speak at any meeting, except on the matter then before the Council or committee, unless it is to make a personal explanation.
2. A member of the Council or committee wishing to make a personal explanation of matters referred to by any other member of the Council or committee then speaking, is entitled to be heard:
 - a) immediately if the member then speaking consents at the time; or
 - b) at the conclusion of the speech if the member then speaking declines to give way.
 - c) A member of the Council or committee permitted to make a personal explanation must confine comments to a succinct statement relating to a specific part of the former speech that may have been misunderstood and the member is not to refer to matters not strictly necessary for that purpose and is not to seek to strengthen his or her former argument by new matter or by replying to other members.

49.0 Ruling on questions of personal explanation

The ruling of the presiding person on the admissibility of a personal explanation is final unless a motion of dissent with the ruling is moved before any other business proceeds.

50.0 Point of order

1. A member may direct the presiding person's attention to a breach of this local law by any other member and is to specify the grounds of the breach.
2. A member expressing a difference of opinion with, or contradicting, a speaker is not to be recognised as raising a point of order.
3. The presiding person is to decide all points of order and the decision of the presiding person is final and must be accepted by the meeting without argument or comment, unless in any particular case, the Council then resolves that a different ruling is to be substituted for the ruling given by the presiding person.
4. A motion, amendment or other business ruled to be out of order, is to be no longer discussed and requires no resolution.
5. Where anything said or done by a member is ruled out of order, the presiding person may require the member to make an explanation, retraction or apology as the case may be.

51.0 Preservation of order – Council members

1. The presiding person is to preserve order at all times and may call any member to order whenever in the presiding person's opinion, there is cause to do so.
2. Any member who acts in breach of this clause may be ruled by the presiding person to be out of order.
3. Where a member persists in any conduct which the presiding person deems is out of order, or refuses to make any explanation, retraction or apology required by the presiding person, then the presiding person may direct the member to refrain from taking any further part in that meeting, other than by recording the member's vote and the member must comply with that direction.

52.0 Preservation of order – members of the public

1. Any member of the public addressing the Council or a committee is to extend due courtesy and respect to the Council or committee and the processes under which they operate and must take direction from the presiding person whenever called upon to do so.
2. No person observing a meeting, is to create a disturbance at a meeting, by interrupting or interfering with the proceedings, whether by expressing approval or dissent, by conversing or by any other means.
3. Where a person is considered by the presiding person or the Council to be in breach of sub clauses (1) or (2) the presiding person or the Council may direct the offending person to leave the meeting room and the person must immediately comply with that direction.

4. A person failing to comply with a direction given under sub-clauses (1) or (3) may, by order of the presiding person, be removed by the police from the meeting room.
5. A person who fails to comply with a direction given under sub clause (3) commits an offence.
6. Maximum penalty: \$1,000.

53.0 Serious disorder

1. If the presiding person is of the opinion that by reason of serious disorder or otherwise, the business of the meeting cannot effectively be continued, the presiding person may adjourn the meeting for a period of not less than 5 minutes but no more than 15 minutes.
2. If, having once adjourned the meeting, the presiding person is again of the opinion that the business of the meeting cannot effectively be continued the presiding person may adjourn the meeting to another date.

54.0 Recording of Proceedings

No person is to use any electronic, visual or vocal recording device or instrument to record the proceedings of the Council or a committee without the prior resolution of the Council.

55.0 Members to Rise

Every member of the Council wishing to speak is to indicate by show of hands or other method agreed upon by the Council. When invited by the Mayor to speak, members are to rise and address the Council through the Mayor, provided that where any member of the Council is unable to stand by reason of sickness or disability he or she may sit while speaking.

56.0 Re-Opening Discussion on Decisions

No member of the Council or a committee is to re-open discussion on any decision of the Council or committee, except for the purpose of moving that the decision be revoked or changed.

PART 5 – MOTIONS AND AMENDMENTS

57.0 Recommendations in reports

1. Where a motion, if carried, would be significantly different from the relevant written recommendation of a committee or an employee (but not a motion to only note the matter or to return the recommendation for further consideration), the motion shall include the reasons for the motion.
2. The requirements for recording in the minutes of a meeting, written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an employee are dealt with in the Regulations.
3. The mover of a substantive motion may not alter the wording of the motion without the consent of the seconder.

Footnote: Regulation 11(da).

58.0 Alternate Motions

1. A member may submit an alternate motion for consideration by the Council that serves to change an officer's recommendation or a committee recommendation contained within the agenda.
2. A request for an alternate motion must be received by the Chief Executive Officer or delegate no later than 12noon on the day following the Agenda Briefing.
3. The Council may by absolute majority dispense with the requirement of sub clause (2) where the Council is satisfied that:
4. The alternate motion does not reflect a significant change to the intent of the recommendation and;
5. The alternate motion does not involve the determination of a matter or exercise of a discretion under the Town Planning Scheme.

59.0 Adoption of recommendations en bloc

1. A member may move a motion to adopt by one resolution, all the recommendations or a group of recommendations from a committee or several reports, without amendment or qualification after having first identified those recommendations, if any:
 - a) which require adoption by absolute or special majority vote,
 - b) in respect of which there is a disclosure of interest;
 - c) which any member has indicated the member wishes to debate; and
 - d) in respect of which any member has indicated the wish to ask a question or to raise a point of clarification,and, each of those recommendations referred to in paragraphs (a), (b), (c) and (d) shall be considered separately.

60.0 Motions

1. A member proposing a primary motion or amendment must state its substance before addressing the meeting.
2. The presiding person or the meeting by resolution may require a complicated motion to be divided into 2 or more motions.

61.0 No opposition to motions

1. On a motion being moved and seconded, the presiding person may then ask the meeting if any member opposes it.
2. If no member signifies opposition to the motion the presiding person may then take the vote without debate.
3. If a member signifies opposition to a motion, the motion shall be dealt with according to this local law.

62.0 Motions to be seconded

1. Subject to subclause (2) a motion or amendment is not to be discussed or put to the vote unless seconded.
2. A nomination to any position is not required to be seconded.
3. A member seconding a motion is to be taken to have reserved the right to speak on the motion later in the debate.

63.0 Order of Call in Debate

The Mayor is to call speakers to a substantive motion in the following order:

- a) The mover to state the motion;
- b) A seconder to the motion;
- c) The mover to speak to the motion;
- d) The seconder to speak to the motion;
- e) Other speakers against and for the motion, alternating in view, if any;
- f) Mover takes right of reply which closes debate.

64.0 Withdrawing motions

A motion or amendment may be withdrawn by the mover, with the consent of the Council, and no member is to speak on it after it has been withdrawn.

65.0 One motion at a time

Only one motion is to be debated at any one time.

66.0 Limitation on members speaking

1. Only the mover of a motion or an amendment may speak twice on the same motion or the same amendment.
2. The mover of a motion or an amendment:
 - a) is to speak to that motion or amendment first, after it has been seconded; and
 - b) has the right of reply and in exercising that right is to confine the reply to previous speakers' comments and not introduce any new matters.
 - c) A member must not speak on any motion or an amendment after the mover has replied.
 - d) A member may only speak on a motion or an amendment, or reply, for a period of 4 minutes, unless an extension of time is granted by the Council by simple majority without debate, but shall not exceed a total time to exceed 8 minutes in total.

67.0 Questions during debate

1. Subject to clause 66(3) (Limitation on members speaking) a member may ask a question at any time during the debate on a motion or an amendment before the mover of the motion or amendment has replied.
2. Subject to subclause (3) a member who asks one or more questions will not be taken to have spoken on the matter.
3. Where the presiding person considers a question asked is not succinct and to the point, but is prefaced by comment or other information, the presiding person may rule that the member has spoken on the matter and, in that event, the member must not speak again on the matter.

68.0 Amendments

1. A member may move an amendment to a primary motion, at any time during debate on the motion, except:
 - a) when the mover has been called by the presiding person to exercise the right of reply; or
 - b) during debate on a procedural motion.
2. Every amendment is to be relevant and not negate the motion in respect of which it is moved.
 - a) Only one amendment is to be discussed at a time, but as often as an amendment is lost, another amendment may be moved before the primary motion is put to the vote.
 - b) Where an amendment is carried, one further successful amendment to the primary motion, as amended, and no more, may be carried.

Where an amendment is carried, the primary motion as amended is, for all purposes of subsequent debate and subject only to subclause (4), to be treated as a primary motion.

69.0 Substantive Motion.

If an amendment to a substantive motion is carried, the motion as amended then becomes the substantive motion, on which any member may speak and any further amendment may be moved.

70.0 Limitation of Withdrawal.

Where an amendment has been proposed to a substantive motion, the substantive motion is not to be withdrawn, except by consent of the majority of members present, until the amendment proposed has been withdrawn or lost.

71.0 Right of Reply

The mover of a substantive motion has the right of reply. After the mover of the substantive motion has commenced the reply, no other member is to speak on the question.

The right of reply is to be confined to rebutting arguments raised by previous speakers and no new material is to be introduced.

PART 6 – REVOCATION MOTIONS

72.0 Revocation motions

1. The requirements for support of a motion for revocation or change of a Council decision are dealt with in the Act and Regulations.

Footnote: Section 5.25(1)(e) of the Act and regulation 10 of the Regulations provide:

Regulations about council and committee meetings (Act)

5.25

(1) Without limiting the generality of section 9.59, regulations may make provision in relation to - (e) the circumstances and manner in which a decision made at a council or a committee meeting may be revoked or changed (which may differ from the manner in which the decision was made);

Revoking or changing decisions made at council or committee meetings (Admin.Reg.)

10.

(1) If a decision has been made at a council or a committee meeting then any motion to revoke or change the decision must be supported

(a) in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or

(b) in any other case, by at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.

(1a) Notice of a motion to revoke or change a decision referred to in subregulation (1) is to be signed by members of the council or committee numbering at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.

(2) If a decision has been made at a council or a committee meeting then any decision to revoke or change the first-mentioned decision must be made:

(a) in the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special majority, by that kind of majority; or

(b) in any other case, by an absolute majority.

(3) This regulation does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.

2. In this clause:
 - a) **“relevant meeting”**, where used in relation to a revocation motion, means:
 - (i) the ordinary or special meeting specified in the notice of the revocation motion; or
 - (ii) if that meeting is adjourned before the motion is announced by the presiding person, then at the resumption of the adjourned meeting; or
 - (iii) if that meeting is closed before the motion is announced by the presiding person, then at the next ordinary meeting or a special meeting convened to consider those matters not considered prior to the closure of the meeting; or
 - (iv) if the motion is deferred by the council to another meeting of the council, then at that other meeting, as the case may be;
 - b) **“revocation motion”** means a motion to revoke or change a decision made at a council or committee meeting.
3. This clause does not apply to the change of a decision unless the effect of the change would be that the decision would be revoked or would become substantially different.
4. A member wishing to move a revocation motion at a meeting of the council or a committee must give to the CEO notice of the revocation motion, which is to:
 - a) be in writing;
 - b) specify the decision proposed to be revoked or changed;
 - c) include a reason or reasons for the revocation motion;
 - d) be signed by the number of members required by law to support the motion to revoke or change the decision referred to in the revocation motion;
 - e) specify the date of the ordinary or special meeting of the council or the committee, as the case may be, which next follows the expiry of 7 clear days after the notice is given to the CEO;
 - f) be given to the CEO not less than 7 clear days prior to the date of the ordinary or special meeting specified in the notice.
5.
 - a) If, at the relevant meeting, the member who gave the notice of the revocation motion, is present, then the presiding person is to call on that member to move the revocation motion.
 - b) If that member is not present or, being present, does not move the revocation motion when called upon to do so by the presiding person, then notwithstanding clause 26 any member of the Council may move the revocation motion.
6. Where notice of a revocation motion is given in accordance with the requirements of this clause, then the CEO must not implement or continue to implement, the decision the subject of the revocation motion until:
 - a) the revocation motion is not supported by the number of members of the council required by law to support the motion;
 - b) no member of the council moves the revocation motion;
 - c) the motion is moved but not seconded; or
 - d) the motion is moved and seconded but is not made by the kind of majority required by law, at the relevant meeting.

7. A notice of revocation motion given in accordance with the requirements of this clause is to lapse when:
 - a) the revocation motion is not supported by the number of members of the council required by law to support the motion;
 - b) no member of the council moves the revocation motion;
 - c) the motion is moved but not seconded; or
 - d) the motion is moved and seconded but is not made by the kind of majority required by law,
 - e) at the relevant meeting.
8. Subclauses (1), (2), (3), (4), (5) and (6) of clause 72.0 do not apply where the motion is a revocation motion.
9. For the avoidance of doubt subclauses (7), (8) and (9) of clause 72.0 are to apply where the motion is a revocation motion.
10. A motion that a revocation motion be deferred shall only be carried by the decision of an absolute majority.

PART 7 – PROCEDURAL MOTIONS

73.0 Permissible procedural motions

In addition to proposing a properly worded amendment to a primary motion, a member may, at the conclusion of a speech of any other member or on the conclusion of any business, move any of the following procedural motions without notice, and if seconded, the procedural motion is to be dealt with immediately:

- a) that the motion be deferred;
- b) that the meeting do now adjourn;
- c) that the debate be adjourned;
- d) that the motion be now put;
- e) that the meeting be now closed;
- f) that the Council sit behind closed doors;
- g) that the ruling by the presiding person be disagreed with.

74.0 No debate on procedural motions

1. The mover of a motion referred to in each of paragraphs (a), (b), (c), (e), (f), and (g) of clause 73.0 may speak to the motion for not more than 4 minutes, the seconder is not to speak other than to formally second the motion, and there is to be no debate on the motion.
2. The mover of a motion referred to in paragraph (d) of clause 73.0 shall not speak to the motion, the seconder shall not speak other than to formally second the motion, and there is to be no debate on the motion.

75.0 Procedural motions – closing debate – who may move

1. No person who has moved, seconded, or spoken for or against the primary motion, or any amendment may move any procedural motion which, if carried, would close the debate on the primary motion or amendment.
2. At the same meeting, a member shall not move more than one procedural motion, except a motion referred to in paragraph (a), (f) or (g) of clause 73.0.

76.0 Procedural motions – right of reply on primary motion

The carrying of a procedural motion, which closes debate on the primary motion or amendment and forces a decision on the primary motion or amendment does not deny the right of reply to the mover of the primary motion or amendment.

77.0 The motion be deferred – effect of motion

If a motion “that the motion be deferred”, is carried, then all debate on the primary motion and any amendment is to cease and the motion or amendment is to be resubmitted for consideration at a time and date specified in the motion.

78.0 The meeting do now adjourn – effect of motion

1. If a motion “that the meeting do now adjourn”, is carried then the meeting is to stand adjourned to a time and date specified in the motion, or where no time and date is specified, to such time and date as the presiding person shall declare.
2. Where debate on a motion is interrupted by an adjournment under subclause (1):
 - a) the debate is to be resumed at the date and time specified as required in subclause (1) and at the point where it was so interrupted; and
 - b) the names of members who have spoken on the matter prior to the adjournment are to be recorded in the minutes; and
 - c) the provisions of clause 66 apply when the debate is resumed.

79.0 The debate be adjourned – effect of motion

1. If a motion “that the debate be adjourned”, is carried then all debate on the primary motion or amendment is to cease and is to continue at a time and date specified in the motion.
2. If the motion “that the debate be adjourned” is carried at a meeting of the Council:
 - a) the names of members who have spoken on the matter are to be recorded in the minutes; and
 - b) the provisions of clause 66 apply when the debate is resumed.
3. A motion that the debate be adjourned shall not be moved in respect of the election of a deputy mayor.

80.0 The motion be now put – effect of motion

1. If a motion “that the motion be now put”, is carried during discussion of a primary motion or amendment then the presiding person is to immediately put the matter under consideration without further debate (subject to clause 61).
2. If the motion “that the motion be now put” is lost then debate is to continue.

81.0 Meeting be now closed – effect of motion

1. If a motion “that the meeting be now closed”, is carried, then:
 - a) the presiding person is to forthwith close the meeting, and no further business may be transacted; and
 - b) any business outstanding on the agenda for that meeting shall be carried forward to the agenda for the next ordinary meeting of the Council.
2. If the motion “that the meeting be now closed” is carried at a meeting of the Council:
 - a) the names of members who have spoken on the matter are to be recorded in the minutes; and
 - b) the provisions of clause 66 apply when the outstanding business is resumed.

82.0 Council sit behind closed doors – effect of motion

1. The requirements for meetings to be open to the public and the reason that meetings may be closed are dealt with in the Act.

Footnote: Section 5.23 of the Act provides:

Meetings generally open to the public (Act)

5.23

- (1) Subject to subsection (2), the following are to be open to members of the public:
 - (a) all council meetings; and
 - (b) all meetings of any committee to which a local government power or duty has been delegated.
- (2) If a meeting is being held by a council or by a committee referred to in subsection (1)(b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following:
 - (a) a matter affecting an employee or employees;
 - (b) the personal affairs of any person;
 - (c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;
 - (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting;
 - (e) a matter that if disclosed, would reveal:
 - (i) a trade secret;
 - (ii) information that has a commercial value to a person; or
 - (iii) information about the business, professional, commercial or financial affairs of a person, where the trade secret or information is held by, or is about, a person other than the local government;
 - (f) a matter that if disclosed, could be reasonably expected to:
 - (i) impair the effectiveness of any lawful method or procedure for preventing, detecting, investigating or dealing with any contravention or possible contravention of the law;
 - (ii) endanger the security of the local government's property; or
 - (iii) prejudice the maintenance or enforcement of a lawful measure for protecting public safety;
 - (g) information which is the subject of a direction given under section 23(1a) of the Parliamentary Commissioner Act 1971; and
 - (h) such other matters as may be prescribed.
- (3) A decision to close a meeting or part of a meeting and the reason for the decision are to be recorded in the minutes of the meeting.

2. Notwithstanding clause 73.0, a member may move at anytime during a meeting that the meeting sit behind closed doors.
3. If a motion "that the Council sit behind closed doors", is carried then the presiding person is to direct all persons, other than members, employees and other persons, as specified in the motion, to leave the meeting room and every person must immediately comply with that direction.

4. Subject to subclause (3), the meeting is to be closed to the public until the Council resolves to open the meeting to members of the public.
5. Upon the public again being admitted to the meeting the presiding person is to cause the motions passed by the Council whilst it was proceeding behind closed doors to be read out including the details of any voting recorded.
6. A person who is a Council member, a committee member, or an officer or employee is not to publish, or make public any of the discussion which takes place on a matter discussed behind closed doors, but this prohibition does not extend to the actual decision made as a result of such discussion and other information properly recorded in the minutes.
7. A person failing to comply with a direction made under subclause (3) may, by order of the presiding person, be removed by the police from the meeting room.

83.0 Ruling by the presiding person be disagreed with – effect of motion

If a motion “that the ruling by the presiding person be disagreed”, is carried then the ruling of the presiding person about which this motion was moved, is to have no effect and the meeting is to proceed accordingly.

PART 8 - COMMITTEES

84.0 Appointment, types and membership of committees

The appointment, types and membership of committees is dealt with in the Act.

Footnote: Sections 5.8 to 5.11 of the Act provide:

Establishment of committees (Act) 5.8

5.8

A local government may establish* committees of 3 or more persons to assist the council and to exercise the powers and discharge the duties of the local government that can be delegated to committees.

* Absolute majority required.

Types of committees

5.9 (1)

In this section: "other person" means a person who is not a council member or an employee.

(2) A committee is to comprise:

- (a) council members only;
- (b) council members and employees;
- (c) council members, employees and other persons;
- (d) council members and other persons;
- (e) employees and other persons; or
- (f) other persons only.

Appointment of committee members

5.10 (1)

A committee is to have as its members:

- (a) persons appointed* by the local government to be members of the committee (other than those referred to in paragraph (b)); and
- (b) persons who are appointed to be members of the committee under subsection (4) or (5).

* Absolute majority required.

(2) At any given time each council member is entitled to be a member of at least one committee referred to in section 5.9(2)(a) or (b) and if a council member nominates himself or herself to be a member of such a committee or committees, the local government is to include that council member in the persons appointed under subsection (1)(a) to at least one of those committees as the local government decides.

(3) Section 52 of the Interpretation Act 1984 applies to appointments of committee members other than those appointed under subsection (4) or (5) but any power exercised under section 52(1) of that Act can only be exercised on the decision of an absolute majority of the local government.

(4) If at a meeting of the council a local government is to make an appointment to a committee that has or could have a council member as a member and the mayor or

president informs the local government of his or her wish to be a member of the committee, the local government is to appoint the mayor or president to be a member of the committee.

(5) If at a meeting of the council a local government is to make an appointment to a committee that has or will have an employee as a member and the CEO informs the local government of his or her wish:

(a) to be a member of the committee; or

(b) that a representative of the CEO be a member of the committee,

the local government is to appoint the CEO or the CEO's representative, as the case may be, to be a member of the committee.

Tenure of committee membership

5.11

(1) Where a person is appointed as a member of a committee under section 5.10(4) or (5), the person's membership of the committee continues until:

(a) the person no longer holds the office by virtue of which the person became a member, or is no longer the CEO, or the CEO's representative, as the case may be;

(b) the person resigns from membership of the committee;

(c) the committee is disbanded; or

(d) the next ordinary elections day, whichever happens first.

(2) Where a person is appointed as a member of a committee other than under section 5.10(4) or (5), the person's membership of the committee continues until:

(a) the term of the person's appointment as a committee member expires;

(b) the local government removes the person from the office of committee member or the office of committee member otherwise becomes vacant;

(c) the committee is disbanded; or

(d) the next ordinary elections day, whichever happens first.

85.0 Election of committee presiding person and deputy presiding person

The election of the presiding person and deputy presiding person of committees is dealt with in the Act.

Footnote: Sections 5.12 to 5.15 of the Act provide:

Election of presiding members and deputies (Act)

5.12

(1) The members of a committee are to elect a presiding member from amongst themselves in accordance with Schedule 2.3, Division 1 as if the references in that Schedule:

(a) to "office" were references to "office of presiding member"

(b) to "council" were references to "committee"

(c) to "councillors" were references to "committee members".

(2) The members of a committee may elect a deputy presiding member from amongst themselves but any such election is to be in accordance with Schedule 2.3, Division 2 as if the references in that Schedule:

(a) to "office" were references to "office of deputy presiding member"

(b) to "council" were references to "committee"

(c) to "councillors" were references to "committee members"

(d) to "mayor or president" were references to "presiding member".

5.14 If, in relation to the presiding member of a committee:

(a) the office of presiding member and the office of deputy presiding member are vacant; or

(b) the presiding member and the deputy presiding member, if any, are not available or are unable or unwilling to perform the functions of presiding member, then the committee members present at the meeting are to choose one of themselves to preside at the meeting.

Reduction of quorum for committees

5.15

The local government may reduce* the number of offices of committee member required for a quorum at a committee meeting specified by the local government if there would not otherwise be a quorum for the meeting.

* Absolute majority required.

86.0 Delegation of some powers and duties to committees

1. The delegation of certain powers and duties to committees is dealt with in the Act.

Footnote: Sections 5.16 to 5.18 of the Act provide:

Delegation of some powers and duties to certain committees (Act)

5.16

(1) Under and subject to section 5.17, a local government may delegate* to a committee any of its powers and duties other than this power of delegation.

* Absolute majority required.

(2) A delegation under this section is to be in writing and may be general or as otherwise provided in the instrument of delegation.

(3) Without limiting the application of sections 58 and 59 of the Interpretation Act 1984

(a) a delegation made under this section has effect for the period of time specified in the delegation or if no period has been specified, indefinitely; and

(b) any decision to amend or revoke a delegation under this section is to be by an absolute majority.

(4) Nothing in this section is to be read as preventing a local government from performing any of its functions by acting through another person.

Limits on delegation of powers and duties to certain committees

Register of delegations to committees

5.18

A local government is to keep a register of the delegations made under this Division and review the delegations at least once every financial year.

2. The powers and duties of any committee are to be as determined by the Council on appointment of the committee and as otherwise considered necessary.

87.0 Calling of committee meetings

The CEO is to convene a meeting of a committee when requested by:

- a) the presiding person of the committee, in writing;
- b) a minimum of 1/3 of the members of the committee, but not less than 2 members of the committee, in writing;
- c) the committee; or
- d) the Council.

88.0 Elected member only committees

The presiding person of a committee comprising only elected members is to allow any elected member who is not a member of that committee to address the committee and to participate in the discussion of any item as requested by that member.

89.0 Elected member attending committee as observer

1. A member may attend any meeting of a committee as an observer, notwithstanding that the member is not a member of that committee.
2. A member attending a committee meeting as an observer, may speak but is not to vote on any motion before the committee.

90.0 Disclosure by members who are observers at committee meetings

The requirements for disclosure of interests are dealt with by the Code of Conduct prepared under the Regulations.

Footnote: Where disclosure is required under this clause, the Act is to be used to inform the process. Sections 5.59 to 5.70 of the Act dealing with disclosure of interest are set out in the footnote to clause 26.

Footnote: Regulation 34C of the Regulations and the City of Albany Code of Conduct dealing with disclosure of interest affecting impartiality are set out in the footnote to clause 27.

91.0 Meetings closed to the public

All meetings of committees not required to be opened to the public under the Act are to be closed to the public unless the Council decides otherwise.

92.0 Standing orders may apply to committee meetings

Unless otherwise provided in this local law, the provisions of this local law shall apply to meetings of committees, if so resolved by the committee.

93.0 Access to Standing Orders

A copy of Standing Orders is to be made available to all Committees of Council, including non-council members of those committees.

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PART 9 - MISCELLANEOUS

94.0 Representation on public bodies

When the Council is required to appoint or nominate a member/person to a public body, written notice of the vacancy or need for the appointment or nomination is to be given to all members and the Council is by resolution to determine the appointment or nomination.

95.0 Improper use of information

The improper use of information is dealt with in the Act.

Footnote: Section 5.93 of the Act provides:

Improper use of information (Act)

5.93

A person who is a council member, a committee member or an employee must not make improper use of any information acquired in the performance by the person of any of his or her functions under this Act or any other written law –

- (a) to gain directly or indirectly an advantage for the person or any other person; or
- (b) to cause detriment to the local government or any other person. Penalty: \$10 000 or imprisonment for 2 years.

96.0 Meetings of electors

The requirements for meetings of the electors are dealt with the Act and the Regulations.

Footnote: Sections 5.26 to 5.33 of the Act and regulations 15 to 18 of the Regulations provide:

Definition (Act)

5.26

In this Subdivision, "electors" includes ratepayers.

Electors' general meetings

5.27

- (1) A general meeting of the electors of a district is to be held once every financial year.
- (2) A general meeting is to be held on a day selected by the local government but not more than 56 days after the local government accepts the annual report for the previous financial year.
- (3) The matters to be discussed at general electors' meetings are to be those prescribed.

Electors' special meetings

5.28

- (1) A special meeting of the electors of a district is to be held on the request of not less than:
 - (a) 100 electors or 5% of the number of electors, whichever is the lesser number; or
 - (b) 1/3 of the number of council members.
- (2) The request is to specify the matters to be discussed at the meeting and the form or content of the request is to be in accordance with regulations.
- (3) The request is to be sent to the mayor or president.
- (4) A special meeting is to be held on a day selected by the mayor or president but not more than 35 days after the day on which he or she received the request.

Convening electors' meetings

5.29

- (1) The CEO is to convene an electors' meeting by giving:
 - (a) at least 14 days' local public notice; and
 - (b) each council member at least 14 days' notice, of the date, time, place and purpose of the meeting.
- (2) The local public notice referred to in subsection (1)(a) is to be treated as having commenced at the time of publication of the notice under section 1.7(1)(a) and is to continue by way of exhibition under section 1.7(1)(b) and (c) until the meeting has been held.

Who presides at electors' meetings

5.30

- (1) The mayor or president is to preside at electors' meetings.
- (2) If the circumstances mentioned in section 5.34(a) or (b) apply the deputy mayor or deputy president may preside at an electors' meeting in accordance with that section.
- (3) If the circumstances mentioned in section 5.34(a) or (b) apply and;
 - (a) the office of deputy mayor or deputy president is vacant; or
 - (b) the deputy mayor or deputy president is not available or is unable or unwilling to perform the functions of mayor or president, then the electors present are to choose one of the councillors present to preside at the meeting but if there is no councillor present, able and willing to preside, then the electors present are to choose one of themselves to preside.

Procedure for electors' meetings

5.31 The procedure to be followed at, and in respect of, electors' meetings and the methods of voting at electors' meetings are to be in accordance with regulations.

Minutes of electors' meetings

5.32 The CEO is to:

- (a) cause minutes of the proceedings at an electors' meeting to be kept and preserved; and
- (b) ensure that copies of the minutes are made available for inspection by members of the public before the council meeting at which decisions made at the electors' meeting are first considered.

Decisions made at electors' meetings

5.33

(1) All decisions made at an electors' meeting are to be considered at the next ordinary council meeting or, if that is not practicable:

(a) at the first ordinary council meeting after that meeting; or

(b) at a *special* meeting called for that purpose, whichever happens first.

(2) If at a meeting of the council a local government makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to be recorded in the minutes of the council meeting.

Matters for discussion at general electors meetings (Admin. Reg.)

15.

For the purposes of section 5.27(3), the matters to be discussed at a general electors' meeting are, firstly, the contents of the annual report for the previous financial year and then any other general business.

Requests for electors' special meetings

16. A request for a special meeting of the electors of a district is to be in the form of Form 1.

Voting at electors' meetings

17.

(1) Each elector who is present at a general or special meeting of electors is entitled to one vote on each matter to be decided at the meeting but does not have to vote.

(2) All decisions at a general or special meeting of electors are to be made by a simple majority of votes.

(3) Voting at a general or special meeting of electors is to be conducted so that no voter's vote is secret.

Procedures at electors' meetings

18. Subject to regulations 15 and 17, the procedure to be followed at a general or special meeting of electors is to be determined by the person presiding at the meeting.

97.0 Cases not provided for in the standing orders

Where there is no provision or insufficient provision is made in this local law, the presiding person shall determine the procedure to be observed.

Footnote: Section 3.7 of the Act provides:

Inconsistency with written laws (Act)

3.7

A local law made under this Act is inoperative to the extent that it is inconsistent with this Act or any other written law.

98.0 Enforcement

The right to prosecute for any offence committed under this local law is dealt with in the Act.

Footnote: Section 9.24 of the Act provides:

Commencing prosecutions (Act)

9.24

(1) A prosecution for an offence against this Act may be commenced by –

- (a) the Departmental CEO or a person authorised by the Departmental CEO to do so;
- (b) a person who is acting in the course of his or her duties as an employee of a local government or a regional local government; or
- (c) a person who is authorised to do so by a local government or a regional local government.

(2) A prosecution for an offence against a local law may be commenced by –

- (a) a person who is acting in the course of his or her duties as an employee of the local government or regional local government that made the local law; or
- (b) a person who is authorised to do so by the local government or regional local government that made the local law.

99.0 Suspension of Standing Orders

1. The Council or a committee may decide, by simple majority vote, to suspend temporarily one or more of the Standing Orders.
2. The mover of a motion to suspend temporarily any one or more of the Standing Orders is to state the clause or clauses to be suspended, and the purpose of the suspension.

DATED this day of XXXXXXXX 2008

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

His Worship the Mayor
Milton Evans

Chief Executive Officer
Andrew Hammond

General Comments:

DRAFT



MINUTES

ALBANY TOURISM MARKETING ADVISORY COMMITTEE

Held at 12.00pm on Tuesday 26 August 2008 at the City of Albany
North Road Office, Civic Area

1. RECORD OF ATTENDANCE

PRESENT

Committee Members

Cr Chris Morris (Chairman)
Cr Gordon Kidman
Ms Gaynor Clarke
Mr Simon Shuttleworth

Staff

Ms Krysta Guille – Tourism Development Officer
Ms Michelle Dayman – Tourism Projects Officer

APOLOGIES

Cr John Walker
Mr Jon Berry

2. DECLARATION OF OPENING

Chairperson Cr Chris Morris declared the meeting open at 12:05pm

3. CONFIRMATION OF PREVIOUS MINUTES

**MOVED G CLARKE
SECONDED G KIDMAN**

THAT the minutes of the Albany Tourism Marketing Advisory Committee meeting held on 10th June 2008 be confirmed as a true and accurate record of the meeting.

CARRIED 4-0

4. MATTERS ARISING FROM PREVIOUS MINUTES

The Tourism Development Officer provided an overview of the following:

- **300 Number for Visitors Centre.**

The Cost of establishing a 1300 number for the visitors centre has been the subject of preliminary research.

- Note: If a single 1300 number is obtained, there would be an issue with the volume of calls that are be transferred through to the bookings department at a cost to the City of Albany.
- The committee agreed that this would not be a cost effective measure and would pursue other market research options.

- **Review of Amazing Albany Campaign.** The Tourism Development Officer suggested that now might be the time to compare the four years of the amazingalbany campaign to the previous 4 years to assess the visitation growth since the new branding was introduced.

The Committee resolved that this matter should not be progressed until the new committee members are on board when we can decide on which feedback method to utilise.

The Committee agreed that this would be the target of the next amazingalbany tourism forum to provide an opportunity to have a facilitated workshop with local operators and gather feedback and statistics.

***Action Point:** Michelle Dayman/Krysta Guille to organise a Tourism Forum-Workshop Day on the last Thursday of November. Approach Tourism WA as a partnership for the event.*

- **Telephone Survey Trial.**

The Committee was provided an update by the Tourism Development Officer. A telephone survey trial has been conducted at the visitor's centre where staff closes off calls to the visitors centre with a brief question querying what prompted the caller to phone the Albany Visitors Centre. The survey results of this will be tallied.

The committee noted that Staff has raised concerns that applying the question to each call is affecting the customer service standard of the visitors centre.

The Committee noted that survey options are likely to cost the visitors centre and an allowance would need to be included in the visitors centre budget.

- **Collection of Tourism Statistics.**

The Tourism Development Officer recommended to the Committee that the Tourism Committee could approach local operators to provide us with their visitor statistics to provide and insight as to the success of the campaign.

- **Farmers Market**

The Chair, Councillor Morris, advised the committee that the coordinator of the Albany Farmers Market has been approached in regards to moving the farmers market to the “grassy knoll” site on York Street and are extremely keen on the idea.

The Farmers Market coordinator will now be encouraged to approach council with a formal request to move the markets to the site.

5. DISCLOSURE OF FINANCIAL INTEREST

Nil

6. BUSINESS ITEMS

5.1 Appointment of Members to the Albany Tourism Marketing Advisory Committee (ATMAC)

The ATMAC committee recommends:

- i) **COUNCIL APPROVE** the increase of committee industry membership from four to five representatives.
- ii) **COUNCIL APPOINTS** the following nominees to the Albany Tourism Marketing Advisory Committee:
 - (1) Pam Lincoln – Oranje Tractor Wines
 - (2) Annette Davis – Arts & Heritage Consultant
 - (3) Graham Harvey – Albany Chamber of Commerce and Industry

Reason:

The above nominees were chosen as they represent a broad cross section from the tourism industry.

While each of the applications received were of a high standard, it was decided after reviewing each application that the three names as listed above would be the best suited to join the committee.

They each have demonstrated experience within tourism marketing, have shown dedication to the tourism industry within the region, and would be highly desirable additions to the committee based on the content of their applications regarding the attributes they can bring to the group.

**MOVED COUNCILLOR MORRIS
SECONDED COUNCILLOR KIDMAN**

The ATMAC committee recommends:

- i) **COUNCIL APPROVE** the increase of committee industry membership from four to five representatives.
- ii) **COUNCIL APPOINTS** the following nominees to the Albany Tourism Marketing Advisory Committee:
 - (1) Pam Lincoln – Oranje Tractor Wines
 - (2) Annette Davis – Arts & Heritage Consultant
 - (3) Graham Harvey – Albany Chamber of Commerce and Industry

MOTION CARRIED 4-0

Item 5.1 continued

Action Point: *Krysta/Michelle to coordinate the organisation of the planning day once the new members are elected by council.*

7. OTHER BUSINESS

Nil

8. NEXT MEETING

Tuesday 23rd September 2008 (12noon to1.00pm)

9. MEETING CLOSE

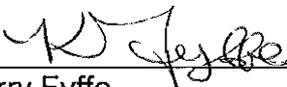
The Chair, Cr Morris, declared the meeting closed at 1:17pm

CITY OF ALBANY

REPORT

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

1. In August 2008, eighty one (81) building licences were issued for building activity worth \$8,760,748.00. This included two (2) demolition licences and five (5) sign licences. There was one (1) building application for a three story dwelling for \$1,550,000.00. (BL 280708).
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 August 2008, the second month of activity in the City of Albany for the financial year 2008/2009.



Kerry Fyffe
Administration Officer – Building

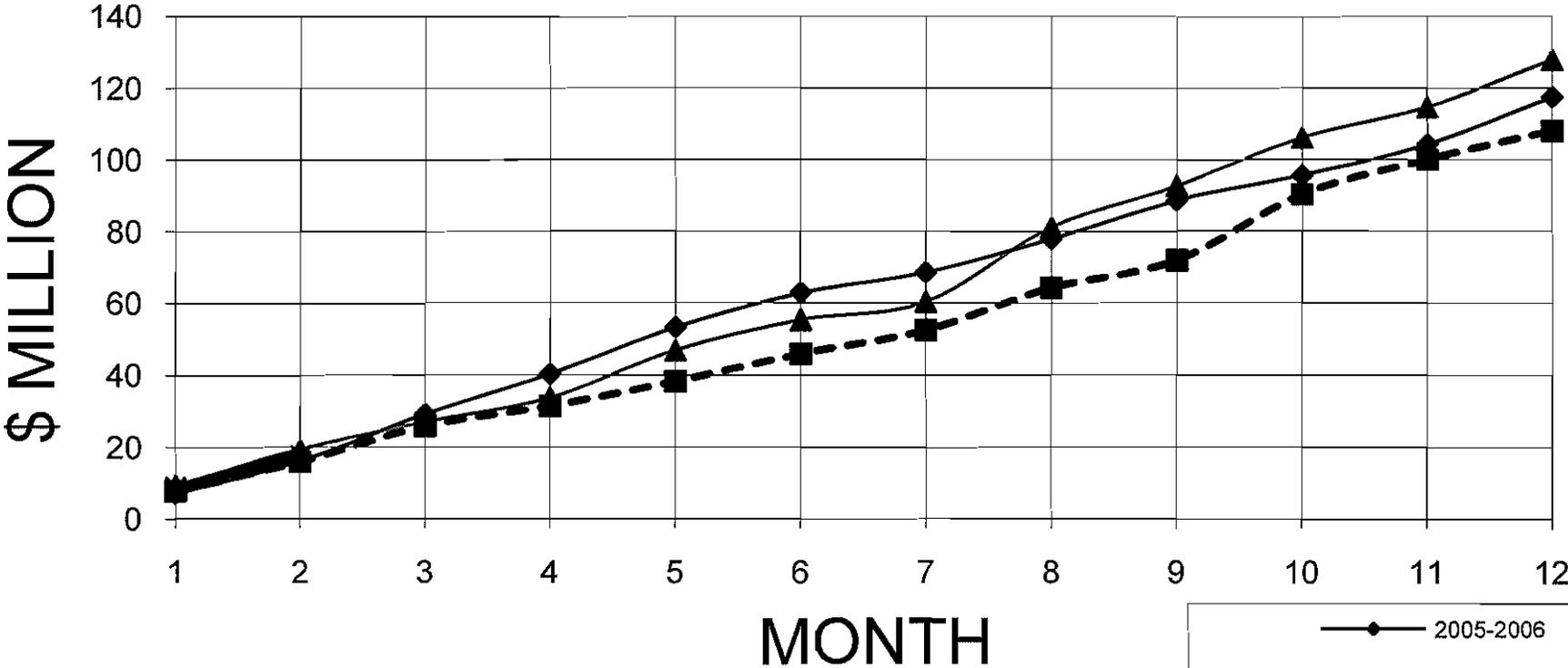
CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2008-2009

2008/2009	SINGLE DWELLING		GROUP DWELLING		Total	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	14	3,754,653	3	741,775	17	14	199,139	28	643,957	0	0	2	2,450,000	1	200,000	7	900,133	8,889,657
AUGUST	18	6,219,416	5	829,556	23	15	202,083	30	1,114,679	0	0	1	113,025	1	7,000	12	274,989	8,760,748
SEPTEMBER					0													0
OCTOBER					0													0
NOVEMBER					0													0
DECEMBER					0													0
2009																		
JANUARY					0													0
FEBRUARY					0													0
MARCH					0													0
APRIL					0													0
MAY					0													0
JUNE					0													0
TOTALS TO DATE	32	9,974,069	8	1,571,331	40	29	401,222	58	1,758,636	0	0	3	2,563,025	2	207,000	19	1,175,122	17,650,405

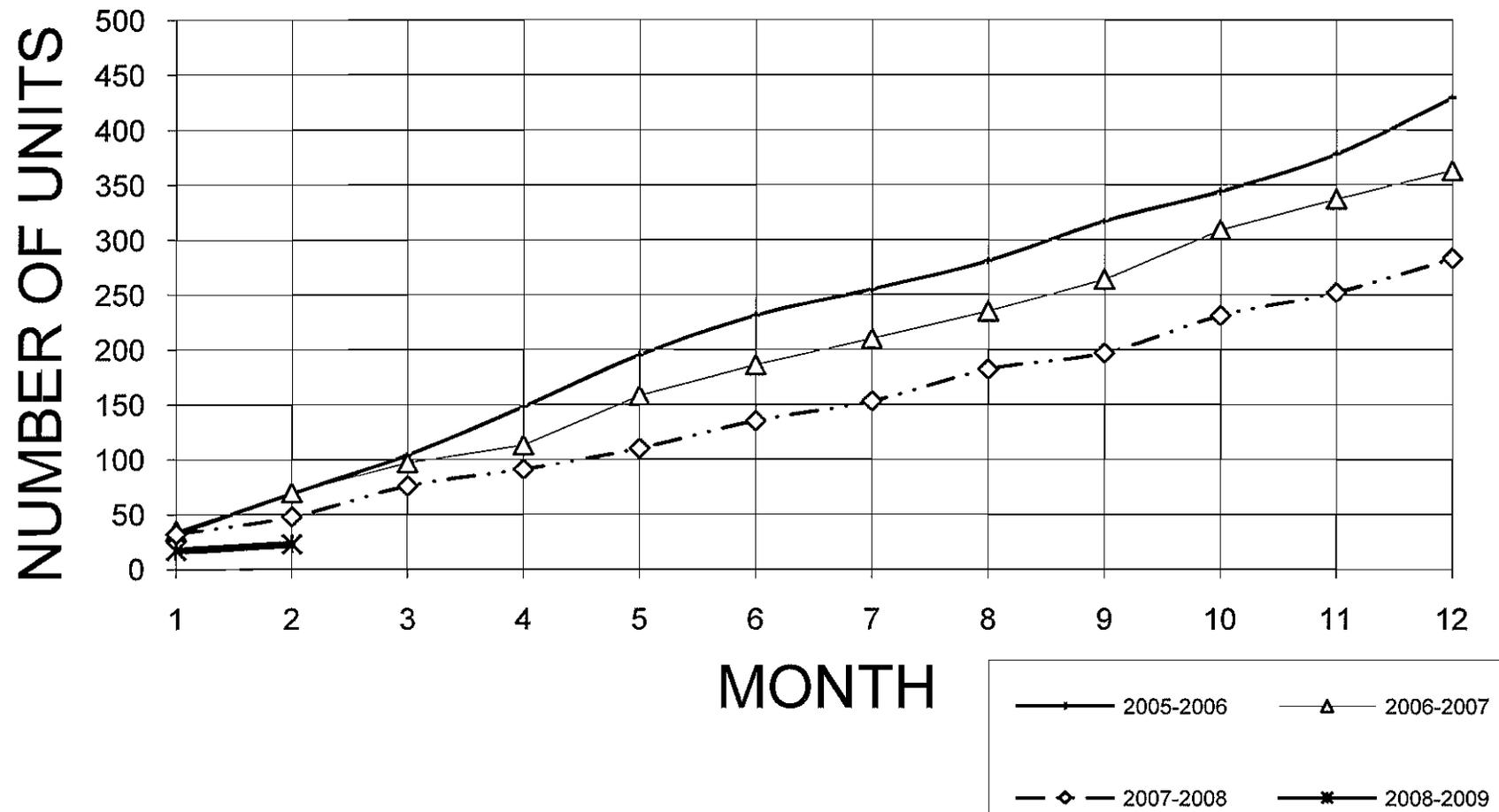
BUILDING ACTIVITY

\$M Value



- ◆— 2005-2006
- ▲— 2006-2007
- -■- - 2007-2008
- ×— 2008-2009

DWELLING UNITS



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for August 2008

Application Number	Builder	Owner	Description of Application	Street#	Property Description	Street Address	Suburb
280556	WA COUNTRY BUILDERS PTY LTD	J A G & K M LOWN	DWELLING GARAGE AND VERANDAH	208	Location ATL 257 Lot 112	GREY STREET	ALBANY
280560	AUTINGO PTY LTD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RENOVATION OF HEAVEN NIGHT CLUB	146-152	Location ALB TOWN Lot 31	STIRLING TERRACE	ALBANY
280660	JOHN BOCCAMAZZO	D N & L ROBINSON	DWELLING - 3 STOREY RETAINING WALL AND FENCE	61B	Location ATL 219 Lot 201	VANCOUVER STREET	ALBANY
280669	OWNER BUILDER	MS H D JOYCE	DWELLING ALTERATIONS AND DECK	21	Location AT343 Lot 7	ROWLEY STREET	ALBANY
280708	WARREN BENNETT HOMES PTY LTD	GEOFFREY RILEY PTY LTD	DWELLING GARAGE COURTYARD AND VERANDAH	5	Location AT445 Lot 12	GREY STREET	ALBANY
280713	PW NORMAN	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	CONVERSION OF DECK TO ENCLOSED NON HABITABLE ROOM AND RE-ROOF	25	Location ASL 131 Lot 252	SERPENTINE ROAD	ALBANY
280752	TURPS STEEL FABRICATIONS	MR J A SCOTT	SHED	17	Location AT175 Lot 6	PARADE STREET	ALBANY
280762	OWNER BUILDER	MRS C F FOGGIN	SHED & RETAINING WALL	21-23	Location ATL 143 Lot 303	GREY STREET	ALBANY
280638	WA COUNTRY BUILDERS PTY LTD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	FLAG POLE	21	Location 4790 Lot 690	FLYNN WAY	BAYONET HEAD
280686	SCOTT PARK HOMES PTY LTD	SCOTT PARK HOMES GREAT SOUTHERN	SIGN AND FLAG POLES X 2	19	Location 4790 Lot 691	FLYNN WAY	BAYONET HEAD
280722	KOSTERS STEEL CONSTRUCTIONS PTY LTD	MR A S RADFORD	SHED	26	Location 285 Lot 903	ANCHORAGE VISTA	BAYONET HEAD
280803	GC EVANS	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING ADDITION GARAGE & ALFRESCO	112	Location 280 Lot 291	BAYONET HEAD ROAD	BAYONET HEAD

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280664	PROJECT MANAGEMENT AUSTRALIA PTY LTD	COCKLES PTY LTD	DEMOLITION OF INTERNAL WALLS TO SHOPPING CENTRE	302-324	Location ASL 65/66 Lot 200	MIDDLETON ROAD	CENTENNIAL PARK
280678	NEVILLE GIBBONS	COCKLES PTY LTD	FASCIA SIGN SHOP 18 DOG ROCK SHOPPING CENTRE	302-324	Location ASL 65/66 Lot 200	MIDDLETON ROAD	CENTENNIAL PARK
280737	KENT CORPORATION PTY LTD	KNIGHTS PARKS & PROPERTIES PTY LTD	PARK HOME - SITE 41	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280738	KENT CORPORATION PTY LTD	KNIGHTS PARKS & PROPERTIES PTY LTD	PARK HOME - SITE 34	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280753	EYERITE SIGNS	B E & S F CRITCHISON	PYLON SIGN	12	Location SL45 Lot 23	ALEXANDER ROAD	CENTENNIAL PARK
280565	CREATION HOMES	R N & A E CHARLES	DWELLING ADDITIONS AND ALTERATIONS	48	Location 43 Lot 154	ECLIPSE DRIVE	COLLINGWOOD HEIGHTS
280785	OUTDOOR WORLD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	SHED	51	Location 529 Lot 7	TREBOR ROAD	CUTHBERT
280733	OWNER BUILDER	MR G P DIJKSTRA	GARAGES AND RETAINING WALLS	1264	Location ELLEKER Lot 6	LOWER DENMARK ROAD	ELLEKER
280734	OUTDOOR WORLD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	47691	Location GLEDHOW 21 Lot 2	SOUTH COAST HIGHWAY	GLEDHOW
280721	KOSTERS STEEL CONSTRUCTIONS PTY LTD	MR M C HIRST	SHED	3	Location 566 Lot 153	MANYAT PLACE	KING RIVER
280727	OWNER BUILDER	K R ELLIOTT & J I ANDERSON	CONVERT CLASS 10A TO CLASS 1A	Lot 125	Location 2308 Lot 125	HART VIEW	KING RIVER
280612	OUTDOOR WORLD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	SHED	106	Location 24 Lot 100	SYMERS STREET	LITTLE GROVE
280709	K & T CASTLEHOW BUILDERS	A & B A BROWN	DWELLING ADDITIONS AND ALTERATIONS	3	Location 103 Lot 114	HENRY STREET	LITTLE GROVE
280735	OUTDOOR WORLD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	170	Location 24 Lot 19	BAY VIEW DRIVE	LITTLE GROVE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280743	WREN (WA) PTY LTD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING GARAGE VERANDAH & PATIO	106	Location 24 Lot 38	O'CONNELL STREET	LITTLE GROVE
280754	OUTDOOR WORLD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO EXTENSION	1	Location 103 Lot 300	WILLIAM STREET	LITTLE GROVE
280800	OWNER BUILDER	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	SHED	154	Location 24 Lot 59	BAY VIEW DRIVE	LITTLE GROVE
280801	OUTDOOR WORLD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	15	Location 24 Lot 8	JEFFCOTT STREET	LITTLE GROVE
280724	KOSTERS STEEL CONSTRUCTIONS PTY LTD	J A BALL	GARAGE	4	Location 123 Lot 160	BANKS STREET	LOCKYER
280736	OUTDOOR WORLD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	CARPORT AND SHED	25	Location 228 Lot 314	HUMPHREYS STREET	LOCKYER
280783	KOSTERS STEEL CONSTRUCTION PTY LTD	HOUSING AUTHORITY	CARPORT	3	Location 228 Lot 331	UGLOW STREET	LOCKYER
280576	METROOF ALBANY	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	SHED	21	Location 520 Lot 19	RIVERVALE CHASE	LOWER KING
280620	T & W BRADE	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING ADDITION	528	Location 520 Lot 72	LOWER KING ROAD	LOWER KING
280630	RODERICK & LUCILLE CULLAM	MS L Z CULLAM	DWELLING ADDITION AND DECK	17	Location 50 Lot 57	SHELL BAY ROAD	LOWER KING
280643	WISHART HOMES PTY LTD	D DENNIS	DWELLING GARAGE & VERANDAH	Lot 6	Location 520 Lot 6	HILLVIEW RISE	LOWER KING
280645	TURPS STEEL FABRICATIONS	R W & G HIAM	SHED	20	Location 1077 Lot 98	MILNE CLOSE	LOWER KING
280695	KOSTERS STEEL CONSTRUCTION PTY LTD	MRS P J WATERS	CURVED ROOF PATIO	274	Location 50 Lot 33	BON ACCORD ROAD	LOWER KING
280746	K & E NIELSEN	B ASGRIMSSON & D H MILLER	DWELLING ALTERATIONS	50	Location 28 Lot 61	MORILLA ROAD	LOWER KING

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280764	OWNER BUILDER	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	CARPORT	531	Location 520 Lot 37	LOWER KING ROAD	LOWER KING
280774	PULS PATIOS	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	77	Location 50 Lot 54	BUSHBY ROAD	LOWER KING
280755	OWNER BUILDER	M S GOMM & P J LINCOLN	STAIRWAY & LOFT TO EXISTING BUILDING	198	Location 5118 Lot 65	LINK ROAD	MARBELUP
280564	M D CROSBY	M D & N M CROSBY	DWELLING GARAGE AND ALFRESCO	17	Location 492 Lot 171	MOON PARADE	MCKAIL
280607	MICHAEL AND ANGELA CLEMENTS	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING GARAGE VERANDAH AND SWIMMING POOL	36	Location 377 Lot 91	GLADVILLE ROAD	MCKAIL
280649	RYDE BUILDING COMPANY PTY LTD	K L & S W BALDWIN	DWELLING GARAGE ALFRESCO & PORCH	16	Location 492 Lot 34	SCORPIO DRIVE	MCKAIL
280704	WA COUNTRY BUILDERS PTY LTD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GROUPED DWELLING X 2	96	Location 399 Lot 461	GREGORY DRIVE	MCKAIL
280723	KOSTERS STEEL CONSTRUCTIONS PTY LTD	MRS J R HETHERINGTON	PATIO	7	Location 399 Lot 740	HOGARTH ROAD	MCKAIL
280728	OWNER BUILDER	S VANDER SCHAAF & T KOSTER	PATIO	29	Location 492 Lot 149	CENTAURUS TERRACE	MCKAIL
280742	M & J WAUTERS NOMINEES PTY LTD	J P & E M WAUTERS	DWELLING AND GARAGE	51	Location 492 Lot 290	ORION AVENUE	MCKAIL
280751	RYDE BUILDING COMPANY PTY LTD	M R EATON & R B WIELSTRA	DWELLING GARAGE & VERANDAH	1	Location 492 Lot 163	MOON PARADE	MCKAIL
280641	IRONMONGER BUILDING COMPANY	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAINING WALLS AND DECKS	48	Location ASL A05 Lot 58	WYLIE CRESCENT	MIDDLETON BEACH
280732	D & A HOLLAND	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING ADDITION	73	Location SA06 Lot 82	ADELAIDE CRESCENT	MIDDLETON BEACH
280789	OWNER BUILDER	D M & J L BYATT	FRONT FENCE	12	Location ASL A14 Lot 883	MIDDLETON ROAD	MIDDLETON BEACH

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280600	GC EVANS	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING ALFRESCO AND VERANDAH	7	Location 208/510 Lot 7	OLD MILLBROOK ROAD	MILLBROOK
280749	PROJECT MANAGEMENT AUSTRALIA PTY LTD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DEMOLITION OF WAREHOUSE	189	Lot 868	CHESTER PASS ROAD	MILPARA
280766	PULS PATIOS	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO FOR SITE 87	550	Location 418 Lot 4	ALBANY HIGHWAY	MILPARA
280469	OUTDOOR WORLD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	RETAINING WALL	31-33	Location PL44 Lot 135	BEAUCHAMP STREET	MIRA MAR
280696	KOSTERS STEEL CONSTRUCTION PTY LTD	W H & S L SHAKESPEARE	CURVED ROOF PATIO	16	Location SB 06 Lot 808	SHORTS PLACE	MIRA MAR
280169	MAX CLAYTON	M E & M R CLAYTON	DWELLING ADDITIONS; SECOND STOREY WITH BALCONY	163	Location SL142 Lot 25	HARE STREET	MT CLARENCE
280730	CHESTERS CONSTRUCTIONS	R C & D A MATHERSON	SHED	22-24	Location ASL 133 Lot 31	HAY STREET	MT CLARENCE
280692	GRANDEUR HOMES (WA) PTY LTD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GROUPED DWELLING X 3	9	Location PL384 Lot 146	TURNER STREET	ORANA
280716	SHANE HALLETT	S T & S J HALLETT	FENCE	42	Location 231 Lot 139	KATOOMBA STREET	ORANA
280767	PULS PATIOS	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	56A	Location 229 Lot 2	MCKAIL STREET	ORANA
280001	RH ESKETT	MAKO HOLDINGS PTY LTD	WAREHOUSE/WORKSHOP	17	Location GLEDHOW Lot 143	STIRLING STREET	ROBINSON
280442	R & E SCHLAGER	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING GARAGE AND VERANDAH	Lot 303	Location 33 Lot 303	ROWNEY ROAD	ROBINSON
280714	OWNER BUILDER	M & R C SAUNDERS	PATIO	413	Location 33 Lot 11	ROBINSON ROAD	ROBINSON
280761	OUTDOOR WORLD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	SHED	27	Location 33 Lot 50	HARDING ROAD	ROBINSON

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280570	J HARMUT & RJ JENKE	H & R J JENKE	DWELLING ADDITIONS AND ALTERATIONS	11	Location 43 Lot: 22	TOMLINSON CRESCENT	SPENCER PARK
280698	AIKEN PTY LTD	CHARDENO DEVELOPMENTS PTY LTD	FRONT FENCE TO UNIT 1 AND 2	18	Location 42 Lot: 18	ULSTER ROAD	SPENCER PARK
280741	OWNER BUILDER	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	PATIO	18-44	Location PL43 Lot: 510	DIPROSE CRESCENT	SPENCER PARK
280703	LINDSAY BLACK	CAMP KENNEDY BAPTIST YOUTH CAMP	SHEDS RELOCATED	359	Location 22998	PERKINS BEACH ROAD	TORBAY
280726	OWNER BUILDER	T E & C H BRYAN	SHED	12	Location 4419 Lot: 181	WILLIS REST	WARRENUP
280675	P. COLMER	P A & S A COLMER	PATIO	Lot 302	Location 441 Lot: 302	WILLOW PLACE	WILLYUNG
280717	FORMATION HOMES PTY LTD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING GARAGE AND VERANDAH	42	Location 439 Lot: 219	RIVERWOOD ROAD	WILLYUNG
280614	RYDE BUILDING COMPANY PTY LTD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING GARAGE AND VERANDAH	25	Location 7426 Lot: 118	ARDEANA CRESCENT	YAKAMIA
280640	J & TW DEKKER PTY LTD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	DWELLING GARAGE & VERANDAH	Lot 150	Location 356 Lot: 150	HAYWOOD CRESCENT	YAKAMIA
280670	SCOTT PARK HOMES PTY LTD	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	SIGN X 2 FLAG POLES & PYLON SIGN	15	Location 243 Lot: 652	CALLISTEMON VIEW	YAKAMIA
280684	PULS PATIOS	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	GARAGE EXTENSION	7	Location 177 Lot: 2	MINERVA STREET	YAKAMIA
280725	KOSTERS STEEL CONSTRUCTIONS PTY LTD	MR R A ABBOTT	SHED	13	Location 243 Lot: 675	TEATREE WAY	YAKAMIA
271218	OWNER BUILDER	OWNER'S NAME & ADDRESS NOT SHOWN AT THEIR REQUEST	UNAPPROVED STRUCTURE DWELLING	81	Location 2546	WOLFES PUMP ROAD	YOUNGS SIDING

CITY OF ALBANY

REPORT

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

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of August 2008.
2. Within the period there was a total of twenty nine (29) decisions made on active Planning Scheme Consents ;
 - Twenty eight x (28) Planning Scheme Consents approved under delegated authority;
 - One (1) Cancelled



Gayle Sargeant
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for August 2008

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
285138	23/05/2008	Howard & Heaver Architects	Cliff St	Albany	Single House - Residential Design Code Relaxation - overheight side setback and privacy	Delegate Approved	11/08/2008	Ian Humphrey
285133	21/05/2008	M & R Ponsford	Serpentine Rd	Albany	Bed & Breakfast Accommodation	Delegate Approved	14/08/2008	Ian Humphrey
285196	15/07/2008	Autingo Pty Ltd	Stirling Tce	Albany	Night Club - Internal Alterations & Additions	Delegate Approved	14/08/2008	Jess Anderson
285225	1/08/2008	Powerhouse Architectural	Malcolm St	Albany	Single House (Additions) - design code relaxation - front setback	Delegate Approved	29/08/2008	Jess Anderson
285152	9/06/2008	Concept Building Design	The Outlook	Bayonet Head	Single House - Design Codes Relaxation - Side Setback Relaxation/Overlooking	Delegate Approved	14/08/2008	Ian Humphrey
285209	24/07/2008	WA Country Builders	Flynn Way	Bayonet Head	Display Home Sign (1 x flagpole)	Delegate Approved	1/08/2008	Taylor Gunn
285112	23/04/2008	City of Albany	Wellington Rd	Centennial Park	Development - filling of more than 600mm	Delegate Approved	11/08/2008	Ian Humphrey
285215	28/07/2008	Crusti P/L	Cockburn Rd	Centennial Park	Service Industry (Bakery/Wholesale/Retail)	Delegate Approved	14/08/2008	Jess Anderson
285183	4/07/2008	Timbercorp	Albany Hwy	Drome	Silviculture	Delegate Approved	22/08/2008	Ian Humphrey
285191	10/07/2008	L Blagrove	Down Rd	Drome	General Industry - Stock Feed Depot (Silos & Storage Shed)	Delegate Approved	19/08/2008	Jess Anderson
285184	4/07/2008	Timbercorp	Dempster Rd	Kalgan	Silviculture	Delegate Approved	22/08/2008	Taylor Gunn
285211	25/07/2008	M Hirst	Manyat Place	King River	Single House & Outbuilding- boundary setback relaxation	Delegate Approved	11/08/2008	Jess Anderson
285194	14/07/2008	WA Country Builders	Forest Court	Kronkup	Single House (Overheight)	Cancelled	5/08/2008	Taylor Gunn
285178	2/07/2008	M Shuttleworth	Chester Pass Rd	Lange	Use Not Listed - Car Wash (automated self serve & dog wash facilities)	Delegate Approved	19/08/2008	Jess Anderson
285158	16/06/2008	C Cowcher	Symers St	Little Grove	Ancillary Accommodation (attached to rear of existing dwelling)	Delegate Approved	7/08/2008	Ian Humphrey
285176	1/07/2008	G Merrick	Humphreys St	Lockyer	Family Day Care	Delegate Approved	11/08/2008	Jess Anderson
285220	29/07/2008	D Dennis	Hillview Rise	Lower King	Single House - Side Setback Relaxation (southern boundary)	Delegate Approved	14/08/2008	Taylor Gunn

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
285223	31/07/2008	Turps Steel Fabrications	Milne Close	Lower King	Single House - Outbuilding (oversize)	Delegate Approved	12/08/2008	Jess Anderson
285224	31/07/2008	WA Country Builders	Rivervale Chase	Lower King	Single House (Adjust boundaries of building envelope)	Delegate Approved	19/08/2008	Jess Anderson
285219	29/07/2008	G Evans	Old Millbrook Rd	Millbrook	Single House (existing dwelling to be demolished on completion of new dwelling)	Delegate Approved	28/08/2008	Taylor Gunn
285161	17/06/2008	P Naderi	Beauchamp St	Mira Mar	Grouped Dwelling (x3)	Delegate Approved	11/08/2008	Ian Humphrey
285167	9/06/2008	City Of Albany	Moorialup Rd	Napier	Industry - Extractive (Gravel)	Delegate Approved	11/08/2008	Jess Anderson
285160	16/06/2008	Dykstra Planning	Carbine St	Orana	Grouped Dwelling (X8)	Delegate Approved	19/08/2008	Ian Humphrey
285165	18/06/2008	A Tutt	Lorenzo Way	Orana	Home Occupation (concrete & home maintenance) Storage of trailer & associated materials	Delegate Approved	14/08/2008	Ian Humphrey
285200	17/07/2008	Concept Building Design	Albany Hwy	Orana	Signs (x2) - Horizontal Illuminated Sign and Pylon Sign	Delegate Approved	11/08/2008	Jess Anderson
285212	28/07/2008	Signcraft Group	Locke St	Orana	Signs (1 x illuminated horizontal 1 x verandah fascia 1 x pylon)	Delegate Approved	29/08/2008	Jess Anderson
285213	28/07/2008	J Tresham	Gairdner Rd	Spencer Park	Cut & fill greater than 600ml - retaining wall (increase height of existing retaining wall by one block - 350mm)	Delegate Approved	22/08/2008	Taylor Gunn
285166	9/06/2008	City of Albany	Cochrane	Torbay	Industry - Extractive (Gravel & Rock)	Delegate Approved	11/08/2008	Jess Anderson
285206	22/07/2008	Scott Park Homes	Callistemon View	Yakamia	Display Home Signs (2 flag poles 1 pylon)	Delegate Approved	5/08/2008	Taylor Gunn



Doc No: City of Albany Records
File: ICR8063507
REL122
Date: 13 AUG 2008
Officer: EDCCS
Attach:

**YOUNG
HOUSE**

ALBANY YOUTH
SUPPORT ASSOCIATION INC

12 Young Street
ALBANY WA 6330
Telephone (08) 9842 2082
Fax (08) 9842 2382
Email
manager@younghouse.org.au

11 August 2008

Mr. Peter Madigan
Executive Director
Corporate & Community Services
City of Albany
PO Box 484
ALBANY WA 6331

Dear Peter

Re: Community Financial Assistance Program-Youth Crisis Services

It is with great pleasure that the Albany Youth Support Association (AYSA) recently received confirmation of the grant of \$10,000.00 from the City of Albany to assist with the further development and ongoing provision of the innovative **Open Access** Youth Art Studio-Stage 2.

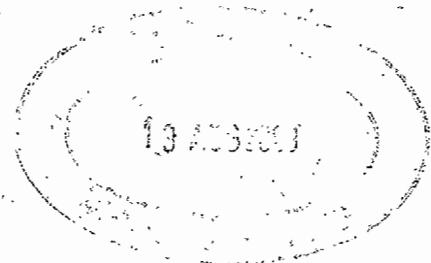
The generous support of Council, which it is recognised required the special approval of Council to increase the level of funding ultimately granted, is most gratefully recognised.

The ongoing partnership between the Albany Youth Support Association and Albany City Council facilitates the delivery of a range of services to marginalised and homeless youth in our city that would not otherwise be possible.

It would be appreciated if these sentiments, which reflect the thoughts of the AYSA Board, staff and most importantly, the young people with whom we work, be conveyed to all members of Council.

Yours Sincerely

David Thomson-Harry
Manager



Ref: 000208