

INFORMATION BULLETIN

ORDINARY COUNCIL MEETING

Tuesday 17th November 2009

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ITEM**PAGE No#**

NCSR099761 item: Rezoning of Lot 2 Gunn road, Drome from Rural to Special Rural

Parties: COA

Ref: OCM 16/10/17 - Item 11.3.47 and OCM 20/05/08 - Item 11.3.8

NCSR099875 item: Section 70a Notification and Restrictive Covenant - Albany Highway, Redmond

Parties: COA and J and J Hetherington

Ref: WAPC 139018

NCSR099876 item: Rezoning of lot 9002 Pony Club Road from Special Use to Special Residential

Parties: COA

Ref: OCM 21/04/09 - Item 11.3.2 and OCM 15/09/09 - Item 13.2.2

NCSR099895 item New Lease; Neurological Council of WA; Lotteries House

Parties: COA and Neurological Council of WA

Ref: OCM 16/06/09 - Item 12.11.2

4.0 STAFF MEMBERS**4.1 Disclosure to Engage in Private Works****4.2 Staff Movements***Appointments*

Nil.

Resignations

Sonya Smith – Corporate Governance Officer – Contract Expired

Wayne Male – Project Procurement Officer

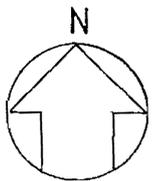
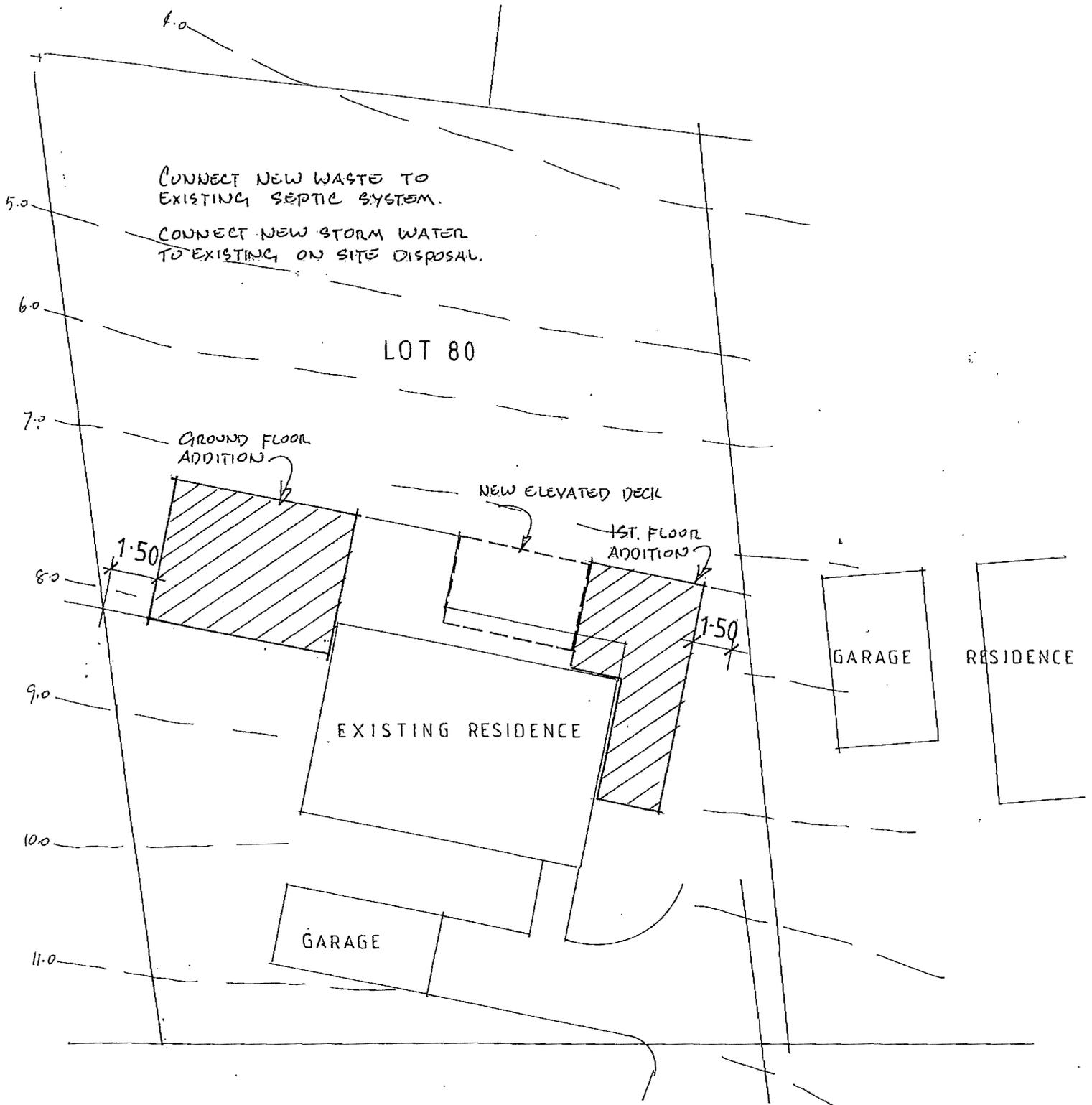
Andrew Buchanan – Project Liaison Officer

Enzo Manaera – Civil Construction Worker

Rod Russell – On line Services Officer – Library

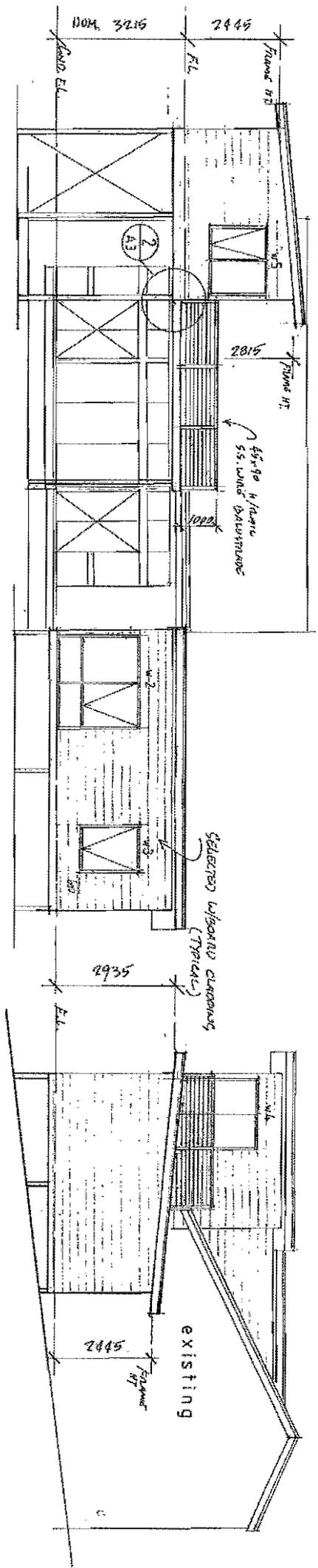
DEVELOPMENT SERVICES

Agenda Item Attachments



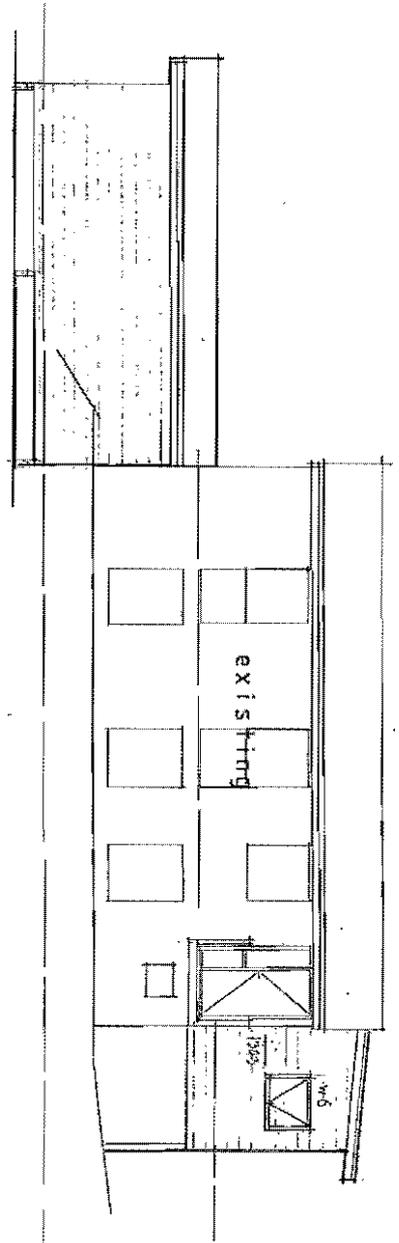
SITE PLAN

1:200

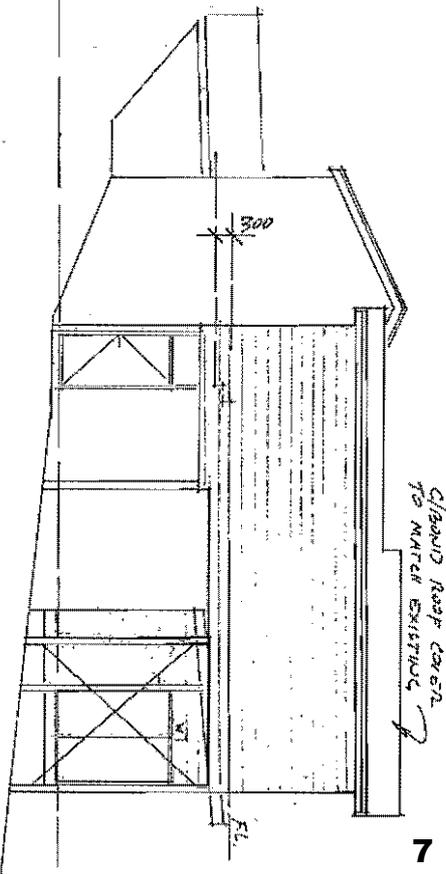


NORTH elevation
1 : 100

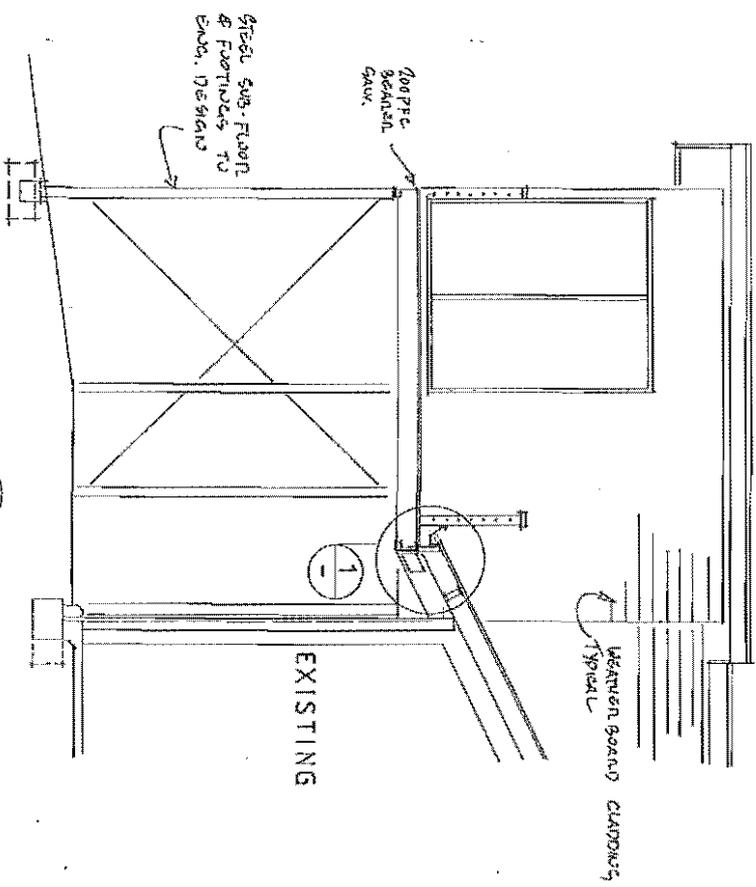
WEST elevation



SOUTH elevation



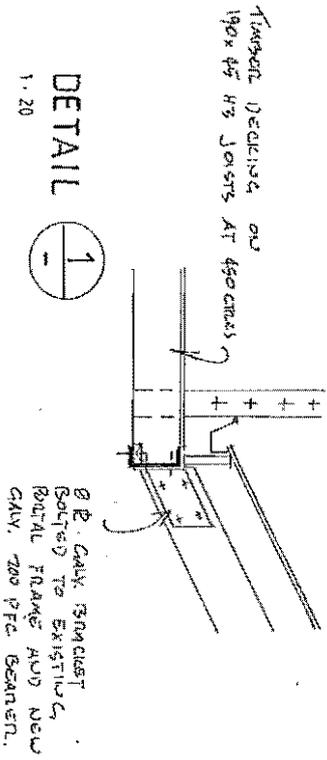
EAST elevation



SECTION B
1:50

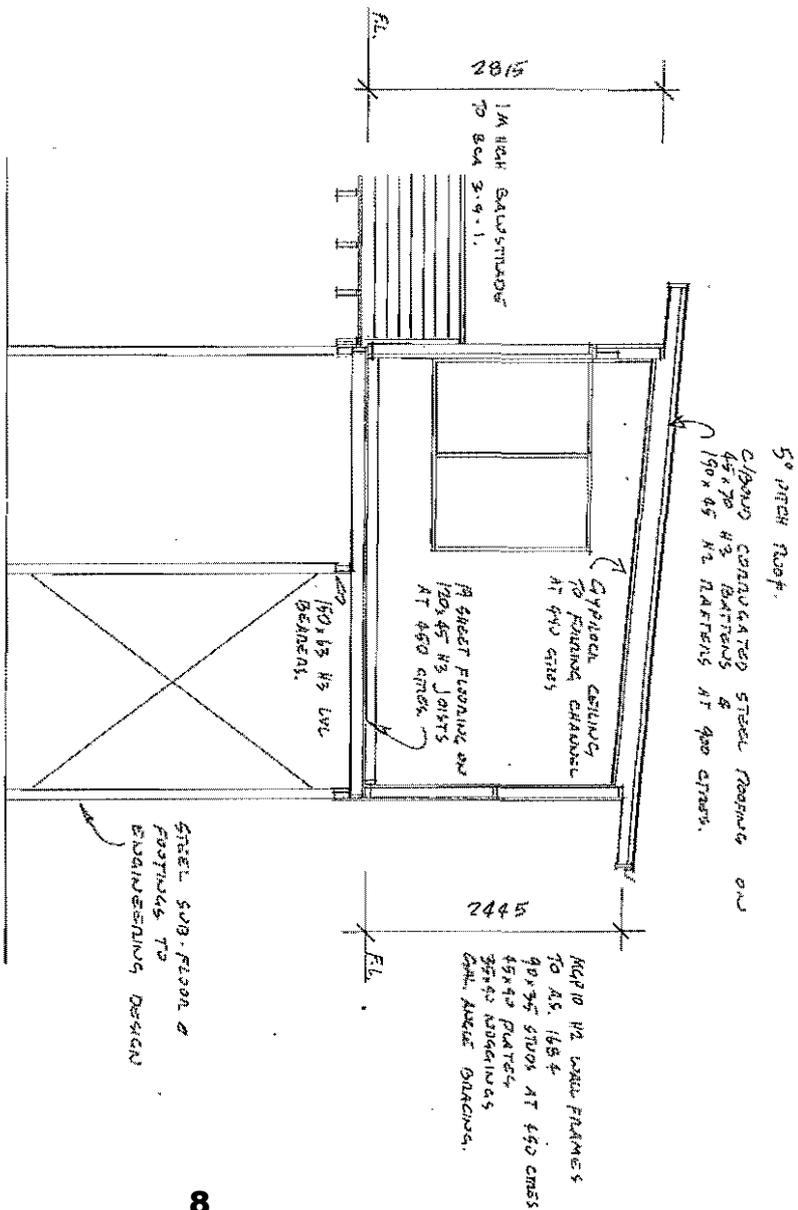
B
A1

EXISTING



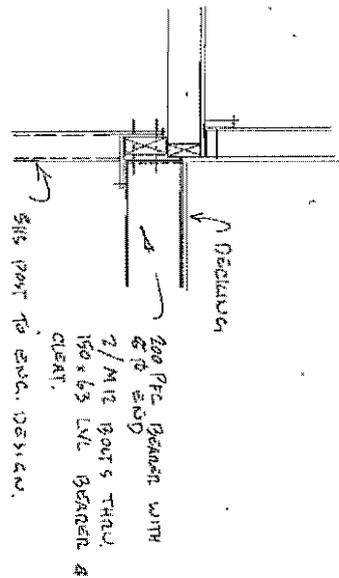
DETAIL 1
1:20

200 PFC BEAM
SOLTED TO EXISTING
RIGID FRAME AND NEW
CALV. 200 PFC BEAM.



SECTION A
1:50

A
A1



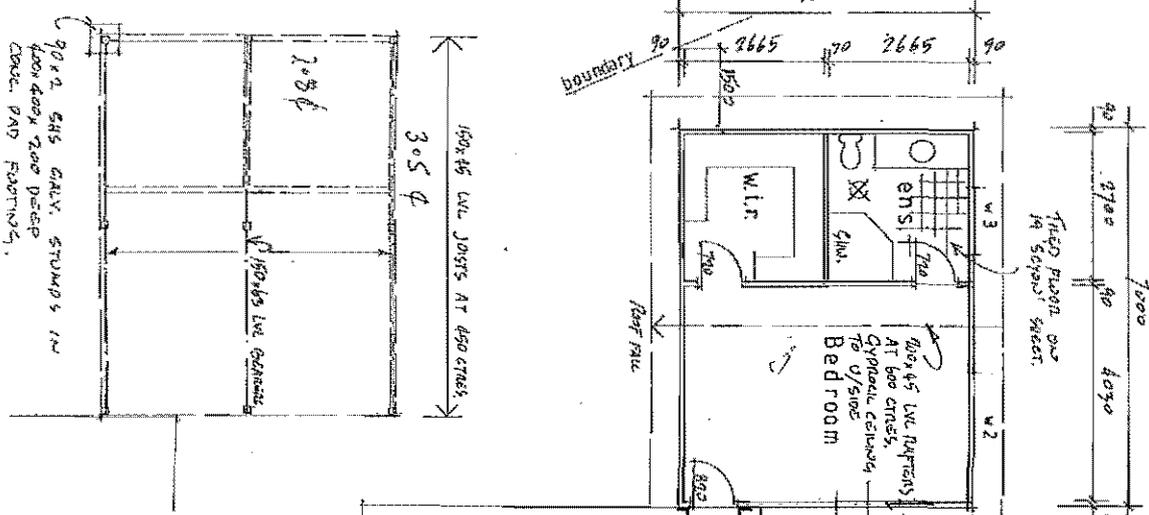
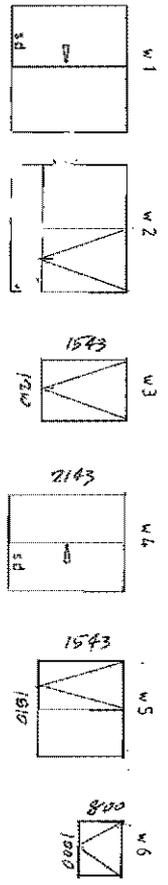
DETAIL 2
1:20

200 PFC BEAM WITH
2/112 BOLT THROUGH
150x63 LVL BEAM AND
CLEAR.

CLAZINA TO AS 1288

GLASS SIZES ALL WEATHER BOUNDARY PRODUCTS

| LANDNO | CODE | GLASS | U _v | S ₁₄ C |
|----------|------------|-----------|----------------|-------------------|
| W1 | CAE-001-04 | 6.38/0P | 4.3 | 0.42 |
| W2,3,5,6 | CAE-021-03 | 6.51/6A/6 | 4.1 | 0.44 |
| W4 | CAE-018-03 | 6.51/6A/6 | 5.4 | 0.52 |



GROUND FLOOR PLAN

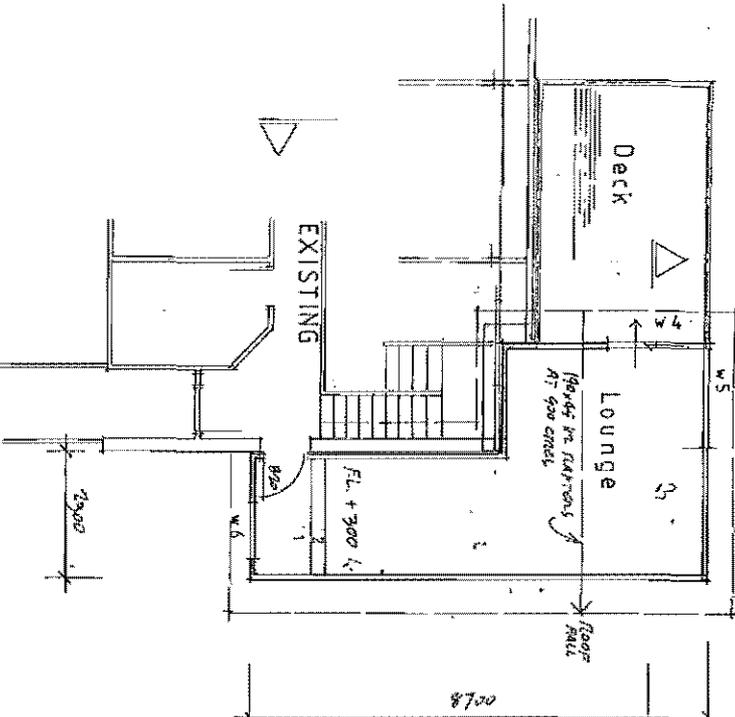
1:100

Area of ADDITIONS
 HABITABLE 66.62 m²
 DECK 18.50 m²
 TOTAL 85.12 m²

INSULATION TO B.C.A. PART 3-12
 ROOF - 50 MM AUSTICOL + 2.5 BATTs
 WALLS - R20 + 2.5 BATTs
 FLOOR - R1

FIRST FLOOR PLAN

1:100



Proposed ADDITIONS to residence
 LOT 80 AUSTIN RD., GOODE BEACH
 for P & E. WILKES.

DATE JUNE 2009 1:100

689 09 A1/4

SWIFT DRAFTING SERVICE ALBANY Ph 08 98425350



M.L Doc No:
File:

City of Albany Records
ICR8089438
A13170

Date: 22 SEP 2009
Officer: CPLAN

Attach:

City of Albany
102 North Road,
ALBANY 6330

MICK : MOBILE 0710 220 111

A13170
CPLAN

22.09.09.

Attn: Jessica Anderson

Dear Jessica,

Ref: Number P295265 @ 12 Austin Road, Goode Beach, Via Albany; for additions to existing house.

I am unable to get written confirmation of the reflectance value of paint which is to match the existing. The manufacture doesn't want to know, as there are too many variables that are not in their control.

The only solar reflectance value that I can suggest is the one supplied to you by BHP steel Ltd. and the colour in question is classic cream. I know its a colourbond colour and is a semi gloss and has a reflectance value of 22%, therefore a matt finish should be less and would match the existing paint work.

Windows are reflective and are required by building bylaws. Their size and requirements are governed by the five star energy efficiency. Cannot obtain ratings as they say it depends on:

1. Position
2. Time of the day, sunny or cloudy.

The roof colour is to be Deep Ocean and you have the chart for this colour.

As listed in the policy; item 3.2 the five items that are listed, the additions comply with them all, even though there are no highly reflective products.

- A. The owners of adjoining house on the sides have viewed the plans and have no problems with it. There are no houses above as this is a reserve. The houses below cannot see the existing house because of the slope of the land and trees.
- B. The walls and roof of the additions won't be overlooked by existing houses.
- C. The additions will not be visually prominent from the main road or public place.
- D. The additions are screened by the existing house on the west side and the east side by the vegetation; e.g. trees so the additions are obscured from view.

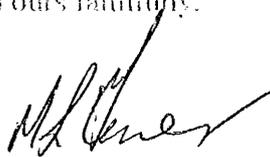


BUILDER OF QUALITY HOMES

Call Mick

Jessica I have tried to get information from the manufacturers, but have been unsuccessful. I can only go to item 3.3 and say that there is no highly reflective material, but to match existing building and keep its integrity.

Yours faithfully,

A handwritten signature in black ink, appearing to read "M. I. Turner & Son". The signature is written in a cursive style with a large, sweeping initial "M".

M. I. Turner & Son



Classification of COLORBOND® steel Colours for BCA

Colour Classification in Accordance with the BCA *PAGE 1*

Colour Classification in Accordance with New South Wales BASIX *PAGE 2*

Light coloured roofing material keeps cooler than darker coloured roofing material. The cooler temperature has many benefits including the ability to reduce the energy costs for cooling a building. In order to recognise the cooling benefit of lighter coloured roofing some building regulation has incorporated colour as an energy efficiency design parameter.

The Building Code of Australia (BCA) has classified roof colour on the basis of their solar absorptance, referred herein as very light, light and dark.

Table 1 - Colour Classification in Accordance with the BCA

| Colour | Solar Absorptance | Classification |
|----------------|-------------------|----------------|
| Classic Cream™ | 0.31 | VL |
| Surfmist® | 0.318 | VL |
| Paperbark® | 0.421 | L |
| Evening Haze® | 0.427 | L |
| Shale Grey™ | 0.433 | L |
| Sandbank® | 0.455 | L |
| Dune® | 0.466 | L |
| Windspray® | 0.584 | D |
| Pale Eucalypt® | 0.597 | D |
| Bushland® | 0.619 | D |
| Headland® | 0.632 | D |
| Wilderness® | 0.651 | D |
| Jasper® | 0.682 | D |
| Manor Red® | 0.688 | D |
| Woodland Grey® | 0.706 | D |
| Loft® | 0.711 | D |
| Monument® | 0.732 | D |
| Ironstone® | 0.743 | D |
| Cottage Green® | 0.746 | D |
| Deep Ocean® | 0.749 | D |

Key: VL-Very Light: L-Light: D-Dark

Note: These values do not relate to the COLORBOND® Ultra or Stainless steel ranges. Please note, these readings are for standard COLORBOND® colours incorporating Thermatech® technology.

Colour Classification in Accordance with the New South Wales Building and Sustainability Index (BASIX) *PAGE 2*

The New South Wales Building and Sustainability Index (BASIX) has also classified colour into light medium and dark on the basis of their solar absorptance. The light colours qualify for a deemed to comply insulation concession. Alternatively, choosing light and medium colours lower the assumed cooling of the building helping toward meeting the BASIX energy targets. The light, medium and dark categories are also to be used in verification software, such as NatHERS, if the verification path is used to meet the BASIX thermal comfort requirement. Table 2 contains the solar absorptance and BASIX Rating for standard COLORBOND® steel products.

Table 2 - Colour Classification in Accordance with New South Wales BASIX

BUILDING MATERIALS & REFLECTIVITY

Rev 2, November 2003
This issue supersedes all previous issues

INTRODUCTION

Good building design requires some thought in the selection and use of materials. Reflective building materials benefit the occupants and the environment. However, in limited cases highly reflective materials or surfaces, if not properly used, can cause some annoyance to immediate neighbours (*note: highly reflective materials could include glazing and swimming pools, amongst other things*). The challenge, therefore, is to develop an understanding of the key issues, to allow a balanced assessment of material choice, in the interests of the occupants, the neighbours and the environment. This note attempts to provide some insight on some of the issues.

INEFFECTIVE POLICIES

All building materials reflect sunlight. Occasionally policies or guidelines are developed with wording such as 'all building materials must be non-reflective'. One implication of such a statement would be that nothing could be built, as all materials are reflective to some extent.

There are several inadequacies in attempting to control the use of building materials based on reflectivity alone. One problem with this approach is that it is well known that materials with high solar reflectivity can offer better thermal performance (*lower energy costs and/or improved comfort*) than materials with lower reflectivity. Placing limits on reflectivity therefore precludes energy efficient design, to the detriment of the occupants and the environment.

Many other problems are introduced with reflectivity limits. For example, it is inappropriate to have such limits if they are not equally applied to all materials. Materials such as glass may have difficulty in meeting any reflectivity limit if assessed for all lighting angles and not just at normal incidence. While this would mean that they could not be used in any building application, these materials may not be a problem if they do not cause sunlight to be reflected directly back to the observer.

CASE-BY-CASE ASSESSMENT

The most effective method of determining which building materials are appropriate is to conduct a case-by-case assessment. Arbitrary approaches that do not account for site conditions will always be to the detriment of the applicants, the neighbours or the broader environment. A case-by-case assessment can be a reasonably simple process.

Important factors to be considered in appraising a building include:

1. The orientation. A simple sketch of the house in question, the typical position of the sun and the position of any neighbouring dwellings (*see Figure 1*) can be a great help in determining whether any neighbours can receive directly reflected sunlight. If they cannot, then glare will not be an issue.

For typical roofing pitches, if a roof is viewed from the north, it is unlikely that it will ever cause glare. If such roofs are viewed from the west, it is unlikely that glare will occur other than for a short period in the morning. If such roofs are viewed from the east, it is unlikely that glare will occur other than for a short period in the afternoon. It is mainly when viewed from the south that roofs can result in glare for any extended period of the day.

Furthermore, due to the sun's ever changing path, glare will normally only be present for a small part of the year.

2. Issues such as roof pitch and the slope of the ground (*topography*) need to be considered in drawing a sketch such as that in Figure 1. Any vegetation or other screening that is present or could be used to shield the view of the roof should also be considered (*see Figure 2*). Owners often go to great lengths to screen swimming pools and even glazing for privacy. If these surfaces were not screened, they would often cause annoying glare.
3. The time of year and the effects of weathering. If glare can occur, it will often be worst in summer time, when the sun is at its most intense. New roofs built in summer time cause the most glare for all roofing colours and materials. As the seasons change, the position of the sun will move in

the sky and the observer may no longer receive direct reflection. Furthermore, in the case of a COLORBOND® prepainted steel roof, some weathering will occur over time and by the following year the amount of reflected light will reduce. While this weathering process reduces glare, it occurs in a manner that does not substantially affect the thermal performance of the roofing system. It is important to

consider the effects of weathering, since the tendency for some materials to cause glare will change considerably with time, while others may continue to cause glare for most or all of their life (*terracotta tiles, many types of glazing, swimming pools etc*).

Figure 1: Direction tendency of mirrored sunlight to the North and to the South

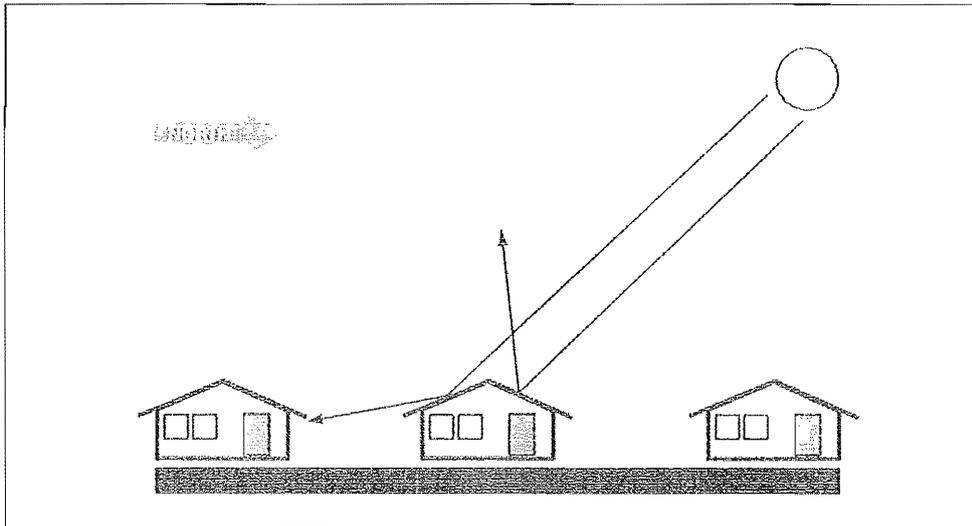
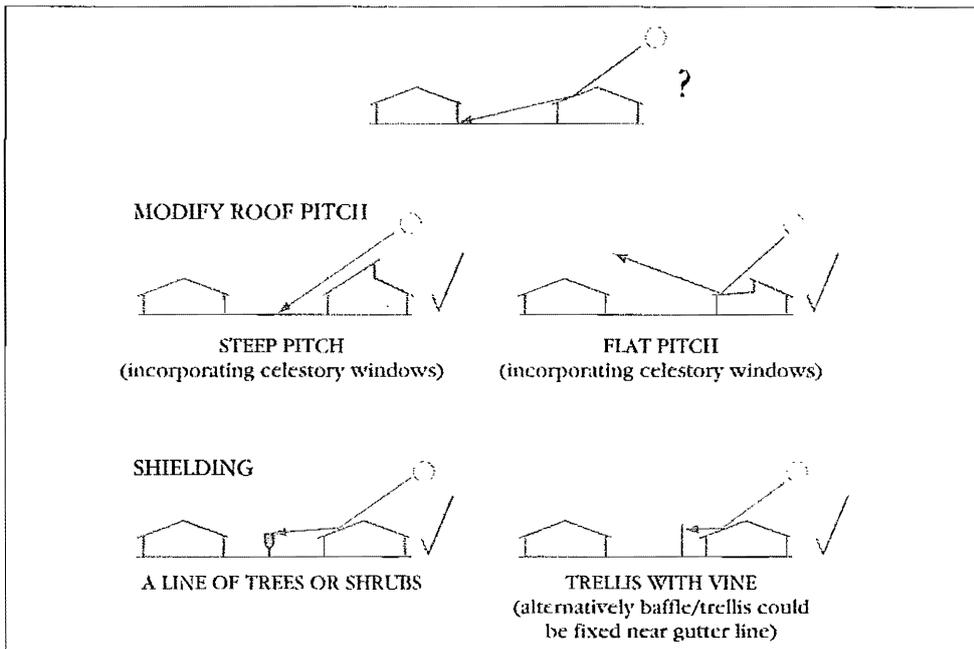


Figure 2: Modifying roof pitch or shielding to avoid directly reflected sunlight



HERMAL EFFICIENCY

Many building materials are designed to be highly reflective. The main benefits centre on the fact that highly reflective materials do not absorb as much heat as other materials and therefore stay cooler. This results in a building that will be more comfortable and not as expensive to cool in warm weather.

As an example, CSIRO was commissioned by BlueScope Steel Limited to perform thermal modelling based on a typical dwelling with a ZINCALUME[®] zinc/aluminium alloy-coated steel roof, compared to a similar dwelling with a red tile roof. The study was based on a Brisbane climate over a full year. It was found that the ZINCALUME[®] steel roof reduced the cooling bill to less than half when both dwellings were left uninsulated. Even when both dwellings were insulated, the cooling bill with the roof manufactured from ZINCALUME[®] steel was approximately 15 % less than the tiled roof.

ENVIRONMENTAL BENEFITS

Steel roofs offer many environmental benefits over alternative materials. For example, the BDP Environment Design Guide includes a paper by Lawson, Partridge and Gelder on 'Assessing the Environmental Impact of Building Materials'. In this paper, a timber frame with a steel roof gets a rating of 5.2 per square metre of roofing, while a similar frame with a clay tile roof gets a rating of 20.6 per square metre of roofing (*the higher the score the more environmentally damaging is the assembly*). The Environment Design Guide is published by the Australian Council of Building Design Professionals Ltd (BDP), which is the peak body for architects, engineers, quantity surveyors, landscape architects and planners.

The cooler surface of a light coloured roof can also offer benefits, not only the occupants of the building but also to the external environment. It has been demonstrated that the use of dark building materials (*particularly high mass materials*) in built up areas is contributing to increased local temperatures causing what is now commonly referred to as heat islands. Heat islands cause increased air-conditioner loads and increased smog, which is contributing to increased greenhouse gas emissions and ozone depletion. In the US a database of reflective building materials is being constructed to encourage the use of such materials. Independent information about the benefits of choosing reflective building materials can be sourced on the worldwide-web at <http://eetd.lbl.gov/HeatIslands/PUBS>, such as the article entitled 'Painting the town white - and green'.

Irrespective of the roofing material (COLORBOND[®] prepainted steel, tiles etc) most colours in any product range will probably have a similar gloss level and might be expected to give similar amounts of mirrored reflection. Therefore, while the colour will influence the amount of perceived glare to an extent, changing from a lighter to a darker colour in any given material may not have the desired effect of considerably reducing the perceived glare, if indeed direct reflection to the observer is likely to occur.

COMMERCIAL/INDUSTRIAL BUILDINGS

Whilst much of the preceding comments are equally applicable to commercial/industrial buildings, these types of buildings tend not to cause many problems. Commercial/industrial roofs are usually light in colour, to take advantage of the thermal benefits discussed here. The roofs are often also high and flat and surrounding people seldom receive directly reflected sunlight. In fact in many cases the roofs cannot be seen from ground level.

Commercial/industrial walls are not a problem as the direct reflection often goes straight to the ground and is not received by people around the building. The main case where this may cause some concern is with multi-storey buildings. In this case, if direct reflection from walls can be seen by the observer, glare from windows may also be a significant problem as the sun may hit the windows at a low angle and most of the light will be reflected off.

CONCLUSION

It has been shown that the use of reflectivity limits alone has many inherent problems. Products or colours that are likely to be eliminated are those that are the most thermally efficient. Reflectivity limits tend to limit the opportunity to use light colours, which can lead to increased energy use, increased greenhouse gas emission and ozone depletion. There is a growing awareness of this in the United States, with a number of government studies being initiated.

Given the benefits of choosing a reasonably reflective building material, it is suggested that building owners should be encouraged, rather than discouraged in the use of products such as the lighter COLORBOND[®] prepainted steel colours and ZINCALUME[®] steel. However, it is acknowledged that they can also cause some concern to neighbours in a limited number of situations. By considering buildings on a case-by-case basis, with a basic understanding of good design, appropriate materials can be used that ensure that the building is thermally efficient and nobody is inconvenienced.



Key Points to Remember:

1. All materials are reflective.
2. A simple case-by-case assessment is the most effective means of ensuring a good environmental outcome while addressing relevant concerns and allowing appropriate materials to be used.

Alternative assessment methods have shortcomings for the owner, the neighbours and the broader environment.

3. Orientation is quite important in the assessment process. The most critical case is a view from the south. A simple sketch of the direction of mirrored sunlight, the slope of reflective surface (*such as a roof*) and the position of the sun at any time, should establish whether there may be an issue.

The information and advice contained in this Bulletin is of a general nature only, and has not been prepared with your specific needs in mind. You should always obtain specialist advice to ensure that the materials, approach and techniques referred to in this Bulletin meet your specific requirements.

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| PT BlueScope Steel Indonesia | Telephone: (62 21) 576 7564 |
| BlueScope Steel Southern Africa (Pty) Limited | Telephone: (27 21) 555 4265 |



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14.10.2009.

PETER + EILEEN WILKES
AUSTIN RD.
GOODE BEACH.

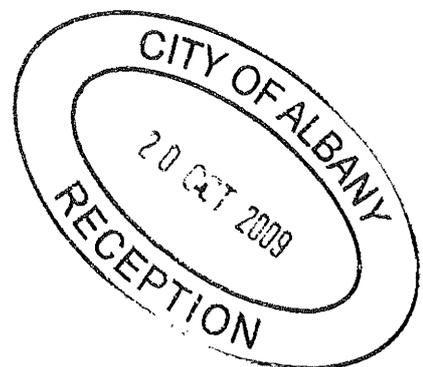
RE: PROPOSED HOME EXTENSIONS

This letter is to advise, I have seen the plans for the building extensions you are planning to carry out, and to advise I do not have any concerns or objections to the materials or colours that are proposed to be used on these extensions.

Yours sincerely,

Bob White.

(10 AUSTIN RD GOODE BEACH)



Jan - 14 A BAILLIE
31 Roberts Rd
Kelowna

WA 6111

23/9/2009

To Mr & Mrs Peter Wilkes
12 Austin Road
Goose Beach

Re No 12 Austin Road

This is to confirm that having
discussed and viewed the plans for your
proposed alterations and additions that
we find the colour of both roof and
walls to be totally acceptable.

Regards

Jan & Ann Baillie

7 Karrakatta Road
Goode Beach
Albany .
W.A. 6330

To Whom it may concern

I have inspected the plans and specifications for the proposed extensions to the house belonging to Mr. and Mrs. Wilkes at 12 Austin Road , Goode Beach.

I wish to state that I have no objection to the proposed extensions ,nor to the materials from which they are to be constructed.

A handwritten signature in black ink, appearing to read 'Arthur Nurick', with a long horizontal stroke extending to the right.

Arthur W, Nurick
7 Karrakatta Road
Goode Beach



Offices: 102 North Road
 Postal Address: PO Box 484, ALBANY WA 6331
 Phone: (08) 9841 9383
 Fax: (08) 9841 4099
 Email: planning@albany.wa.gov.au
 Synergy Reference No: NF06593

ADJOINING OWNER'S COMMENT PROFORMA VARIATION TO THE DESIGN CODES

PLEASE BE AWARE THAT YOU ARE UNDER NO OBLIGATION TO SIGN THIS PROFORMA

Where a development does not meet the Acceptable Development standards prescribed under the Residential Design Codes the applicant must demonstrate to Council that the performance criteria can be met. In considering whether to support a variation to the Codes Council wishes to seek the views of adjacent neighbours, which may be affected by the development. Please take the time to view the applicant's plans in detail prior to either objecting or supporting the variation, and should you wish to provide additional comments please attach them to this form. Should you wish to discuss the variation with Council prior to signing the form please contact Council's Planning Department on 9841 9383.

It should be advised that in determining the application for a variation under the Residential Design Codes your comments will be taken into account, however Council is not obliged to support your views. If requested by the applicant Council is required to forward a summary of your comments to them, and should they wish to respond they must do so in writing within seven (7) days.

ADJOINING PROPERTY OWNER DETAILS

Name: R & R Wilson
 Lot No: Street No: 10 Street Name: Austi Rd
 Suburb: Coope Beach Post Code: 6330
 Residential Address (if different to above property address).....

LOCATION OF PROPOSED DEVELOPMENT

Name: P & E Wilkes
 Lot No: Street No: 12 Street Name: Austi Rd
 Suburb: Coope Beach Post Code: 6330

DETAILS OF VARIATION TO WHICH COUNCIL DISCRETION IS REQUIRED

Plan Attached (Please attach the proposed plan with signature and date signed specified)

The following to be completed by applicant and sited by the adjoining owner: Over height wall
 What variation is being sought (eg. side setback relaxation, overlooking)? Overlooking deck
 What is the Acceptable Development standard, for the variation being sought? 7.5m for deck
Max wall height 6m
 What setback/relaxation is being proposed? 7m (0.5m relaxation)
proposed wall height 6.5 (where shown in pink)

ADJOINING OWNER'S COMMENTS

I do not object
 I object for the following reasons:

.....
 Signed: [Signature] Date: 19-10-09 Phone: 98444767
 Signed: Date: Phone:



PROPOSED SIGNAGE UPGRADE

3D Fascia Sign, Horizontal Format
 LED illuminated sign, individual letters and symbol sit on approx 50mm deep mount to house LED componentry.
 Fabrication details to be provided by contractor. Colours and proportions to match exterior fascia signs.



EXISTING SIGNAGE

TOWER SIGNAGE (4)
DOG ROCK SHOPPING CENTRE - LOCKYER AVE., ALBANY
ALBANY DOG ROCK WOOLWORTHS SIGNAGE UPGRADE

Rev E Issued 09/06/09

PAGE No. 5/11
 JOB No. 09-012
 MARCH 2009



PROPOSED SIGNAGE UPGRADE



EXISTING SIGNAGE

3D Fascia Sign, Horizontal Format
 LED illuminated sign, individual letters and symbol sit on approx 50mm deep mount to house LED componentry.
 Mount clad in ACM colour 'Anthrazit'.
 Flat cut finish.
 Returns to match colour of mount, return size to be advised.

EXISTING



800mm icon
 EXISTING

TOWER SIGNAGE (5) Rev E Issued 09/06/09
 DOG ROCK SHOPPING CENTRE - LOCKYER AVE., ALBANY
 ALBANY DOG ROCK WOOLWORTHS SIGNAGE UPGRADE

PAGE No. 6/11
 JOB No. 09-012
 MARCH 2009



PROPOSED SIGNAGE UPGRADE

3D Fascia Sign, Horizontal Format/Under Awning - 600mm Icon LED illuminated sign, individual letters and symbol sit on approx 50mm deep mount to house LED componentry. Mount clad in ACM colour 'Anthrazit'. Flat cut finish. Returns to match colour of mount, return size to be advised.

Auto-Door Entry Signage

Text is white raised letter fixed directly to door frame. Alternatively, fixed to a dark grey panel to match Dulux 'Lights Out'.

Auto-Door Welcome Signage

Centre text to door width. Digital print solid dark green background with all white text.



EXISTING SIGNAGE (7)

EXISTING SIGNAGE (6)

EXISTING SIGNAGE (8)

EXISTING SIGNAGE

Liquor Store Bulkhead Entry Signage

LED illuminated sign, 50mm deep ACM panel to house LED componentry with raised letters and splash. Painted to match Dulux 'Red Clown' 2-pac polyurethane high gloss finish.

Centrally located over auto-doors with 18mm MDF panels invisibly fixed to fascia, painted with Dulux 'Red Clown' 2-pac polyurethane high gloss finish.

EXTERNAL SIGNAGE (6+7+8) Rev E ISSUED 09/06/09
DOG ROCK SHOPPING CENTRE - LOCKYER AVE., ALBANY
ALBANY DOG ROCK WOOLWORTHS SIGNAGE UPGRADE

PAGE No. 7/11
 JOB No. 09-012
 MARCH 2009



PROPOSED SIGNAGE UPGRADE
(TOTAL 4 OFF DOORS - INCLUDING SIGN '8')

Auto-Door Entry Signage

Text is white raised letters fixed directly to door frame. Alternatively, fixed to a dark grey panel to match Dulux 'Lights Out'.

Auto-Door Welcome Signage

Centre text to door width. Digital print solid dark green background with all white text.



EXISTING SIGNAGE

EXTERNAL SIGNAGE (9+10+11) Rev E Issued 09/06/09
DOG ROCK SHOPPING CENTRE - LOCKYER AVE., ALBANY
ALBANY DOG ROCK WOOLWORTHS SIGNAGE UPGRADE

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PROPOSED SIGNAGE UPGRADE



EXISTING SIGNAGE

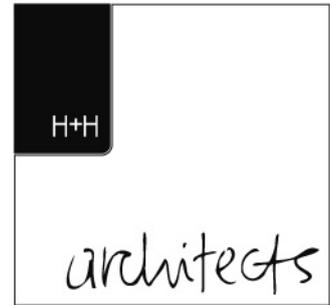
Exterior Horizontal sign
 Signcase with flexible vinyl face.
 Fabrication details to be provided by contractor. Colours and proportions to match exterior horizontal fascia signs.



PYLON SIGNAGE (12) Rev E Issued 09-05-09

DOG ROCK SHOPPING CENTRE - LOCKYER AVE., ALBANY
 ALBANY DOG ROCK WOOLWORTHS SIGNAGE UPGRADE

PAGE No. 9/11
 JOB No. 09-012
 MARCH 2009



7139-08

22 October 2009

City of Albany
102 North Road,
Yakamia,
WA 6330.

PO BOX 5427 ALBANY WA 6332

T 9842 5558

F 9842 3936

E admin@hharchitects.com.au

Attention Tom Wenbourne

Dear Tom,

RE: Proposed Anglicare Offices, York Street, Albany – Arboricultural Report

As discussed we are extremely disappointed with your recommendation that the river red gum tree must be retained at the new Anglicare offices. It contradicts both the Arborists and Heritage Council recommendations. It has taken five weeks to reach this decision, causing considerable delays to the issuing of the building license.

The parish has confirmed that they wish to remove the tree and has asked that we lodge a formal request to do this with the council. Please consider this letter and supporting documentation as our formal request.

The River Red Gum tree has not been identified as a significant tree on the City's Municipal Heritage Inventory or within the Heritage Councils documentation for the St John's precinct. The tree falls outside the heritage registered cartilage of the Chruch and Rectory.

We understand that you believe the tree should be retained because of its 'amenity value'. The arborists report does identify this as a value but recommends removal of the tree because of the following points:

The tree is of a variety unsuited to the space available to it (point 1.6)

The tree has a relatively poor structural root system (point 7.1.1)

Following construction of the building the tree will pose a higher level hazard than is currently the case (point 9.3)

There will be unavoidable disturbance of the tree during construction that will have a negative impact on the tree (point 9.4)

The River Red Gum has the potential to grow into a much larger tree and is a poor choice of tree for confined spaces of suburban gardens (point 9.9)

The tree is having a detrimental effect on the health of the mature English Oak tree, which is of higher amenity value than the gum tree. (point 9.9)

The River Red Gum will continue to grow and will there will be considerable risks

58 SERPENTINE RD, ALBANY WA 6330

associated with having a large tree so close to high value and sensitive targets (point 9.9)

The costs associated with maintaining the tree will be high. (point 9.11)

Considering the arborist's recommendations the Heritage Council of Western Australia have supported the proposed removal of the tree.

As previously discussed with yourself we believe that the tree should be removed for the following reasons:

The tree is not a local species of tree or part of the plantings on the site considered to have heritage significance.

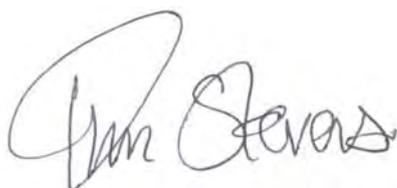
The river red gum is having a detrimental effect on the health of the adjacent oak tree. We believe this English Oak tree has considerably more heritage significance than the River Red Gum in its own right and as part of the St Johns precinct plantings.

As noted earlier the Arborist has advised that the tree will grow to a much larger specimen and we believe it poses an unacceptable risk to the public and the significant heritage landscaping and buildings on the site.

The parish have indicated that they don't have the funding available to maintain such a large tree especially considering that it has little significance to the parish or the heritage values of the precinct.

We request that this letter, the Arborists report and the correspondence from the Heritage Council is presented to the council for consideration at the November council meeting. The Anglicare project is dependant on federal funding that lapses in June next year therefore we need to avoid any further delays to the project.

Yours Sincerely.



Tom Stevens

Director

H + H ARCHITECTS

Cc HCWA - Helen Munt

Cc Steve Biggar – Bunbury Diocese

Cc Murray Montgomery



ABN 68 578 245 820

ARBORIST

PO Box 957, Denmark, WA, 6333
Telephone/Fax: (08) 9840 9918

E-mail: greenman@westnet.com.au

ARBORICULTURAL REPORT OF

ALBERT ADAMS

SUBJECT:

Assessment of a large River Red Gum tree in relation to the development of a building complex in close proximity to the tree on the St. Johns Anglican Church grounds, Albany Western Australia.

ON BEHALF OF:

Howard and Heaver Architects
58 Serpentine Road
Albany
WA, 6330

ON THE INSTRUCTIONS OF:

Tom Stevens
Director
Howard and Heaver Architects
Albany
Western Australia

DATE:

23rd. August 2009

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1. EXECUTIVE SUMMARY

- 1.1 This report is an assessment of the condition of the large *Eucalyptus camaldulensis* (River Red Gum) tree located on the south side and adjacent to the pathway entering into the St. Johns Anglican Church grounds from the car park on Collie St., Albany, W.A., and the tree's suitability for retention in relation to the development of a building complex in close proximity to the tree (see Appendix A – Site Plan).
- 1.2 An assessment of the structural integrity of the tree and the level of hazard posed by the tree on the surrounding target areas is made.
- 1.3 The report finds that the structural integrity of the tree, on the whole, is sound and that the tree has the potential, with the implementation of industry best practice management procedures to withstand the worst effects from the construction of a building in close proximity.
- 1.4 The report describes how the tree has the potential to develop into a much larger specimen.
- 1.5 The report identifies the high amenity value of the tree in its current form but points out the high ongoing cost associated with the intense management that is likely to preserve the amenity value of the tree and to manage the risks associated with the tree over the short, medium and long term.
- 1.6 The report concludes that the tree is of a variety unsuited to the space available to it and recommends that the tree be removed and replaced with a tree of a species more suitable for the space.

2. INTRODUCTION

- 2.1 This report describes the inspection and hazard assessment of the tree described in #1.1 above in relation to conditions current at the time of inspection and in relation to the planned development of buildings in close proximity to the tree.
- 2.2 The results of the author's inspection of the site and the tree itself are presented.
- 2.3 An assessment of the hazard posed by the tree is made.
- 2.4 The findings of the inspection are interpreted, and recommendations for the management for the tree are made.

3 TERMS OF REFERENCE

- 3.1 This report was commissioned by Tom Stevens, Director, Howard and Heaver Architects, Albany, Western Australia.
- 3.2 The tree described in #1.1 above is located in close proximity to where a new building complex is planned to be constructed.
- 3.3 An initial impromptu site meeting was held between the author and Mr. Stevens to identify the location of the tree and to outline the layout of the planned building development on the 25th. June 2009.
- 3.4 The landscape designers responsible for the development of the gardens surrounding the proposed new buildings have placed a high amenity value on the tree and have indicated that it is desirable to retain the tree if possible.
- 3.5 Mr. Stevens is concerned that the tree described above may be damaged during construction works, that the location of the proposed new building will compromise the health and stability of the tree in future and that the tree, if retained, may pose an unacceptable risk to the target area of the tree once construction has been completed.
- 3.6 Instructions were received by email on the 13th. August 2009.
- 3.7 The instructions requested a report on the general condition and the suitability of the tree for retention in relation to the planned development of a building complex in close proximity to the tree.
- 3.8 The instructions ask for:
 - An assessment of the condition of the tree.
 - An assessment of any factors that may currently be influencing the tree's health or stability and factors that may affect the tree during and after construction works for the new building have been completed.
 - An analysis of the hazard presented by the tree and failure potential of the tree or any part thereof before during and after the construction works have been completed.
 - Recommendations for any action required to manage the tree.
- 3.9 The tree was inspected by the author, consulting arborist and practicing arboricultural tradesperson with Greenman Trading Company on 18/8/09.

- 3.10 The author is qualified to FDS Sc Arboriculture. He has been employed in the capacity of consulting arborist with Greenman Trading Company for four years, and has 15 years experience in the arboricultural industry.

4 CAVEAT EMPTOR

- 4.1 The tree described was visually inspected from the ground only. A climbing/aerial inspection was not performed on any of the trees described.
- 4.2 The report reflects the condition of the tree as found on the day of inspection. Any changes to site conditions or surroundings, such as subsequent occurrence of severe weather conditions, and construction or landscape works, may alter the findings of the report.
- 4.3 The report is based on the inspection and the material available at the time of inspection. No past architect's drawings, planning applications, planning consents and conditions, or drainage plans were made available. It is possible that the contents of such documents may directly affect the findings and recommendations of this report.
- 4.4 No soil samples were taken for laboratory analysis.
- 4.5 The roots were not inspected below ground.
- 4.6 The inspection period to which this report applies is two months from the date of the report.

5 THE SITE

- 5.1 Please refer to the Site Plan (Appendix A.).
- 5.2 The tree described in this report is located in the north west corner of the St John's Anglican Church grounds in Central Albany, WA. The tree trunk is surrounded to the north by a fenced off lawn area (part of the Anglicare complex), to the west by a car park, to the south by lawn and the Priory and to the east by garden beds and a paved foot path.
- 5.3 The foot path mentioned in #5.2 above passes directly under the tree in an east to west direction (photo 1).
- 5.4 The construction of a large single story building is planned for the area immediately on the north and west side of the tree (appendix A).
- 5.5 The pedestrian entrance to the proposed new building will be directly to the north west of where the tree is attached to the ground. A pathway aligned closely to the pathway currently passing under the canopy of the tree will be constructed leading up to the entrance of the new building.

6. THE TREE

- 6.0.1 The tree was identified as a large River Red Gum tree (*Eucalyptus camaldulensis*), estimated by the author to be about 50 years old.
- 6.0.2 The tree has the potential to more than double in size overall (girth, height and canopy spread).
- 6.0.3 The tree was located in the manicured and intensively maintained gardens of the St. John's Anglican Church in close proximity and forming part of a community of a number of trees of mixed species.
- 6.0.4 A mature English Oak tree (*Quercus robur*) in relatively poor condition was located 8m to the north east of the tree. The Oak tree was identified as a significant tree in the community of trees mentioned above (photo 3).
- 6.0.5 River Red Gum trees do not naturally occur in the area and the tree formed part of a mature community of trees (none native to the area) which had been cultivated as an amenity planting on the site.
- 6.0.6 The growth form of the tree was typical of a healthy specimen of the species growing under conditions found at the site; the tree was relatively tightly spaced with other trees in the community and as such the growth form of the tree had been influenced by this spacing.
- 6.0.7 The tree had the following dimensions on the date of inspection.

River Red Gum (*Eucalyptus camaldulensis*)

- Height 23.5m.
- Diameter at breast height (DBH) 98cm.
- Circumference at breast height 3.1m.
- Maximum diameter of crown spread 16m.

6.1 Roots

- 6.1.1 The area surrounding the tree was occupied by a mix of manicured lawn, a paved walkway, garden beds, other trees, a retaining wall, fences and an extensive bitumen surfaced car park sandpit and school buildings (see Appendix A).
- 6.1.2 The soil, in part, around the tree appeared to be compacted.

- 6.1.3 Trunk flare normally associated with specimens of the species and age of tree appeared to be normal.
- 6.1.4 No evidence of girdling roots was found to be present.
- 6.1.5 Up to 50% of the tree's root zone was found to be within the area designated for the planned new building

6.2 Butt and Stem

- 6.2.1 Stem taper and butt flare was well developed for the tree.
- 6.2.2 There was no cavity or bark wound found in/on the trunk of the tree.
- 6.2.3 No evidence of fungal wood rotting infection was found anywhere on the butt or stem of the tree.
- 6.2.4 The tree displayed no evidence of entire or partial large limb failure.
- 6.2.5 The tree displayed a multiple stem structure; however no included bark was evident at the time of the inspection nor were any weak limb unions observed (photo 2).
- 6.2.6 Some dead wood was observed on the trunk at the crown break.
- 6.2.7 There was no evidence of the tree stem having been subject to poor pruning practice in the past.

6.3 Crown

- 6.3.1 The tree displayed a well developed upright crown with restricted lateral spread typical for the species when growing in relatively crowded conditions, as described for the tree in #6.0.4 above and therefore subject to competition for light and nutrients from closely located trees of similar or more advanced maturity.
- 6.3.2 The tree displayed full canopy/leaf cover.
- 6.3.3 No sign of branch dieback in the crown of the tree was evident.
- 6.3.4 Some small diameter (<5cm) dead wood was observed spread evenly throughout the crown of the tree.

6.3.5 One scaffold branch in the middle canopy of the tree on the southern side displayed evidence of having being poorly pruned (indiscriminately lopped) and displayed the development of epicormic growth.

7.0 DISCUSSION

7.1 Roots

- 7.1.1 Trees in crowded conditions develop root, stem and crown structures in response to the environmental conditions that they are subjected to.

Trees which are tightly spaced typically develop tall upright stems with poor taper and crowns with limited spread. Structural root systems similarly develop less extensively in the crowded soil conditions.

Tightly spaced trees develop structurally in response to the absence of direct exposure to the elements afforded to them by surrounding trees. Such trees tend to develop poorly developed structural root systems.

Individual trees protected from forces exerted by environmental conditions such as wind tend not to develop as much reaction wood and structural root matter as do free standing trees.

The tree surveyed in this report was observed to have developed in a relatively crowded environment and as such, in the opinion of the author, has tended to develop a relatively poor structural root system giving the tree a relatively low degree of stability if it were exposed by the removal of surrounding trees.

- 7.1.2 A retaining wall, paved walkways and a bitumen surfaced car park were located in close proximity to the base of the tree so the extent of space available to the roots of the tree was restricted.
- 7.1.3 The root zone of the tree was observed to be exposed to a moderate amount of pedestrian traffic.
- 7.1.4 A large percentage of the root zone of the tree is managed as a lawn/garden and is subject to a routine maintenance programme.
- 7.1.5 Compaction is rated as the number 1 cause for the decline of urban trees worldwide (Matheny et al, 2004) and as indicated by the frequent occurrence of intensive activity around the tree (as described in #7.1.3 and #7.1.4 above) compaction must be considered as a factor influencing the health of the tree.

7.2 Butt and Stem

- 7.2.1 As discussed in section #7.1.1. trees which have developed in a crowded community tend to display poor butt flare and trunk taper. This is not the case with the tree surveyed for this report as butt flare and trunk taper are relatively well developed.
- 7.2.2 Good structural integrity and the absence of dead, dying and diseased wood on the stem indicate that the tree is in good physiological and structural condition
- 7.2.3 Well developed butt flare and trunk taper for a tree that is located in a relatively crowded environment indicates that the tree developed as a sapling in conditions that were less crowded and that crowding only became restricting as the tree matured; filling in the space available to it.
- 7.2.4 The observations made in #7.2.1 and #7.2.3 indicates that the tree is probably relatively well developed in terms of the structural root and stem system.

7.3 Crown

- 7.3.1 The crown of the tree consisted of a group of multiple upright co-dominant stems which splay out upward from the central stem at 2m – 4m above ground level (photo 2).
- 7.3.2 Stem unions at this stage in the development of the tree were observed to be open and without the inclusion of bark, indicating strong stable attachment.
- 7.3.3 Some lateral development towards open space on the north and south of the tree had occurred on the outer most placed stems described in #7.3.1.
- 7.3.4 Laterally developed stems were observed to lend themselves to be pruned for weight reduction and as a means of restricting growth in the tree.
- 7.3.5 Stem extension in the crown appeared to be vigorous and leaf cover was good.
- 7.3.6 The good visual condition of the crown indicated good general health in the tree.

8.0 HAZARD ASSESSMENT

8.1 A hazard situation requires a tree with a potential to fail, and a target that would be hit if the tree fails. A target can for example be people, vehicles, a structure or animals.

8.2 Targets present (see Site Plan):

- A busy pedestrian thoroughfare between the car park and Collie St. in the northwest corner and to the west of the site and the Anglicare building, the church building and York St. in the north east corner and to the east of the sites.
- A bitumen car park.
- The gardens to the north of the Priory, to the north west of the church and west of the existing Anglicare building.
- The Priory and associated buildings.
- The site of the planned building development.

8.3 Hazard Rating

8.3.1 The widely used International Society of Arboriculture's hazard rating system rates three components of the tree hazard analysis on a scale of 1 to 4.

8.3.1.1 **Failure potential** of all or part of the tree, on a scale of 1 (low) to 4 (severe), within the inspection period of the report:

| | | |
|------------|----------|-----|
| ISA Rating | 1 | Low |
|------------|----------|-----|

8.3.1.2 **Size** of part most likely to fail, on a scale of 1 (small) to 4 (large):

| | | |
|------------|----------|--|
| ISA Rating | 1 | <15 cm branches are most likely to fail. |
|------------|----------|--|

8.3.1.3 **Target** rating, on a scale of 1 (occasionally used) to 4 (constantly used):

| | | |
|------------|----------|--|
| ISA Rating | 3 | Footpath passing under the tree is in frequent use by pedestrians. |
|------------|----------|--|

8.3.1.4 This results in a hazard rating of **5**. This is 42% of the maximum score. Under the ISA's hazard rating system the tree under discussion in this report is classified as a **low to medium level hazard**.

9.0 CONCLUSION AND RECOMMENDATIONS

- 9.1 The tree surveyed for this report, in the opinion of the author, is still approaching maturity, is in good physiological condition and displays a high degree of vigour.
- 9.2 Because of the good general condition of the tree it is, in the opinion of the author, a viable option to retain the tree if measures are taken to protect the tree during the construction phase of the development planned for the site.
- 9.3 Should the tree be retained and be incorporated into the landscape surrounding the proposed new building and assuming that there is little or no deterioration in the condition of the tree as a consequence of the construction works, the tree in this new environment so close to the building and its entrance, will pose a higher level hazard than is currently the case.
- 9.4 In the opinion of the author, a considerable amount of unavoidable disturbance with a negative affect on the condition of the tree will be caused during the construction of the proposed new building. These negative outcomes will linger and influence the condition of the tree in future as a large percentage of the root plate of the tree will be covered by the foundations of the building.
- 9.5 The combined short and longer term detrimental consequences of constructing a building so close to the tree are likely to negatively affect the health and stability of the tree over the medium to long term.
- 9.6 Should the tree be retained it is recommended that a protection zone be professionally established around the base of the tree prior to the commencement of construction works, that ground-works taking place within the dripline of the tree be monitored by an arborist and that any pruning works required to facilitate the placement of the building or the activities of construction equipment and workers be carried out by a trained arborist.
- 9.7 Should the tree be retained it is recommended that measures be taken in the design of the building and surrounding infrastructure to minimize the impact of placing a building so close to the tree.
- 9.8 If the tree is retained it is recommended that a plan to monitor and manage the onset of any decline in the tree be implemented once construction has been completed. A visual tree assessment (VTA) is recommended to be carried out on the tree within six months of the completion of construction works and thereafter once a year for two years, preferably in November, shortly after the end of the

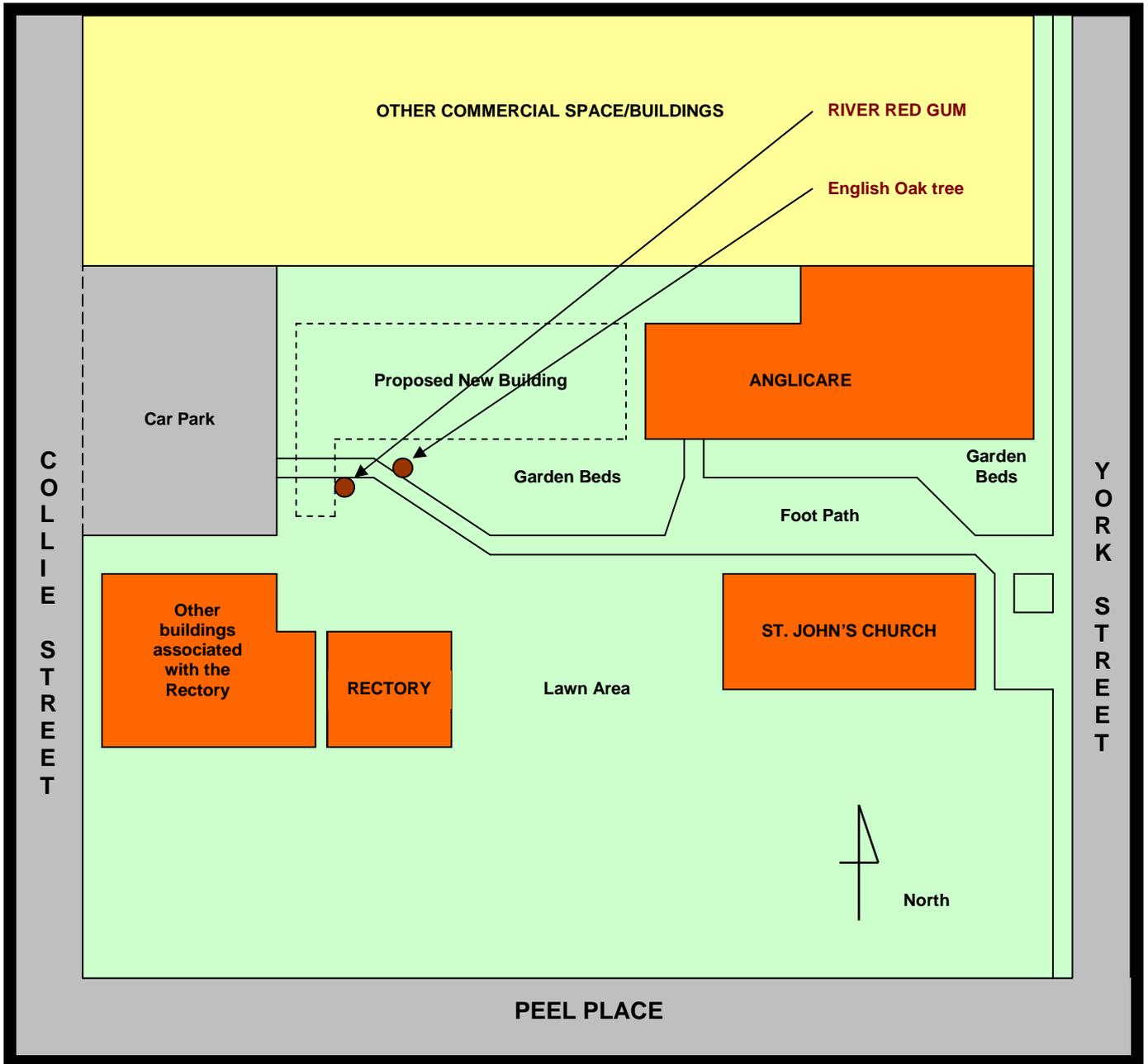
worst of the winter storms. After this 2½ year period the monitoring programme should be reviewed to determine the frequency of monitoring required.

- 9.9 In the opinion of the author, the River Red Gum is a poor choice of tree for the confined spaces of suburban gardens. As mentioned in #6.0.2 the tree surveyed for this report has the potential to develop into a substantially larger tree. Currently the tree is having a detrimental affect on the mature English Oak tree 8m to the north east by shading out part of the canopy of the Oak (arguably of greater amenity and heritage value than the River Red Gum). It can be expected that the River Red Gum tree, if and when it recovers from the impact of the construction works, will continue to grow and will develop large limbs over the target area. The tree is likely to require ongoing long term monitoring and management to control the considerable risks associated with having a large tree so close to high value and sensitive targets.
- 9.10 In its current form the tree lends itself well to the implementation of a pruning programme to reduce weight on large limbs over the target area. However, as the tree matures the structural integrity of the tree with its form dominated by multiple co-dominant leaders is likely to be compromised as limbs thicken and included bark begins to develop at the unions.
- 9.11 Points #9.1 to #9.10 indicate that the costs associated with the retention of the tree will be high.
- 9.12 The author recommends that the tree be removed to ground level prior to construction of the new building and that a more appropriate tree be selected for the site and planted once construction works have been completed.

Appendix A Site Plan (not to scale)

St. John's Anglican Church Grounds, Albany, WA.

Approximate Location of the River Red Gum in Relation to Proposed New Building.



Appendix B

Photographs



English Oak

River Red Gum

Photo 1

View indicating the position of the tree and some surrounding trees from the west in relation to the footpath passing directly under the tree.



Photo 2

View of the tree from the east showing multiple co-dominant leaders.



English Oak

River Red Gum

Photo 3 View of the Oak tree from the west with the River Red Gum on the right



River Red Gum

Location of part of the proposed new building close to the River Red Gum

Photo 4 View of the tree and the site of the west end of the proposed new building from the north with the priory in the background

Appendix D – References

1. Matheny, N.P., Clark, J.R. & Harris. (2004). *Arboriculture*. Fourth Edition. Prentice Hall, New Jersey, USA.
2. Mattheck, C. & Breloer, H. (1994). *The Body Language of Trees – A Handbook for Failure Analysis*. HMSO Books, Norwich, U.K.
3. Mattheck, C., Bethge, K. & West, P.W. (1994). Breakage of hollow tree stems. *Trees* **9**.
4. Lonsdale, D. (1999). *Principals of Tree Hazard Assessment and Management* .HMSO Books, Norwich, U.K.

Your ref:

Our ref: P3514/24805

KJackson (08) 9220 4150

Enquiries: karen.jackson@hc.wa.gov.au



October 12, 2009

**HERITAGE
COUNCIL**
OF WESTERN AUSTRALIA

Mr Tom Stevens
Howard & Heaver Architects
PO Box 5427
ALBANY WA 6332

Dear Tom

**St John's Church Group, Albany
Proposed Removal of River Red Gum**

Thank you for your correspondence received on 25 September 2009 regarding the proposed removal of the River Red Gum tree, which is located adjacent to the State Registered Heritage Place *St John's Church Group*, York Street, Albany.

We received a document entitled 'Arboricultural Report of Albert Adams', dated 23 August 2009.

A Conservation Officer, with delegated authority from the Heritage Council, has assessed the development referral in the context of the identified heritage significance of the place. We note that the removal of the tree is consistent with the original plans submitted in February 2009, at which time we were advised that removal of the tree was no longer proposed. Since that time, a 'no dig' construction method around the root zone of the tree conflicts with the building envelope. We note that the arborist report states that while the tree is potentially able to withstand the impact from construction, its potential to grow into a much larger specimen means that it is unsuitable for this space. We note that an alternative tree will replace the gum tree when new landscaping occurs. We confirm that the proposed tree removal is supported.

This advice is valid for two years from the date of this correspondence. It does not replace the need for a development approval or building licence from the decision-making authority.

Should you have any queries regarding this advice please contact Karen Jackson at karen.jackson@hc.wa.gov.au or on 9220 4150.

Yours sincerely


H Graeme Gammie
EXECUTIVE DIRECTOR

cc: City of Albany, PO Box 484, ALBANY WA 6330
Helen Munt, Regional Heritage Adviser - Albany



harley
survey group

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

1.0 INTRODUCTION & BACKGROUND

This Scheme Amendment Request is in relation to Lot 30 (522) Nanarup Road, Kalgan. It establishes the suitability of this site for a change of zoning and discusses the issues that are required to be addressed in any future scheme amendment documentation.

The proposal is to:

Rezone a portion of Lot 30 surrounding the existing house (Section 'A') from 'Special Site' to 'Special Rural', allowing for the existing house and a single cottage to be subdivided and included in the adjacent Special Rural Area No.9. The cottage would revert to ancillary accommodation or similar; and

Rezone the remainder of the property (Section 'B') from 'Special Site Caravan Park' (CVP) to 'Special Site Holiday Accommodation' (HA) to allow for its more realistic redevelopment with a total of 6 cottages and caretakers dwelling.

The purpose of this Scheme Amendment Request is to strategically justify the change of zoning and enable the suitable redevelopment of the subject land. It is justified in terms of its location, surrounding zones, site characteristics, development potential and the applicable strategic framework.

2.0 LOCATION AND SITE DETAILS

2.1 Location

The land the subject of this request is located approximately 17 kilometres northeast of the Albany CBD via Nanarup, Lower King and Ulster Roads. Lot 30 Nanarup Road, Kalgan has a total lot area of 10.1ha. See Site/Location Plan overleaf for details.

2.2 Title Details

Lot 30 on Deposited Plan 47989 is contained on Certificate of Title Vol.2606 Fol.202. The registered proprietors of Lot 30 are John Eyre and Joyce Margaret Eyre. A copy of the Certificates of Title is attached at Appendix A of this report.

2.3 Current Land Uses on Site

The subject land is currently developed with four holiday accommodation units (cottages) trading as the Country Cottages and a single residence that functions as the caretakers dwelling and office. Country Cottages have been operating successfully for the past 30 years.

The cottages are elevated and nestled against and amongst the remnant vegetation. These units are a rural getaway type of accommodation. The business has a solid customer base and many return customers. The cottages were constructed in the 1980's and need some renovation to remain an attractive accommodation option into the future.

The caretakers dwelling and office is the place of residence for the current owners of the land, John and Joy Eyre, who actively operate every aspect of the Country Cottages business.

Importantly, the two uses on the land are well separated, both visually and in terms of distance. As shown on the Site Plan, there is a substantial buffer of remnant vegetation between the Country Cottages and the existing house/office. This buffer acts to screen the house and office from the holiday accommodation component of the development, detrimentally affecting its role as caretakers and office as it is physically removed from the cottage area.



2.4 Existing Zoning

Lot 30 is currently zoned 'Special Site - Caravan Park'. Further development of the site is guided by a Development Guide Plan (DGP) that allows for a substantial caravan park on the subject land consisting of 75 sites, a reception building, ablution block, communal hall and retention of the four existing cottages (see Existing/Proposed Development Guide Plan). Note Section A is largely undeveloped in the existing DGP as it already recognises the 'disassociation' between Sections A & B.

The land immediately to the south and west of the subject site is zoned Special Rural Area No 9. The Kalgan Hall is on 'Rural' zoned land, immediately adjacent to the north of Lot 30.

Section A is orientated to the 'Special Rural' zoned land and largely shares the same characteristics as these lots. Section B is developed with holiday accommodation that draws some of its appeal from being orientated toward the rural outlook.

See Site Plan and Existing/Proposed Zoning Plan for details.

2.5 Topography

The subject land slopes up to the southeast from a low point of approximately 30m AHD in the northwest corner to a high point of approximately 85m AHD in the southeast corner of the subject land.

The subject land does not contain any drainages lines, water courses or bodies, except for those that are man-made, i.e. dams, etc.

2.6 Access

Access to the subject land is currently attained from an easement for access over the battleaxe leg of neighbouring Lot 11. This provides access to the dwellings and holiday accommodation units on the subject land.

As Lot 30 has access to a long, relatively flat, straight portion of Nanarup Road, an additional driveway servicing Section B is not seen as a major issue at this stage.

2.7 Services

The subject land is currently connected to reticulated water, power and telecommunications. It is anticipated that these services would be of sufficient capacity to be connected to any future development on the site.

The existing dwelling and cottage already have existing, approved effluent disposal systems that would continue to service the house and cottage as a Special Rural lot.

A substantial effluent disposal system has been supported to service a Caravan Park development in the recent past. Removal of the potential to develop a Caravan Park and its replacement with a maximum of 6 cottages and caretakers/office building will have dramatically less impact than the original larger proposal.

2.8 Remnant Vegetation/Fire Management

The subject land has a number of stands of remnant vegetation in reasonable condition. It is not proposed to clear any vegetation as a result of the proposed rezoning. Additional plantings may be incorporated into the final plans to enhance privacy between cottages.

At present, low fuel zones are maintained around the cottages in accordance with *Planning for Bushfire Protection* requirements and by agreement with the City of Albany.

It is anticipated that fire management techniques currently employed on the property are sufficient for continued use into the future.



2.9 Land Capability

A geotechnical assessment of the property has already been undertaken to support the rezoning of the subject site to permit a caravan park with up to 75 sites, and the associated effluent disposal requirement of such a proposal.

The geotechnical assessment concluded that:

“No geotechnical or environmental issues were identified that would preclude development on the site or require additional controls other than those normally proposed for a caravan park development...”

If fully occupied this Caravan Park would have the potential to accommodate 250 people at any one time. The current proposal for 6 cottages would accommodate a maximum of 24 people. It is clear that the current proposal is far less intense than the approved land use and therefore is expected to have a greatly reduced impact.

2.10 Character and Amenity

The subject land can be distinctly divided into two separate portions, which are:

- Section A - The land orientated to the west surrounding the existing house and one holiday accommodation unit; and
- Section B - The land orientated to Nanarup Road that constitutes the remainder of the land including three holiday accommodation units.

This distinction is brought about by the contours of the site, but also the presence of remnant vegetation, which severs the site into two separate portions. Access to the land is also separated, with individual driveways to each portion of the land.

This Scheme Amendment Request contends that Section A has more in common with the ‘Special Rural’ zoned land to the west, included in Special Rural Area No.9.

2.11 Consultation

Letters have been written to the Department of Water (DoW) and Department of Planning (DoP) requesting feedback. The DoW has replied stating that there are no water bodies on the site and that a land capability assessment should be provided as part of any rezoning application, a copy of their submission is attached. DoP have indicated that they prefer to respond to this formal SAR application.

3.0 PLANNING STRATEGIES

3.1 Lower Great Southern Strategy

In regard to tourism the object of this strategy is to *“...maximise the opportunities for the development of a sustainable tourism industry.”*

The relevant target of the LGSS is to achieve a *“...continual increase in the value of tourism activity to 2030.”*

The rezoning of the subject site will encourage its redevelopment and renewal for an improved suitable holiday accommodation product in a manner appropriate to its setting and strategic importance.

3.2 Draft Albany Local Planning Strategy

The draft Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany for the next 20 years and has regard to all State and regional planning policies.

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



occurring, one of which impacts directly on the subject land, which is discussed later in this section.

The subject land is classified in the 'General Agriculture' area of ALPS. However, it must be noted that the subject land is located immediately adjacent to land identified as 'Future Urban' (Priority 5) by ALPS and is located directly to the south and east of the Kalgan Hall, which is also not included in the 'Future Urban' area.

ALPS Designation of Surrounding Land

We understand that there is currently debate within the City of Albany as to how the land immediately south of Nanarup Road should be identified in the ALPS document. The land is currently identified as 'Future Urban', Priority 5. There is discussion of whether the existing zoning and land uses should be reflected in ALPS and simply identify the land as 'Rural Residential'.

The current proposal will function suitably in either eventuality as evidenced by the following facts:

- It is highly unlikely that the land south of Nanarup Road will be developed for full urban uses in the next 20 years, given the abundance of land in much closer proximity to the urban centre of Albany, which is more easily serviceable and developable. ALPS identifies the land as Priority 5 and it is unlikely that development of the land will occur in the life of this Strategy;
- Given the substantial lead time to any development of full residential on surrounding land uses we would hope that the subject site's redevelopment potential would not be blighted by this long term planning dilemma.
- The existing cottages are 30 years old and need upgrading. Support for the current proposal would give the chance for new holiday accommodation to go through a full cycle whilst waiting for the development of full residential in the surrounding countryside.
- At any future time, should pressure be placed on this land to be developed for full residential purposes, it is likely that overlay planning will be required to retrofit this whole locality. As the proposed division of the subject site is along a natural boundary, Section A would naturally be included in either rural residential or full residential land uses into the future along with the land immediately to the west.
- Alternatively, should Council choose to identify the land south of Nanarup Road as 'Rural Residential' Section A will seamlessly combine with the existing Subdivision Guide Plan for the adjacent land to the west.

3.3 Applicable Tourism Strategies/Policies

The Ministerial Tourism Taskforce discussion paper and the resultant WAPC Planning Bulletin 83/2009 guide the planning response to tourism proposals. None of the specific clauses governing the development of holiday accommodation appear to be specifically relevant to the subject site except the note that:

"Sites identified as non-strategic have an important tourism function, which is to be retained as the predominant use. To assist tourism and facilitate the development or redevelopment of sites, up to 25 per cent of the units and developable land area may be used for residential purposes (no occupancy restriction on length of stay)." (Bulletin 83/2009 - WAPC)

At a local level the adopted, applicable planning policy remains the 'City of Albany Tourism Philosophy' adopted in 2002. This policy provides no direct comment on a proposal of this nature. However, it does discuss the suitable proportions of permanent residential vs tourist accommodation on tourism sites.



Lastly, the City has a draft Tourism Accommodation Planning Strategy that seeks to apply the principles of the State tourism documents at a local level. This site is not specifically assessed but general support is given to maintaining the tourism product throughout the municipality.

The subject site is a non-strategic tourist site and the loss of the existing dwelling to the Special Rural zone will not affect the viability of the holiday accommodation land use. It will in fact improve the likelihood of a holiday accommodation venture of a scale more suited to the subject site being developed successfully on this site.

4.0 THE PROPOSAL

The rezoning of the subject land has two main components, being:

- Section A - Rezoning of a 3ha portion of the site to 'Special Rural', for inclusion in Special Rural Area No.9; and
- Section B - Reclassifying the 'Special Site' zone on the remainder of the subject land from 'Caravan Park' to 'Holiday Accommodation'.

Section A.

Section A, is to be rezoned to 'Special Rural Area No 9'. The existing house and office will revert to a single residence. The existing holiday accommodation unit will revert to ancillary accommodation.

The intention of rezoning Section A to 'Special Rural' is to facilitate the eventual subdivision of Section A from the subject site.

The existing scheme provisions for Special Rural Area 9 will seamlessly apply to section A. All scheme provisions from the objectives of the zone, including the minimum lot sizes, will freely apply.

Section B.

Section B is to be rezoned from 'Special Site Caravan Park' to 'Special Site Holiday Accommodation'. The proposal would result in the development of a total of 6 cottages and a caretakers/office on the subject land.

The new caretaker's dwelling and office will be located in a far more practical position on the lot, welcoming guests and establishing a management presence on the site that is currently lacking.

The cottages are located in such a fashion as to maintain the existing sense of privacy and aspect to the surrounding rural land that currently attracts visitors to the site. Existing occupancy rates, data collected by the landowners and an analysis of other similar sized holiday accommodation businesses indicate that six cottages is sufficient to provide a satisfactory return to support a family.

The intention of the owners is to subdivide the existing house and sell it, generating the necessary funds to upgrade the existing cottages, construct additional cottages and a new caretaker's dwelling and office in a more appropriate location on the site.

The Existing/Proposed Development Guide Plan describes the intended land uses for the site.



5.0 JUSTIFICATION

In considering this proposal, there are a number of major justifications for the rezoning of the subject land, being:

1. That the land lies directly adjacent to land already zoned 'Special Rural';
2. The property's characteristics lend themselves to the property being used in two distinct separate ways; and
3. That the land is not suitable for the development of a caravan park and more suited to the ongoing holiday accommodation land use.

These justifications are investigated separately below.

Adjacent to 'Special Rural' Land

The land shares very similar characteristics with land contained in Special Rural Area No.9. The following characteristics indicate the suitability of the land for 'Special Rural' zoning:

- The proposed lot would have continued access through an easement over the neighbouring driveway and the existing access situation to the house would continue. This driveway is to be used as a strategic fire break for Special Rural Area No.9 and the proposed lot would have good emergency access and egress in the event of a bush fire;
- The subject land would be easily incorporated into the development on neighbouring Special Rural lots;
- The existing scheme provisions for Special Rural Area 9 will seamlessly apply to Section A. It is a simple matter of extending the existing subdivision guide plan;
- The rezoning would 'bookend the existing 'Special Rural' zoning in this locality, utilising the topography and existing native vegetation to provide a boundary to the Special Rural land in this area rather than an artificial property boundary;
- There is already an existing dwelling on a parcel of land that for all intents and purposes already appears as though it is a separate lifestyle property given the site characteristics; and
- The subject land is located in a locality which is characterised by lifestyle property uses.

The proposed rezoning would enable the rationalisation of the site, improving management, whilst increasing the number of cottages on the subject land to improve income for the on-site caretakers and owners. The intent of this rezoning is to raise capital for the expansion and renewal of the existing holiday accommodation business. The proposed 'Special Rural' lot is well separated from the cottage development on the site by remnant vegetation, which provides a visual and sound barrier to the cottages.

Site Characteristics

The existing house is orientated toward the west with views to the west and Oyster Harbour. It is supposed to function as an office to the cottages, however due to its isolation from section B, this is not always apparent to visitors to the site. It is fair to say that if the holiday accommodation business was designed afresh that the office and caretakers would be positioned at the front of the subject site to welcome visitors onto the property. At the moment it is hidden in the south western corner of the property.

Section B is on a north facing slope, orientated toward Nanarup Road. It is quite separate to the existing residence. The existing holiday accommodation business runs at a solid profit and draws repeat business from people who like the location, rural aspect and open space.



The existing house and cottage are separated from the other cottages on the subject site by a swathe of vegetation. This vegetation forms a natural boundary on the land and would be a suitable lot boundary.

Existing 'Special Site - Caravan Park' Zoning

The subject land is highly unlikely to be developed as a caravan park based on the following basic premises:

- It is located 17 kilometres from the Albany CBD. This location is a significant distance, particularly given that the majority of Albany's tourist attractions are located in or on the opposite side of the subject land to the Albany CBD (Torndirrup National Park, Wind Farm, historical buildings, etc) ;
- It is not located near any significant natural or man-made attractions. Whilst the Nanarup and Two Peoples Bay localities undoubtedly have scenic attraction, they may not be significant enough to attract the necessary tourist numbers to support a substantial caravan park;
- It is not located adjacent to or near the coast and away from the major tourist 'through' routes;
- There is no particularly scenic quality to the land as it sits in a predominantly rural setting;
- The land is not close to available goods and services. The nearest 'General Stores' are located in Upper Kalgan and Lower King;
- Given the long term surrounding land uses will be either rural residential or full urban; any developer is highly unlikely to invest the considerable capital required to develop a full caravan park; and
- There is not significant passing traffic volumes that would make this a viable proposition.

It is proposed that in the place of the 'Caravan Park' use that the property is reclassified to 'Holiday Accommodation'. This recognises the existing holiday accommodation business that has been operating for the last 30 years and gives the owner the certainty to invest in its refurbishment.

The zoning change will facilitate the development of an additional 3 cottages taking the number of cottages on the site to 6. This is far more appropriate use for the land based on the following:

- The existing business currently functions well as a rural retreat style of accommodation, which is desirable to consumers wanting to 'get away', with the secluded location being a selling point. Any development on the site would ensure that each of the cottages would retain their sense of privacy;
- It is a less intense style of development more suited to the location and site characteristics;
- The peaceful rural setting of the land would compliment this land use;
- Six cottages has been proven to be sufficient to be an economically viable business given the existing occupation rates for the existing business;
- Should the surrounding land be developed for more intensive land uses such as full residential at some time in the future, the site will be isolated from this development by a substantial band of remnant bushland. In any event, the further development of the surrounding land for non-rural land uses is a considerable time away, giving the holiday accommodation time to operate for at least 15-20 years; and
- This is not a strategic tourist site, but a small tourist development run by on-site by the landowners who have no intention of developing a caravan park.

6.0 CONCLUSION

In conclusion, we are aware that Council is currently reviewing its strategic position for land to the south of Nanarup Road in Kalgan. However, what we would like Council to consider is that:

1. The land proposed in this submission for 'Special Rural' land uses (Section A) has similar characteristics to land which is already zoned for this use directly adjacent to the west and south of the subject land;
2. The existing house appears for all intents and purposes as a separate lifestyle lot already;
3. This proposal would only eventuate in one additional 'Special Rural' lot being created and no further development of this site;
4. Whether the land south of Nanarup Road is earmarked for 'Future Urban' or 'Rural Residential' in the long term will not affect the current proposal because:
 - a. If it is decided that it should be 'Future Urban'; Section A can be rezoned in the short term to 'Special Rural', the same as the adjacent land, and be converted in the future when (and if) the conversion of all of the land south of Nanarup Road is changed to full urban.
 - b. Alternatively, should Council choose to identify south of Nanarup Road as 'Rural Residential' Section A will seamlessly combine with the existing Subdivision Guide Plan for the adjacent land to the west.
5. The site is highly unlikely to be developed for a caravan park, given the distance from the Albany CBD, local attractions and the capital required to establish a substantial caravan park; and
6. The use of 'Holiday Accommodation' on the subject land is considerably more appropriate, as evidenced by the current holiday accommodation business (Country Cottages) which has been in business for 30 years, and the more isolated location is suited to rural retreat style holiday accommodation.
7. There is a natural division in the current property between Section A and Section B that will act to retain the character of both portions and serve as a suitable boundary to the 'Special Rural' development already zoned to the west of the subject site.

Overall, the rezoning of the subject site will facilitate the redevelopment and refurbishment of a viable holiday accommodation business that has been operating for 30 years and create an additional 'Special Rural' lot in a location that will blend with the existing surrounding zoning, without compromising the future planning for the area.

We respectfully request that Council entertain the proposal to:

- Rezone a portion of Lot 30 Nanarup Road, Kalgan from the 'Special Site' zone to the 'Special Rural' zone for inclusion in Special Rural Area No.9 of City of Albany Town Planning Scheme No.3; and
- To rezone the remainder of the subject land from 'Special Site Caravan Park' to 'Special Site Holiday Accommodation' in City of Albany Town Planning Scheme No.3.





Your ref: 14551 / CTP
Our ref: TRIM RF1049-03 / SRS 24512
Enquiries: Karen McKeough, 98410128

Craig Pursey
Harley Survey Group
PO Box 5207
ALBANY WA 6332

Dear Craig

Proposed re-zoning – Lot 522 Nanarup Rd, Kalgan

As this proposal is at a preliminary stage, the following comments are general in nature and provide an indication of the likely issues associated with this site.

Land capability

While the subject site has no defined waterways or wetlands, it appears that the land at the northern end of the lot may be subject to some waterlogging. This was determined through the presence of sedges in this location. As such, a land capability assessment would be required.

Effluent Disposal

The ability of the site to manage effluent will be determined through the land capability assessment. The Department of Water will require information regarding the suitability and type of effluent disposal proposed.

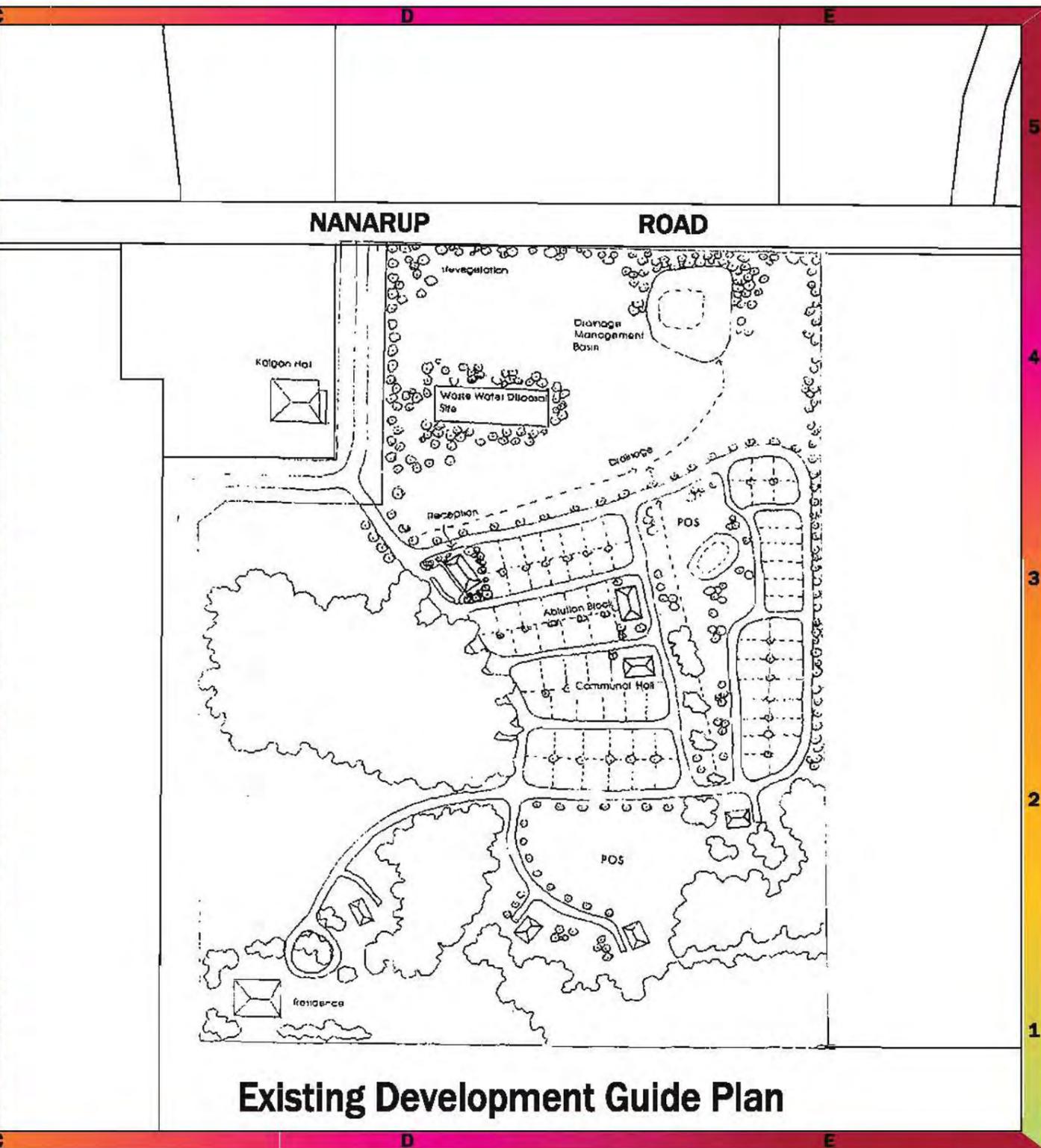
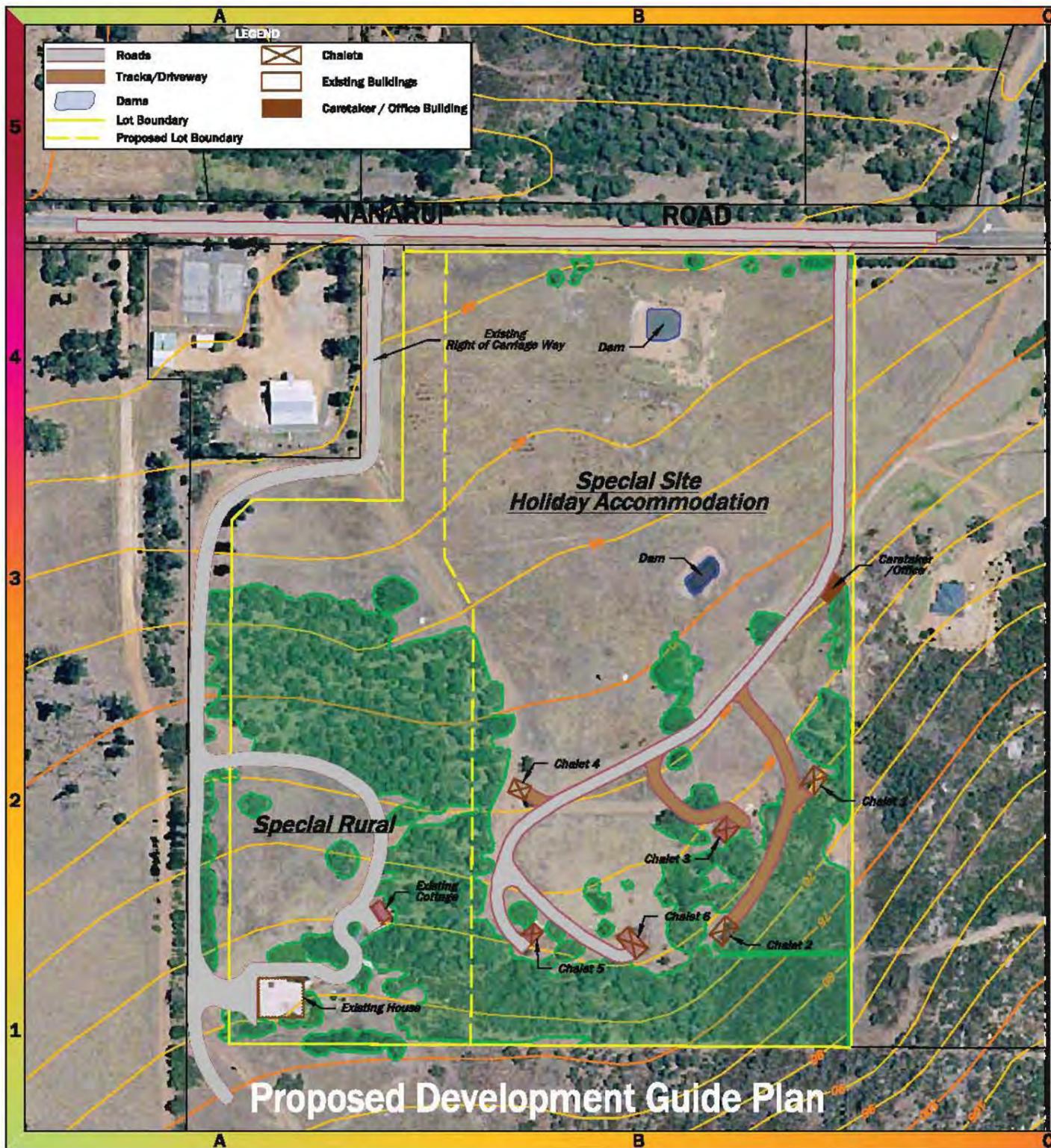
Should you wish to discuss this matter further please contact Karen McKeough of this office.

Yours sincerely

for CHRIS GUNBY
ACTING REGIONAL MANAGER
SOUTH COAST REGION

17 June 2009





DEVELOPMENT GUIDE PLAN

LOT 30 ON DP 47989
NANARUP ROAD
KALGAN

Drawing No
14551-03A

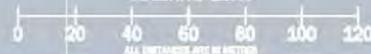
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note:
This plan has been prepared for planning purposes. Areas, contours and dimensions shown are subject to survey.



Drawn
ABS 06-07-09
Checked
CP 06-07-09

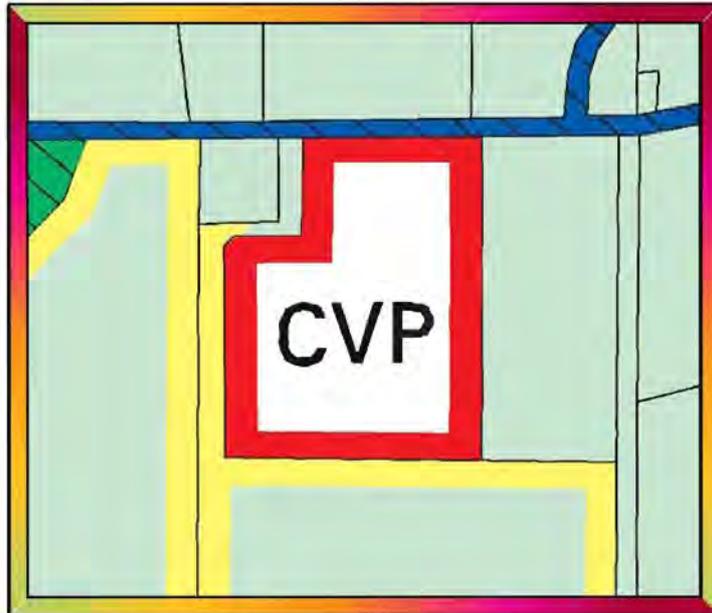


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CITY OF ALBANY

Town Planning Scheme No. 3

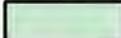
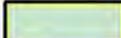
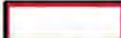


Existing Zoning

LOCAL SCHEME RESERVES

-  Important Regional Roads
-  Parks and Recreation

ZONES

-  Rural
-  Special Rural
-  Special Site
- CVP** Caravan Park
- HA** Holiday Accommodation



Proposed Zoning





Gayle Sargeant

City of Albany Records

From: Nuttall, Paul [Paul.Nuttall@team.telstra.com]
Sent: Thursday, 20 August 2009 4:32 PM
To: Planning (External Use ONLY)
Subject: Scheme amendment request at 522 Nanarup

Doc No: ICR8087157
File: SAR144
Date: 20 AUG 2009
Officer: PLAN18

Attach:

Attention: Craig McMurtrie

Scheme amendment request at 522 Nanarup Road, Kalgan

Hello Craig,
Telstra has no objection to the rezoning of the said lot.

At this early stage there are no unforeseen impediments to servicing this proposal.

Telstra cables are located within this property, and this must be considered as this proposal progresses.

regards

Paul Nuttall BA (Urb & Reg Planning)

Strategic Forecaster
Forecasting & Area Planning - Western
Integrated Network Planning
Postal: Locked Bag 2525
Perth WA 6001
Phone: 08 9491 6255
Fax: 08 9221 5730
E-Mail: paul.nuttall@team.telstra.com

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Hello Craig and Jan

We have recently changed our section name and this may also assist in addressing mail (being smaller)

Can you please now use the following mailing address

Regards

Telstra
Forecasting and Area Planning
Locked Bag 2525
Perth WA 6001



City of Albany Records
 Doc No: ICR8087411
 File: SAR144
 Date: 25 AUG 2009
 Officer: PLAN18
 Attach:

Your Ref: SAR144/PA29061/SAR144
 Our Ref: Grange 4765824
 Enquiries: G Wright
 Telephone: 98424230

August 24, 2009

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 Craig McMurtrie

**CITY OF ALBANY
 SCHEME AMENDMENT REQUEST – 522 NANARUP ROAD, KALGAN**

Dear Craig,

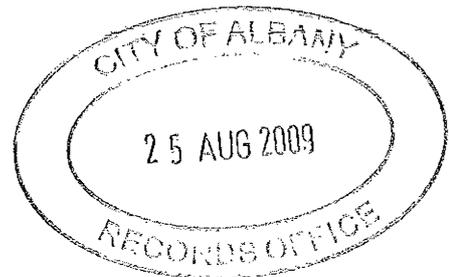
Thank you for your letter dated August 14, 2009 regarding the above scheme amendment request.

You are advised that there is an existing major water supply main in Nanarup Road however it should not be assumed that a water service will be available to new lots created as a result of this subdivision.

While the Water Corporation has no objection to this proposal, the proponent should be advised to discuss with the Corporation the possibility of providing additional water service connections.

Yours sincerely

Graham Wright
 Senior Asset Planner
 Great Southern Region
 Asset Management Division





Government of Western Australia
Department of Planning



Doc No: City of Albany Records
File: ICR8088032
SAR144
Date: 03 SEP 2009
Officer: PLAN18
Attach:

Great Southern Region

1 September 2009

City of Albany
PO BOX 484
ALBANY WA 6331

Attention: Craig McMurtrie

Dear Craig

SAR 144 - REZONING 522 (LOT 30) NANARUP ROAD, KALGAN TO SPECIAL RURAL AND SPECIAL SITE - HOLIDAY ACCOMMODATION

Given the proximity of the land to existing Special Rural Zone No. 9, this office has no in principle objection to the proposal, subject to appropriate demonstration of land capability, drainage management, vegetation protection and any other requirements applicable to the proposed zonings.

The modifications to the Subdivision Guide Plan for Special Rural Zone No. 9 to include a portion of Lot 522 should also address the following access issues:

- the status of the access leg to adjoining Lot 11 i.e. whether this should be ceded as a public ROW or road reserve; and
- the suitability or otherwise of the existing point designated for access/egress onto Gull Rock Road.

Please contact the undersigned if you have any queries regarding this advice.

Yours sincerely

GEORGINA FOLVIG
ACTING REGIONAL MANAGER, GREAT SOUTHERN
SOUTHERN REGIONS PLANNING
STATE AND REGIONAL POLICY DIVISION



Government of Western Australia
 Department of Environment and Conservation



Doc No: City of Albany Records
 File: ICR8088311
 SAR144

Date: 09 SEP 2009
 Officer: PLAN18

Attach:

Craig McMurtie
 Planning Officer
 City of Albany
 PO Box 484
 ALBANY WA 6331



Dear Sir

SCHEME AMENDMENT REQUEST AT 522 NANARUP ROAD, KALGAN

Thank you for the opportunity to comment on this proposed Scheme Amendment No 144.

The Albany Office of the Department of Environment and Conservation (DEC) has considered this request on the basis of a desk top/aerial photographic assessment and general knowledge of the locality setting.

The proposal document appears to be very thorough and overall presents a sound case for the proposed zoning and forward planning changes.

However, it is noted that the southern portion of the proposed boundary between proposed Sections A and B truncates approximate 195m of remnant native vegetation. If that portion of boundary could be moved 25m to the east it would reduce the truncation distance to only 35m at the southern end. This would necessitate some minor adjustments to the proposed location of Chalet 4 and the rear driveway to (existing) Chalet 5, but would potentially reduce future impacts upon native vegetation significantly.

Yours sincerely

Bruce Bone
 Regional Manager

9 September 2009

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3

AMENDMENT No. 287



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

SEPTEMBER 2008

1.0 INTRODUCTION

The Home, Harding and Bramwell Road precinct is shown on the following Location Plan. The precinct accommodates seven lots zoned Rural ranging in size from 2.2ha to 3.3ha. One lot at 2.1ha although being mainly under the Rural Zone also accommodates a small area (~2000m²) under the Residential Development Zone.

The land is generally used for rural retreat/hobby farm type uses.

This Scheme Amendment will rezone the eight lots to the Special Rural zone and provide for the creation generally of one additional lot from each existing lot. Commensurate with applicable zoning, land use and management requirements, the minimum average lot size applied would be one hectare.

Preliminary landholder liaison has shown that two of the landholders raise no objections to the proposal and the remaining six actively support the proposal. It is also noted that the zoning change has no material impact of the ability of landowners to continue to carry out existing approved development, landuses and activities. The revised controls will only apply at landuse change or at the time of the subdivision of the individual lots.

2.0 BACKGROUND

The landuse context is shown on the following plan.

The lots are developed with a single dwelling. The only exception is Lot 18 which also accommodates an ancillary dwelling. The lots accommodate a mix of parkland clearing and open pasture with stables and other small scale hobby like improvements.

Surrounding development and landuse includes Almore Park to the west. This is zoned and developed for Special Rural purposes. As with this proposal, the minimum lot size has been set by Council strategy, groundwater protection area priority codes and land characteristics.

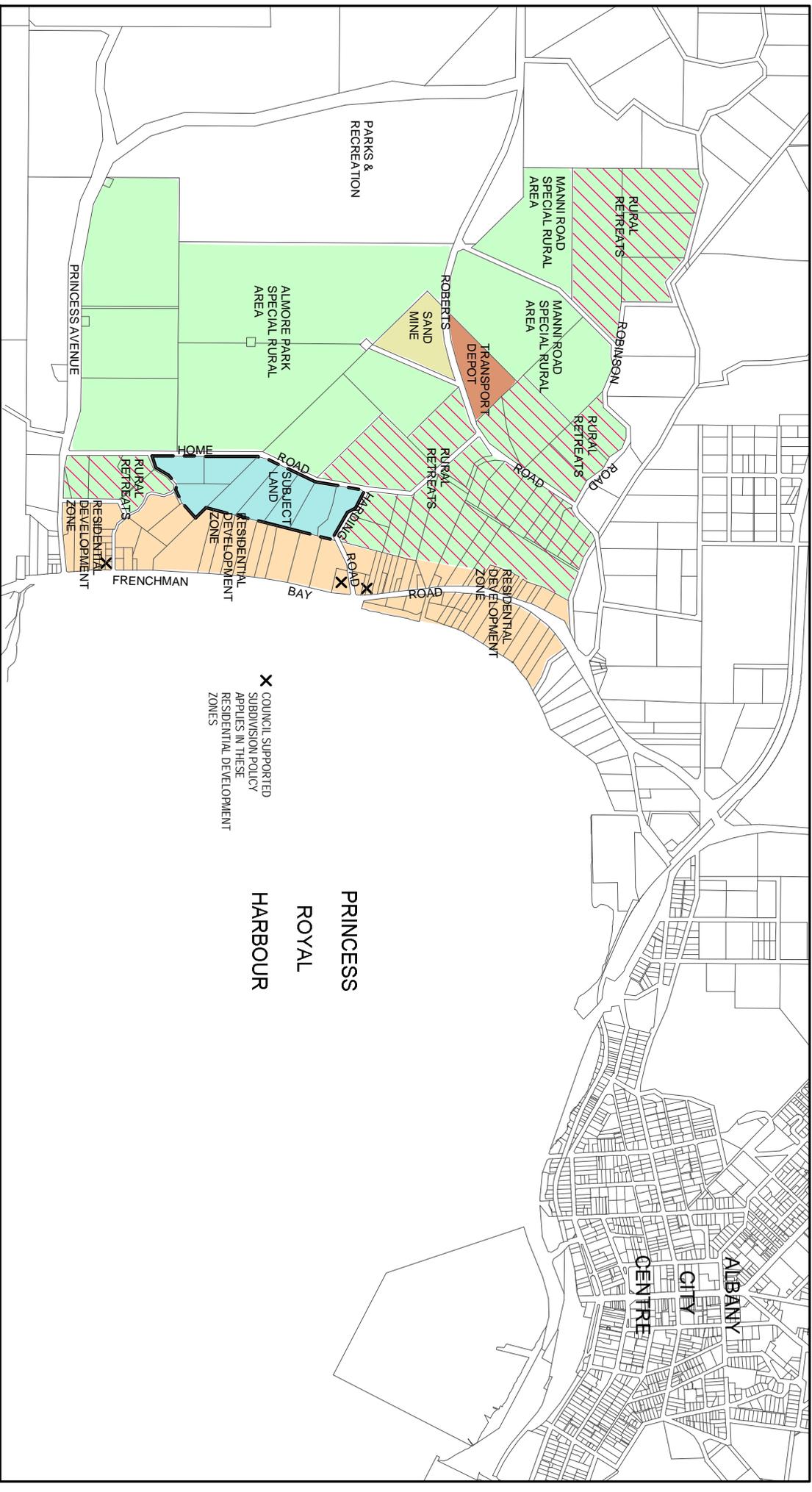
Land north of Harding Road is either under the Rural zone or the Residential Development zone. Landuse in this area includes hobby farms, a large number of conventional residential lots and a number of small scale market gardens.

Land south of Bramwell Road is zoned Rural and accommodates hobby farms which merge into small scale market gardens.

In both instances (north of Harding and south of Bramwell), the subject land is buffered from these small scale market gardens by separations over 300m which accommodates both rural retreats and conventional residential development.

The small scale market gardening undertaken in this area is slowly being displaced as a landuse by the taking up of these lots as hobby farms, rural retreats and tourist based activities.

To the east, the land abuts the Residential Development zoned lots fronting Frenchman Bay Road and Princess Royal Harbour. In the main, these lots are used for rural retreat purposes but are currently zoned for much more intensive use and development.



X COUNCIL SUPPORTED
SUBDIVISION POLICY
APPLIES IN THESE
RESIDENTIAL DEVELOPMENT
ZONES

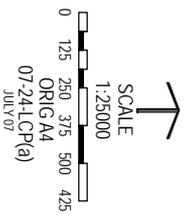
PRINCESS
ROYAL
HARBOUR

LOCATION AND CONTEXT

Bramwell Road, Home Road & Harding Road Precinct
Robinson, City of Albany



Aylton Taylor Burrell
Consultants in Urban & Regional Planning
110 Duke St. Albany, Western Australia 6330
Phone: (08) 9942 2304 Fax: (08) 9942 1340



As noted above, the subject land is identified for more intensive zoning and development within the Local Rural Strategy and the Albany Local Planning Strategy. The Local Rural Strategy and the Priority Code controls of the South Coast Water Reserve discuss a minimum average lot size for the subject land of 1ha.

3.0 SERVICING

All existing lots have bitumen road frontage, electrical power and telecommunications connections. Potable water is available in the locality and will need to be provided to new development. Reticulated sewer is not available in the locality and is not planned for provision under the infill program. New development will need to rely on onsite disposal.

With telecommunications, development policy for this situation (infill subdivision of existing allotments into two or three lots each) is that internal trenching is provided by the subdivider for the service provider to install services into.

4.0 LAND QUALITIES

The land generally slopes from the east to the west and Home Road. Further east (offsite) the land rises further to the ridge crest and then falls again down to Frenchman Bay Road.

Slopes range from 0% (flat) to 15% (6° - gentle). The bulk of each site is flat in nature and with the exception of Lot 51, these flat areas are located on the western portions of each lot. With Lot 51, elevated land is located in the north and east.

The eastern ridge and eastern flats are part of the consolidated dune system dominating the Robinson and Little Grove localities.

Soils comprise calcareous sands on elevated land and grey sands on the flats.

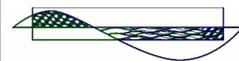
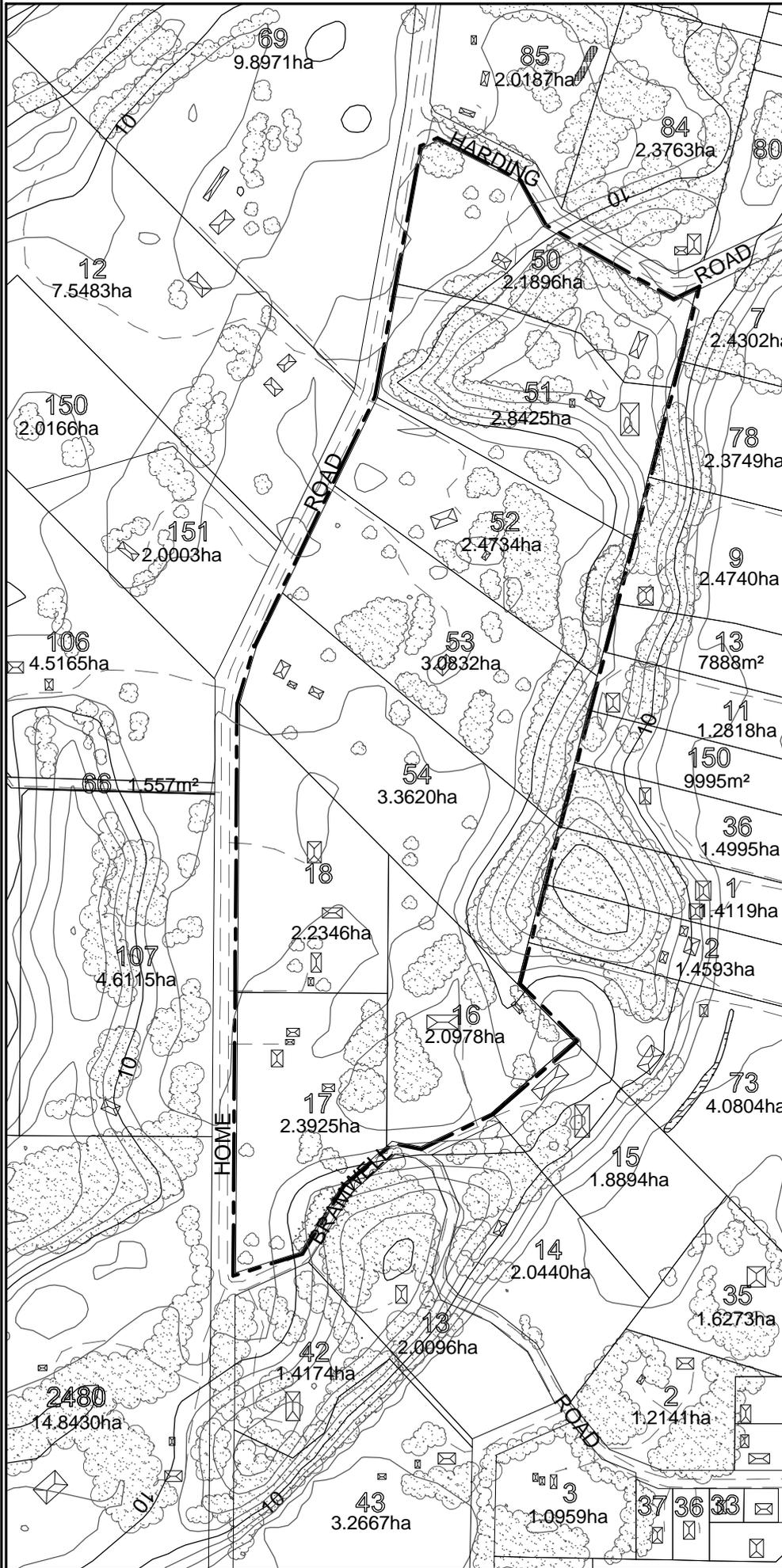
The soils found on site correlate closest with the Mp Unit described in Landform & Soils of the South Coast Hinterland (CSIRO Field Operations 1982). Land qualities and management approach for Special Rural development is outlined in the table below:

| Issue | Rating | Management Response |
|---------------------------|------------------|---|
| Water Erosion Risk | Low | Nil. Acceptable Rating |
| Wind Erosion Risk | High - Very High | Need to maintain cover on exposed elevated ground. Managed through conventional subdivision/development process. |
| Microbial Purification | Very Low | Need to ensure onsite effluent disposal devices maximise microbial breakdown. Need to ensure lot or effluent disposal device density is less than 1 per hectare. Managed through conventional subdivision/development process/application of special provision. |
| Water Pollution Risk O.F. | Very Low | Nil. Acceptable Rating |
| Water Pollution Risk S.D. | Moderate | Management for microbial purification also addresses this issue. Managed through conventional subdivision/development process. |
| Ease of Excavation | High | Nil. Acceptable Rating |
| Inundation | Nil | Nil. Acceptable Rating |
| Flood Risk | Nil | Nil. Acceptable Rating |
| Foundation Soundness | Good | Nil. Acceptable Rating |
| Slope Instability | Low | Nil. Acceptable Rating |
| Soil Absorb Ability | High | Nil. Acceptable Rating |
| Nutrient Ret Ability | Mod | Nil. Acceptable Rating |
| Salinity Risk | Nil | Nil. Acceptable Rating |

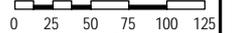
ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

SITE CHARACTERISTICS PLAN

Bramwell Road, Home Road & Harding Road Precinct
Robinson, City of Albany



SCALE
1:5000



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

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07-24-SCC(a)
NOVEMBER 07

From this table specific management issues for special rural subdivision and ongoing use are:

- The need to maintain ground cover on elevated cleared and exposed land. During development, areas should be left open for the minimum time possible and reinstated following the development activity. Provisions could be included to provide for additional control should activities such as the keeping of stock cause problems.
- The installation of high performance on site effluent disposal devices (nutrient retaining or aerobic treatment) along with ensuring density does not exceed 1 unit per hectare.

The lots are in the main either cleared or parkland cleared and each accommodates substantial dwellings and outbuildings associated with their rural retreat uses. These include garages, sheds, workshops and stables.

The 2002 ATA Environmental Vegetation Survey of the Albany Hinterland outlines that the land would have accommodated a low WA Peppermint dominated woodland on the higher ground with coastal mallee heath shrubland (once again dominated by WA Peppermints) on the lower land toward the west.

Remaining parkland cleared areas generally reflect this. Some regrowth karri are also present and dominate the ridge areas to the east fronting Frenchman Bay Road.

As noted above, the lots are generally either cleared or parkland cleared and as such vegetation is highly modified and of poor quality. This is reflected in the ATA Vegetation Survey finding vegetation on site is in the lowest 25% for ecological value when standardised across the region. Reinforcing this assessment is the substantial areas of similar landform and vegetation existing in nearby reserve systems such as the Torndirrup National Park and the recreation and conservation reserve system accommodating the Albany Wind Farm and stretching to the west for some 10km.

The vegetation onsite is therefore not of regional significance. It does however provide some local amenity, predominantly for subject landowners. As a result, it is proposed that existing tree cover be retained where possible around new development.

With fire safety, the following points are relevant:

- Area is either cleared or parkland cleared.
- Remaining vegetation is in discreet and manageable areas; it does not comprise a large contiguous hard to manage area. Vegetation types comprise shrubland through to woodland.
- Subject land is fully compartmentalised by roads (Home, Bramwell, Harding & Frenchman Bay Road), the harbour and the extensive low fuel buffers provided by pasture within Almore Park.
- Subject land is provided with a high level of response. It is less than 5km travel from the Albany Fire Station (permanent) and less than 2.5km from the Frenchman Bay Volunteer Fire Brigade.
- The subject land is well removed (>2km) from the higher hazard coastal bushland to the west and south.
- Reticulated water is available in surrounding roads and hydrants are available opposite the subject land within the Home Road Reserve.

As a result, risk and hazard levels are low and should be adequately protected in the longer term by the creation of low fuel areas at the time of development with maintenance ensured by the annual fire safety notice and scheme provisions.

5.0 PLANNING

Zoning is shown on the following plan and landuse is described above.

Planning context includes the following issues:

- The land is zoned Rural. This is an inappropriate zoning given lot size and the rural retreat scale of development.
- The land is sandwiched between the Almore Park Rural Residential Area and the Frenchman Bay Road Residential Development zoned lots.
- Council has a Town Planning Policy guiding and supporting the re-subdivision of the Residential Development zoned lots fronting Frenchman Bay Road.
- The land is within the Priority 3 Area of the South Coast Water Reserve. Subject to land capability constraints, subdivision to a minimum average of 1ha is a compatible use.
- Adjoining Almore Park is within the Priority 2 Area which identifies lots to 2ha in size as a compatible use. Zoning provisions also support lot sizes to this standard.
- The land is within the Local Rural Strategy identified for rezoning and re-subdivision down to 1ha, subject to conventional requirements such as precinct planning, capability, suitability and servicing.
- In view of lot size and landuse characteristics the land is located very close to the Albany City Centre. The land is also very close to amenity and recreation areas.
- The Albany Local Planning Strategy identifies the land as well as Almore Park and the Residential Development zoned lots fronting Frenchman Bay Road, for Rural Residential purposes (Rural Retreat lots generally 1ha minimum lot size).
- The lots are all situated well above the 2.5m AHD contour as considered the minimum by Council for development in the area. Levels range from 7m AHD to 18m AHD.
- The lots are generally parkland cleared and accommodate developed pasture, dwellings and outbuildings including sheds and stables. The only locally significant vegetation is located off site to the east covering the ridge flank fronting Frenchman Bay Road.
- This area forms an obvious and discreet planning unit.
- There are no Council or other Authority plans to connect the area to the reticulated sewer system. In addition, conversion to fully serviced residential is not favoured by Council and other authorities.
- In the May 2006 Item to Council supporting the Subdivision Policy for the adjoining land, it is specifically noted that small lots (>4000m²) "would have minimal impact on the character of the locality".
- As Lots 50 & 51 accommodate substantial dwellings adjacent to their eastern boundaries, there are no lots remaining in the precinct that are not completely visually shielded from Frenchman Bay Road and the harbour by the lots to the east of the subject land.

Given this background, a Subdivision Guide Plan has been prepared for the area based on 1ha Special Rural Development. This meets well with what Council itself proposes for those Residential Development zoned lots fronting Frenchman Bay Road and provides a graduation in lot sizes between those lots and Almore Park.

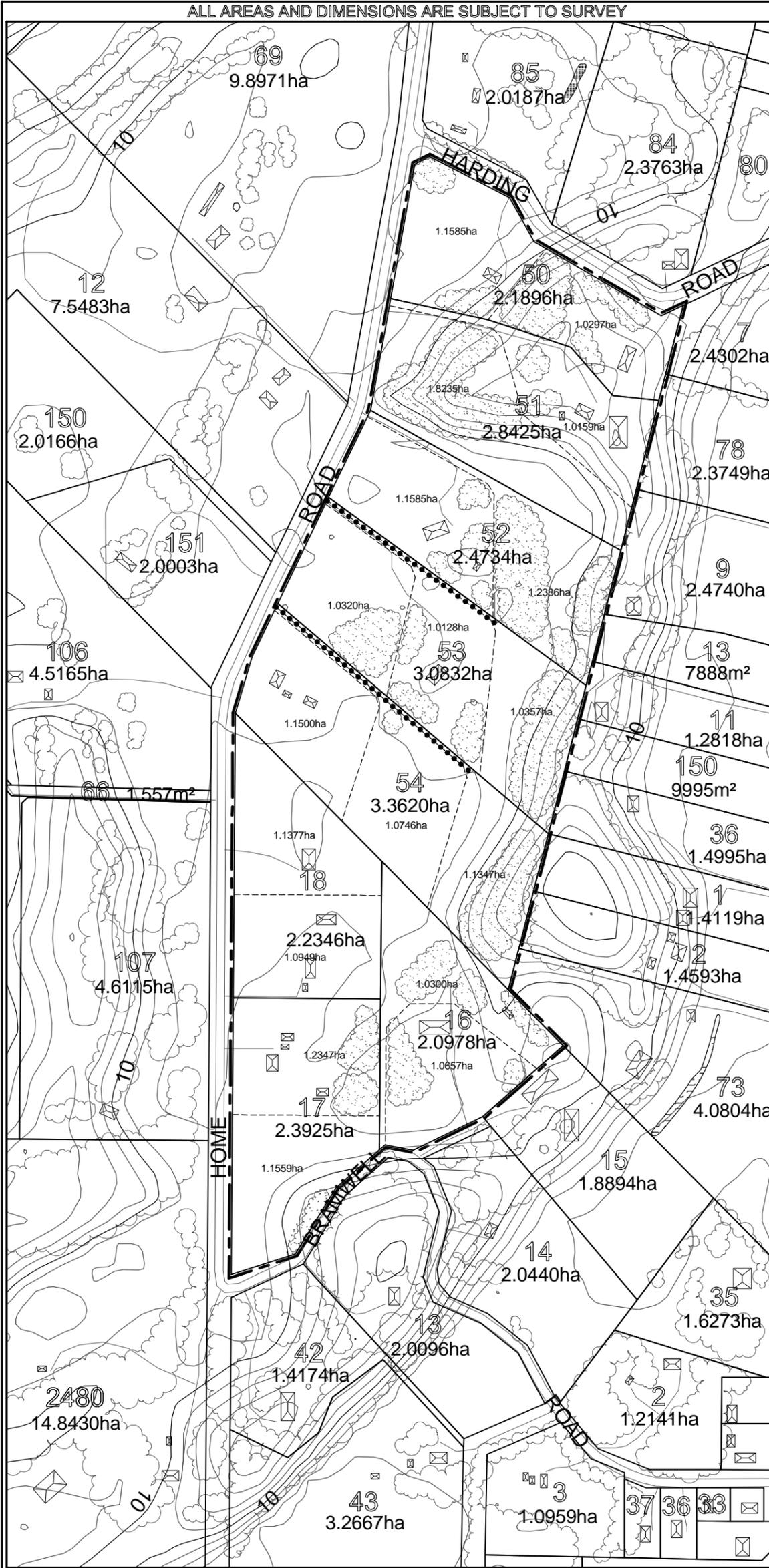
The Subdivision Guide Plan and Management Provisions have been framed to address or respond to the following:

- **Road/Lot Access.**
Each lot to have constructed road access. Battleaxe legs, where used are to be appropriately constructed and drained. Where suitable, existing crossovers and driveway access have been used (Lots 51, 52, 16 & 18).

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

SUBDIVISION GUIDE PLAN

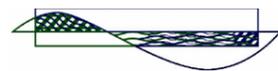
Special Rural Area No. 39
 Bramwell Road, Home Road
 & Harding Road Precinct
 Robinson, City of Albany



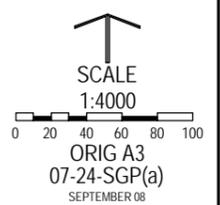
LEGEND

- Subject Land
- Existing Buildings
- Vegetation
- Significant Vegetation
- Existing Driveway Access
- Existing Road
- Proposed Lots
- Single Shared Driveway

ADOPTED BY RESOLUTION OF THE COUNCIL OF THE
 CITY OF ALBANY
 AT THE _____ COUNCIL MEETING
 ON THE _____ DAY OF _____
 CHIEF EXECUTIVE OFFICER _____



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



▪ **Servicing, Including Reticulated Water.**

Potable water connections, electrical connections and lot telecommunications trenching to be provided.

Where subdivision of existing lots is coordinated the provision of offsite telecommunications trenching may need to be negotiated with the service provider.

▪ **Responses to Topographic/Environmental Conditions and Significant Tree Cover.**

- Cleared and parkland cleared nature of area provides sheltered house sites.
- Lots screened from Frenchman Bay Tourist Route so exposure is not a concern.
- Land is within an existing area of smaller lot development so that the nature and character of the area is not being compromised.
- Gentle slopes exist across the subject land. Lot 51 has fencing and driveways specifically aligned along the contour, no steep or fragile slopes exist that require specific management.
- No regionally significant vegetation exists on site. Proposals for maintenance of existing cover proposed so as to maintain local amenity.
- The elevated and dry nature of the local sandy soils provides for effective onsite drainage management via infiltration and effective onsite effluent disposal on the basis nominated densities are not exceeded (one unit to a minimum average of 1ha). Wellhead buffers do not apply to subject land.

▪ **Maintaining the Existing Parkland Setting/Landscape.**

Locally valuable tree cover is identified and measures applied for retention. Using existing driveways as battleaxe leg alignments will couple with the above measures to ensure the existing pleasant parkland setting is maintained.

▪ **Ongoing Land Management.**

In accord with conventional practice and to accord with the specifics of the subject land, management provisions are included to:

- Restrict removal of significant tree cover to that approved, necessary for dwellings, access and servicing.
- Identify the minimum lot size/yield (1ha minimum).
- Limit landuse to that commensurate with rural retreat amenity and the Water Source Protection Priority Code requirements.
- Ensuring appropriate servicing is provided and high performance onsite effluent disposal systems are utilised for new dwellings.
- Ensure provision and maintenance of low fuel areas.
- Ensure warning and controls are in place to maintain ground cover against the impact of domestic stock.

6.0 CONCLUSION

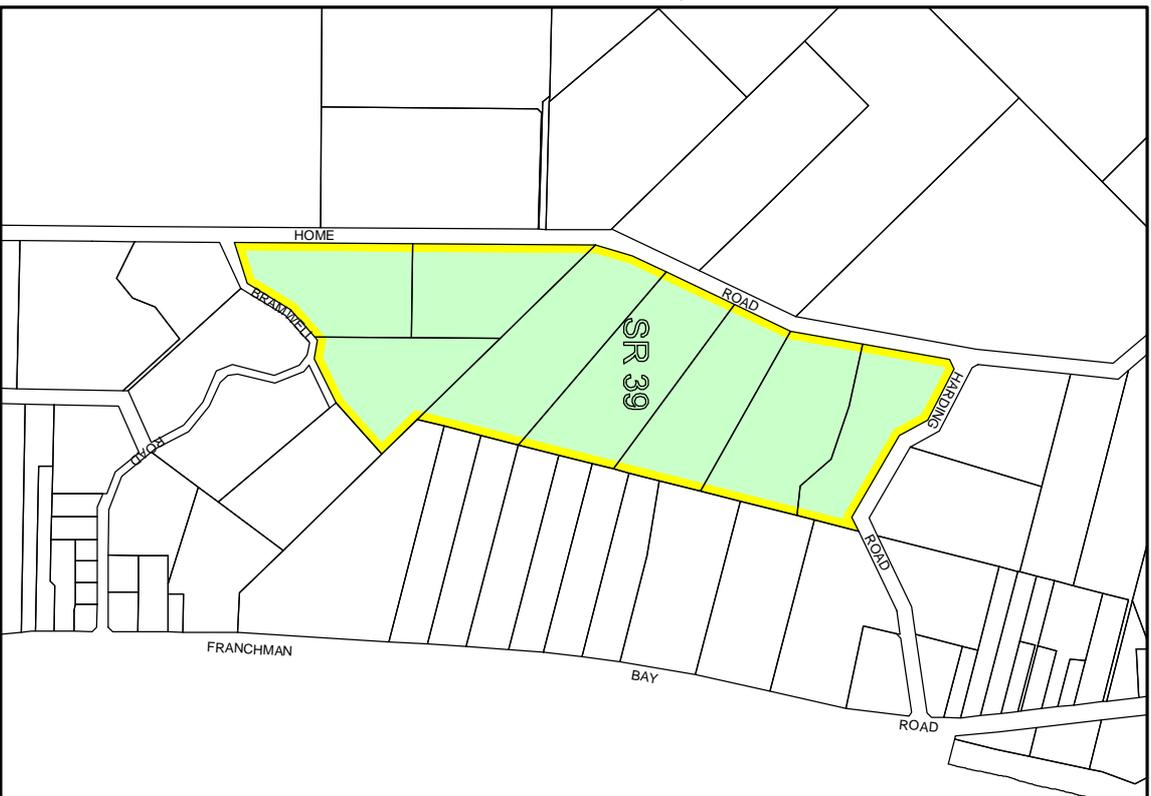
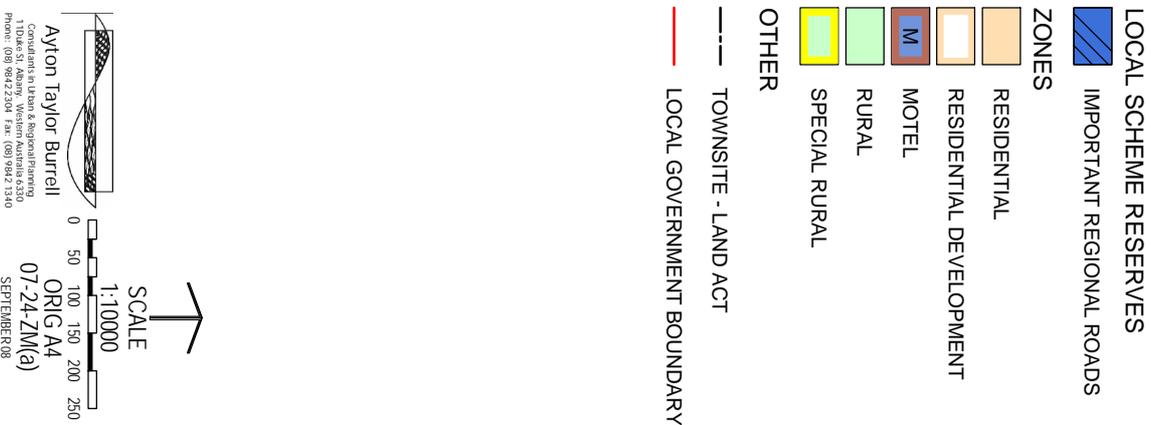
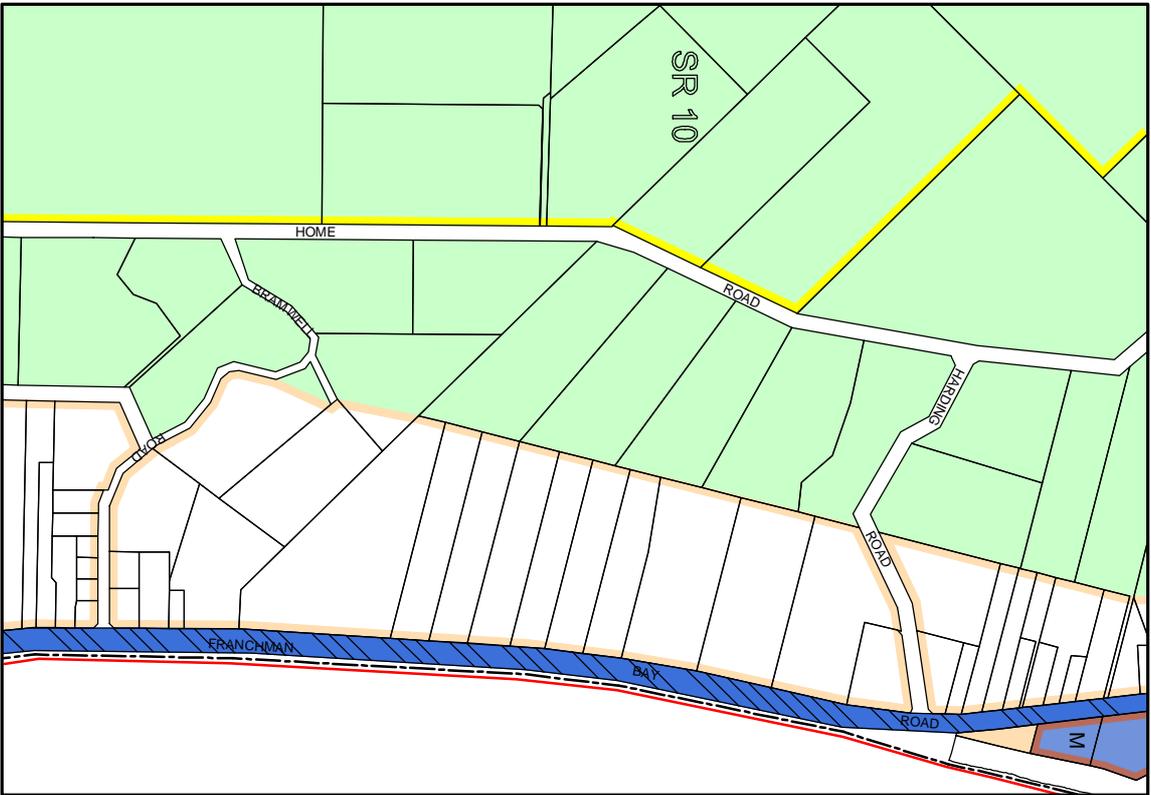
Special Rural development is often perceived as an inefficient use of both land and services. In this instance however, the area is already in the main appropriately serviced by the City and other authorities so the efficiency argument flows the other way: As the land is appropriately serviced and can support additional lots, it is more efficient in both land and the use of existing services, to make the best use of that potential.

This proposal presents the opportunity to get a plan in place and that gives Council and other decision making authorities the zoning and control being sought by the adopted policy and strategy for this discreet precinct. This zoning change provides for limited subdivision to be permitted and even then only in a manner responsive to the character of the area and only subject to Water Source Protection Planning and capability.

CITY OF ALBANY TOWN PLANNING SCHEME No. 3 AMENDMENT No. 287

Existing Zoning

Proposed Zoning



Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 110 Lake St, Albany, Western Australia 6330
 Phone: (08) 9842 2304 Fax: (08) 9842 1340
 SCALE 1:10000
 ORIG A4
 07-24-ZM(a)
 SEPTEMBER 08

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 287

The Albany City Council 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:

- i. Rezoning Lots 50, 51, 52, 53, 54, 17 & 18 Home Road, Robinson from the Rural Zone to the Special Rural Zone.*
- ii. Rezoning Lot 16 Bramwell Road, Robinson from the Residential Development and Rural Zones to the Special Rural Zone.*
- iii. Amending the Scheme Maps accordingly.*
- iv. Incorporating Special Rural Zone No. 39 within Schedule 1 of the Scheme as follows:*

SCHEDULE I - SPECIAL RURAL ZONES

| (a) SPECIFIED AREA OF LOCALITY | (b) SPECIAL PROVISIONS TO REFER TO (a) |
|--|---|
| <p>39 – Lots 50-54 Home Road Lots 17 & 18 Home Road Lot 16 Bramwell Road, Robinson</p> | <p>AREA NO. 39</p> <p>1.0 PLAN OF SUBDIVISION</p> <p>1.1 Subdivision of the subject land shall generally be in accordance with the Subdivision Guide Plan endorsed by the Chief executive Officer.</p> <p>1.2 Minor variations to the subdivisional design if approved by the Western Australian Planning Commission may be acceptable.</p> <p>1.3 The minimum lot size shall be 1ha in accordance with the Subdivision Guide Plan.</p> <p>2.0 OBJECTIVE OF ZONE</p> <p>2.1 Within the Special rural Zone Are No. 39 the objective is to provide for low density rural retreats whilst retaining the parkland setting.</p> <p>3.0 LAND USE</p> <p>3.1 Within Special Rural Zone Area No. 39 the following uses are permitted.</p> <ul style="list-style-type: none"> - Rural Residential dwelling <p>3.2 The following uses may be permitted subject to the special approval of Council.</p> <ul style="list-style-type: none"> - Livestock Grazing (Note Provision 4.0) - Home Occupation - Stable (Note Provision 4.0) - Public Utility - Other incidental or non defined activities considered appropriate by Council which are consistent with the objective of the zone. <p>3.3 All other uses not mentioned under 3.1 or 3.2 are not permitted and with the intention of preventing land degradation and practices detrimental to the environmental amenity of the zone, this includes the keeping of any animals considered detrimental by Council.</p> <p>4.0 KEEPING OF LIVESTOCK/ANIMALS</p> <p>4.1 Intensive agricultural pursuits such as piggeries and horticultural operations are not permitted.</p> <p>4.2 The keeping of horses, sheep, goats and other grazing animals shall be subject to the prior approval (planning scheme consent) of the Council and these animals shall be restricted to fenced areas of the lot to the satisfaction of Council. The Owner/Tenant shall be responsible for the installation and maintenance of stock proof fencing to protect remnant vegetation and revegetation areas. The keeping of animals shall not result in the removal or damage of significant vegetation and trees or result in soil degradation or dust pollution.</p> <p>Where, in the opinion of Council, the continued presence of animals on any portion of land is likely to contribute, or is contributing to dust pollution, soil degradation or the removal of significant vegetation, notice may be served on the owner of the said land, requiring immediate removal of those animals specified in the notice.</p> <p>When the notice has been served on a landowner in accordance with this Clause the Council may also require the land to be fully rehabilitated within three (3) months of serving the notice.</p> <p>In the event that such action is not undertaken, Council may carry out such works as are deemed necessary, with all costs being borne by the landowner.</p> |

SCHEDULE I - SPECIAL RURAL ZONES (CONTINUED)

| (a) SPECIFIED AREA OF LOCALITY | (b) SPECIAL PROVISIONS TO REFER TO (a) |
|--|--|
| <p>39 – Lots 50-54 Home Road Lots 17 & 18 Home Road Lot 16 Bramwell Road, Robinson</p> | <p>AREA NO. 39</p> <p>5.0 LOCATION OF BUILDINGS AND STRUCTURES</p> <p>5.1 All buildings and structures shall be setback a minimum of 15 metres from road boundaries and 10m from other boundaries.</p> <p>6.0 BUILDING DESIGN, MATERIALS AND COLOUR</p> <p>6.1 Dwellings and outbuildings shall be designed and constructed of materials which allow them to blend into the landscape of the site. Council shall refuse to approve walls and roofs constructed of reflective materials such as unpainted 'zincalume' and 'off-white' colours. Council will be supportive of walls and roofs with green, brown or red tonings in keeping with amenity of the area.</p> <p>6.2 Dwelling houses and all outbuildings shall not exceed 7.5 metres in height which is measured vertically from the natural ground level.</p> <p>6.3 No boundary fencing shall be constructed of fibre cement, metal sheeting or wooden picket. If boundary fencing is utilised, it should be of rural-construction such as post and strand (or similar) to the satisfaction of Council.</p> <p>6.4 Any water tanks shall be painted or coloured an appropriate shade of brown or green or suitably screened with vegetation to the satisfaction of Council.</p> <p>6.5 The subdivider shall make arrangements to the satisfaction of Council to ensure prospective purchasers, in the transfer of lots, are aware of the fire management guidelines of the Homeowners Bushfire Survival Manual and the Australian Standard 3959 'Construction of Buildings in Bushfire Prone Areas'.</p> <p>6.6 Low fuel buffers of 20 metres wide shall be established and maintained around all buildings.</p> <p>7.0 VEGETATION PROTECTION AND REPLANTING</p> <p>7.1 No clearing of vegetation shall occur except for:</p> <ul style="list-style-type: none"> (a) clearing to comply with the requirements of the Bush Fires Act 1954 (as amended); (b) clearing as may reasonably be required to construct an approved building and curtilage; (c) trees which are dead, diseased or dangerous; (d) clearing to gain vehicular access to an approved dwelling or any other clearing which may be approved by the Council. <p>7.2 Council may impose a condition on the grant of Planning Scheme Consent requiring the protection by stock proof fencing of significant remnant vegetation.</p> <p>7.3 Tree/shrub planting may be required as a condition of development approval.</p> <p>8.0 WATER SUPPLY</p> <p>8.1 Lots shall be connected to a reticulated potable water supply to an appropriate standard as determined by the licence holder.</p> |

SCHEDULE I - SPECIAL RURAL ZONES (CONTINUED)

| (a) SPECIFIED AREA OF LOCALITY | (b) SPECIAL PROVISIONS TO REFER TO (a) |
|--|--|
| <p>39 – Lots 50-54 Home Road Lots 17 & 18 Home Road Lot 16 Bramwell Road, Robinson</p> | <p>AREA NO. 39</p> <p>9.0 EFFLUENT DISPOSAL</p> <p>9.1 On-site effluent disposal shall be the responsibility of the individual landowner</p> <p>9.2 The disposal of liquid and/or solid wastes shall be carried out with an effluent disposal system approved by Council, the Health Department of WA and the Department of Environment. Systems shall be designed and located to minimise nutrient export and/or release into any groundwater resource.</p> <p>9.3 Council shall require the use of high performance alternative effluent disposal systems, such as amended soil or aerobic systems.</p> <p>9.4 No more than one effluent disposal system will be permitted per lot.</p> <p>10.0 ACCESS</p> <p>10.1 Council may request the Commission to impose a condition at the subdivision stage requiring that battleaxe legs be constructed to the requirements and specification of Council.</p> <p>10.2 Council may request the Commission to impose a condition at the subdivision stage requiring the application of reciprocal rights arrangements to adjoining battleaxe legs on the parent lot.</p> <p>11.0 APPLICATIONS FOR DEVELOPMENT APPROVAL</p> <p>11.1 Within Special Residential Zone No. 39 the construction of buildings including associated works such as filling, excavation, construction of retaining walls, the removal of vegetation in accordance with Special Provision 7.0, as well as the keeping of stock in accord with Provision 4.2, shall require Planning Scheme Consent.</p> <p>11.2 Application for Planning Consent shall require the submission of:</p> <ul style="list-style-type: none"> (i) a completed "Application for Grant of Planning Consent" form; (ii) three copies of a Plan showing the precise location and size of all the buildings proposed and the parkland clearing, fencing and fire protection measures to be adopted; (iii) three scaled elevation plans showing the elevation of the buildings proposed and the materials and colour to be used. |

CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 3

AMENDMENT NO. 296

PLANNING REPORT

1. INTRODUCTION

The report documents a request on behalf of landowners in the East Gledhow area, for the City of Albany to initiate an amendment to Town Planning Scheme No. 3 to transfer land from the 'Rural' zone to the 'Residential Development' zone.

This rezoning is in accordance with the draft Albany Local Planning Strategy which identifies the land as 'Future Urban'. It aims to facilitate the supply of lots and associated facilities to meet the demand for additional dwellings in the region.

In response to a Scheme Amendment Request submitted to the City of Albany in April 2008, the Council resolved on 18 August 2008 that it supported:

- the completion of a structure plan for the development area; and
- the rezoning at this time of land within the existing Water Corporation deep sewerage catchment to 'Residential Development' zone

In expressing this support Council advised that application for a formal scheme amendment would require the following matters to be addressed:

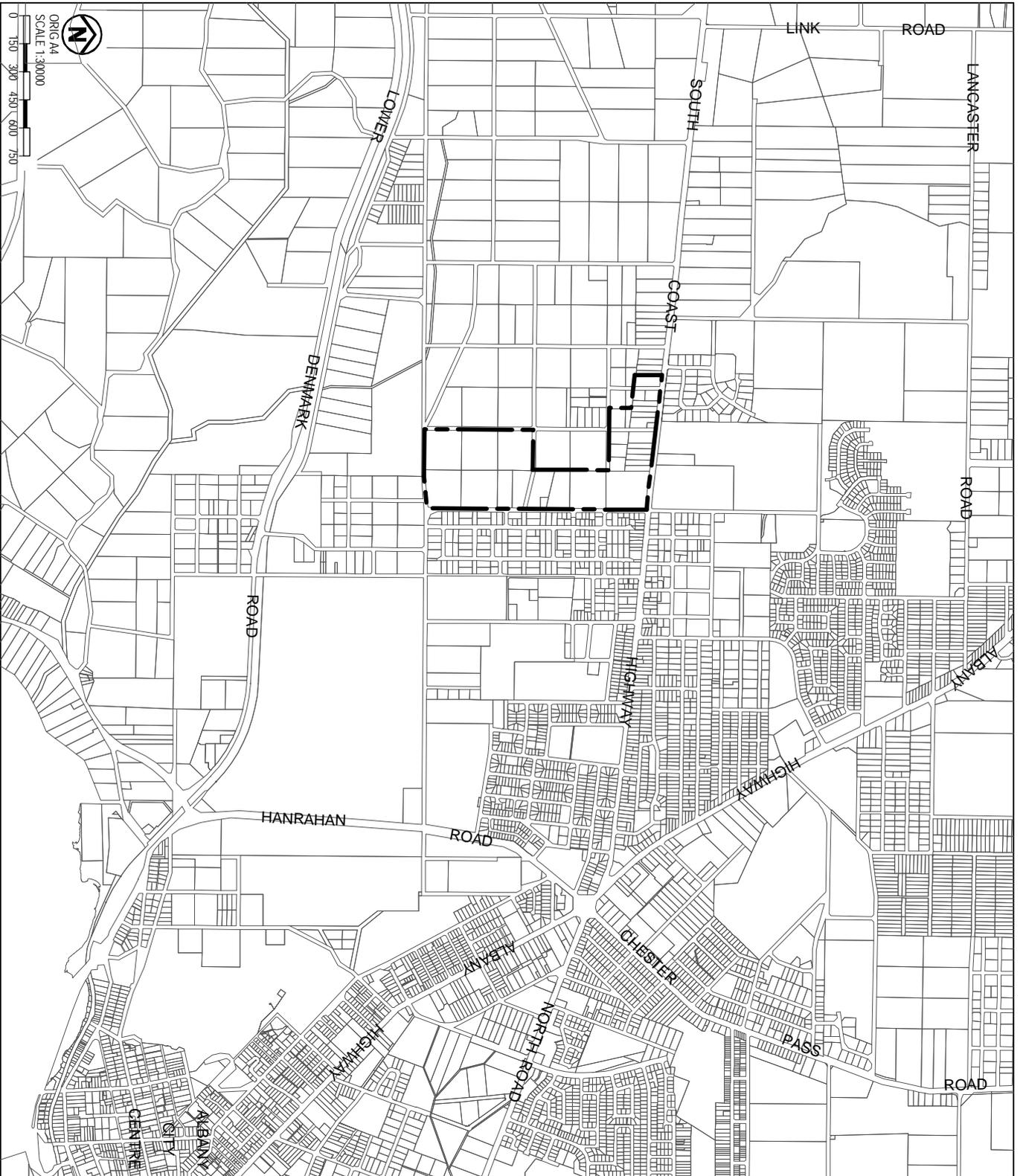
- structure plan guiding design and densities;
- assessment of remnant vegetation;
- land capability/suitability assessment;
- servicing requirements;
- impacts from surrounding land uses;
- fire protection requirements;
- cost sharing arrangements; and
- any special planning controls for inclusion in the Scheme.

2. LOCATION

East Gledhow is located 5 km to the west of Albany central area and the East Gledhow project area which is defined by the existing sewerage catchment area, is predominantly located within the area bounded by South Coast Highway to the north, Cuming Road to the south, Balston Road to the east and Moortown Road to the west. Refer Location Plan.

Lot details are shown in the following table.

| LOT No. | ROAD | AREA |
|--------------|---------------------|--------------------|
| 2 | South Coast Highway | 1204m ² |
| 3 | South Coast Highway | 4000m ² |
| 5 | South Coast Highway | 7428m ² |
| 7 | South Coast Highway | 4054m ² |
| 8 | South Coast Highway | 4055m ² |
| 9 | South Coast Highway | 4054m ² |
| 10 | South Coast Highway | 6167m ² |
| 11 | South Coast Highway | 8096m ² |
| 12 | South Coast Highway | 4054m ² |
| 13 | South Coast Highway | 4054m ² |
| 14 | South Coast Highway | 4054m ² |
| 15 | South Coast Highway | 4054m ² |
| 16 | South Coast Highway | 4054m ² |
| 1 | Balston Road | 2152m ² |
| 2 | Balston Road | 1.8164ha |
| 5 | Balston Road | 2.0743ha |
| 6 | Balston Road | 3.8595ha |
| 7 | Balston Road | 4.4339ha |
| 26 | Balston Road | 1.6086ha |
| 27 | Balston Road | 1.5884ha |
| 85 | Balston Road | 3.8661ha |
| 24 | Cuming Road | 3.7368ha |
| 25 | Cuming Road | 4.0745ha |
| 10 | Moortown Road | 3.8512ha |
| 20 | Moortown Road | 2840m ² |
| 23 | Moortown Road | 4.0735ha |
| 4 | Middle Street | 3414m ² |
| 17 | Sydney Street | 6068m ² |
| 18 | Sydney Street | 6115m ² |
| 19 | Sydney Street | 6642m ² |
| 21 | Sydney Street | 8107m ² |
| TOTAL | | 44.4498 ha |



**LOCATION PLAN
EAST GLEDHOW
DEVELOPMENT AREA**

06-73-LP(b) JULY 09

AYTON BAESJOU
P L A N N I N G

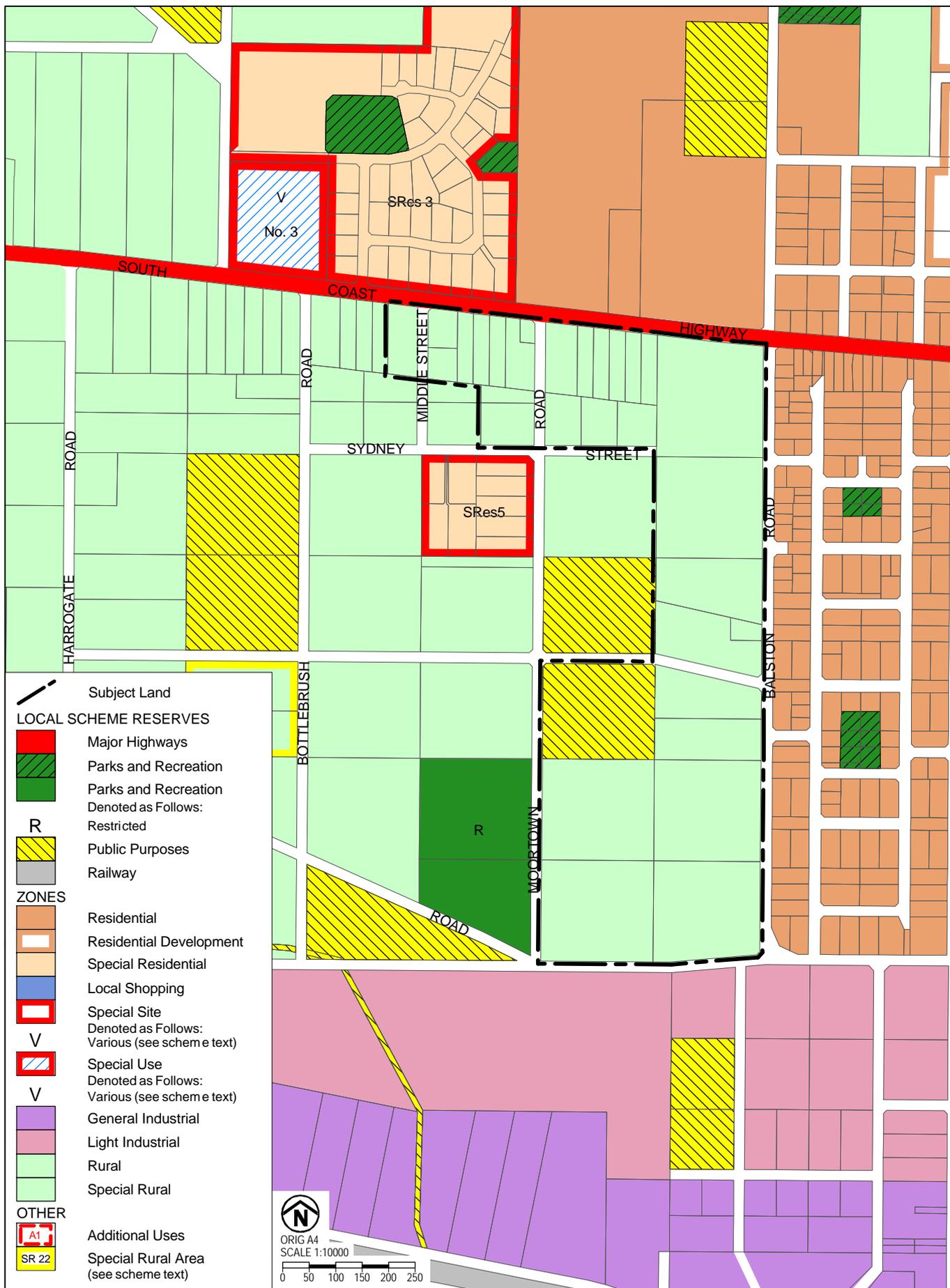
11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

3. LAND USE AND ZONING

The Gledhow area was originally subdivided in the 1850s when a subdivision pattern of generally 4ha lots was created. Of the 31 lots contained within the proposal, 7 remain unsubdivided with the remainder consisting of lots that have been further subdivided with lot sizes ranging from 1204m² through to 4.0ha. The majority of the smaller lots are located adjacent to South Coast Highway. With the exception of one lot, which is vacant crown land vested in the Department of Housing, all the lots have been developed with a residence and various outbuildings. The larger lots are effectively defacto rural residential lots.

All the properties, except for Lot 10 Moortown Road which is reserved for Public Purposes, are currently zoned "Rural" under the provisions of Council's Town Planning Scheme No 3. This zoning no longer reflects the land use and lot sizes prevailing in the area. In terms of surrounding landuse, residential zoning abuts the eastern and northern boundaries of the site, emphasising the frontal nature of the development area. To the west, the land is predominantly zoned "Rural" apart from a pocket of "Special Residential" development, a "Public Purpose" reserve and two vegetated lots which are reserved "Parks and Recreation". To the south of Cuming Road, the land is zoned "Light Industry" but remains undeveloped. Refer Existing Zoning Plan.

In terms of possible impacts from surrounding development, the main concern relates to remnant vegetation and the associated fire hazards which will be addressed in the fire management plan for the area. The majority of the "Light Industry" zoning to the south is proposed to be changed to "Rural Small Holding" in Council's proposed new Town Planning Scheme. Appropriately managed light industrial development is not considered an incompatible use with the proposed residential development. While there is occasionally some conflict at the interface of residential development with rural activities, these activities are more of a hobby farm nature than commercial rural activities and do not represent a new issue in the area.



4. SITE DESCRIPTION & LAND CAPABILITY AND GEOTECHNICAL ASSESSMENT

The subject land comprises approximately 45.4ha ranging from a low point along the southern boundary of 20metres AHD to a high point of 55 metres AHD in the middle of the site. The land slopes gently from the high point to the north and west and the main topographical feature is the steep ridgeline which falls away to the south. Slopes range from almost flat to 1:8 to the south. Elevated views to the south, including Princess Royal Harbour are available from points along the crest of the southern ridge. There are no wetlands or drainage lines/creeks located within the study area.

The soil type is generally uniform across the majority of the site consisting of yellow clay and loam silt with gravel to a depth of one metre, overlying deep yellow clay silt. The lower lying area abutting Cuming Road consists of grey topsoils over leached white and yellow sands to a depth of one to two metres, overlying yellow clay silt sub soils. The Land Capability Assessment prepared by Landform Research notes that these soils have an inherently high phosphate retention and good ability for nitrogen management. The risk of acid sulphate conditions occurring in the development area is assessed as being minimal to nil.

Apart from the vacant crown land vested in the Department of Housing and portions of Lots 26 & 27 immediately to the east, the majority of the site has been cleared for pastoral grazing/hobby farm activities. Remnant vegetation on the above properties range from degraded to excellent condition and consists of Jarrah-Marri Low Forest. Protection where possible of this remnant vegetation will be considered in the preparation of the Outline Development Plan for the area. It is recommended that a further flora assessment be carried out in spring to determine whether there are any rare or endangered plants.

A more detailed assessment of the soils, vegetation and environmental attributes of the site is contained in the Land Capability and Geotechnical Assessment prepared by Landform Research in Appendix "A".

5. SERVICE INFRASTRUCTURE

5.1 Roads

South Coast Highway provides the main access to and from the locality and Balston Road running north/south along the eastern boundary of the area, has also been constructed to a sealed standard. Balston Road provides an alternative access to the Albany town centre via Cuming Road, Roundhay Street and the Lower Denmark Road. Moortown Road, Middle Street and the portion of Sydney Street between Middle Street and Moortown Road have also been sealed. The balance of Sydney Street and the eastern most portion of Cuming Road have been constructed to a gravel standard only. An un named road reserve running east west between lots 9, 10, 2 & 26 is unconstructed.

5.2 Power

All lots are currently connected to power and preliminary advice from Western Power indicates that no network reinforcement or upgrades will be required to service the proposed development.

5.3 Telstra

Existing lots are connected to the telecommunication network which can be extended to service further development in the area.

5.4 Water Reticulation

A reticulated water supply is currently available in the area and can be extended and if necessary, upgraded, to service future developments.

5.5 Sewer Reticulation

Currently there is no reticulated sewer within the project area, however, the area is within the Water Corporation's overall sewer scheme. The existing Infrastructure Plan indicates the current sewer catchment boundary, which has been used to define the project area, together with the existing infrastructure and proposed extensions. The project area is divided into two minor catchment areas which can be serviced relatively easily by extending existing gravity sewer infrastructure from the adjacent area.

5.6 Drainage

The bulk of the subject land falls within the Robinson Drainage Catchment and Munster Hill catchment and to a lesser extent, the Parker Brook Catchment to the north. While there are no wetlands or creek lines within the study area, further development will require stormwater to be managed and utilisation of these drainage catchments forms the basis of the required Local Water Management Strategy which is outlined in the Land Capability and Geotechnical Assessment in Appendix “A”.

5.7 Acid Sulphate Soils

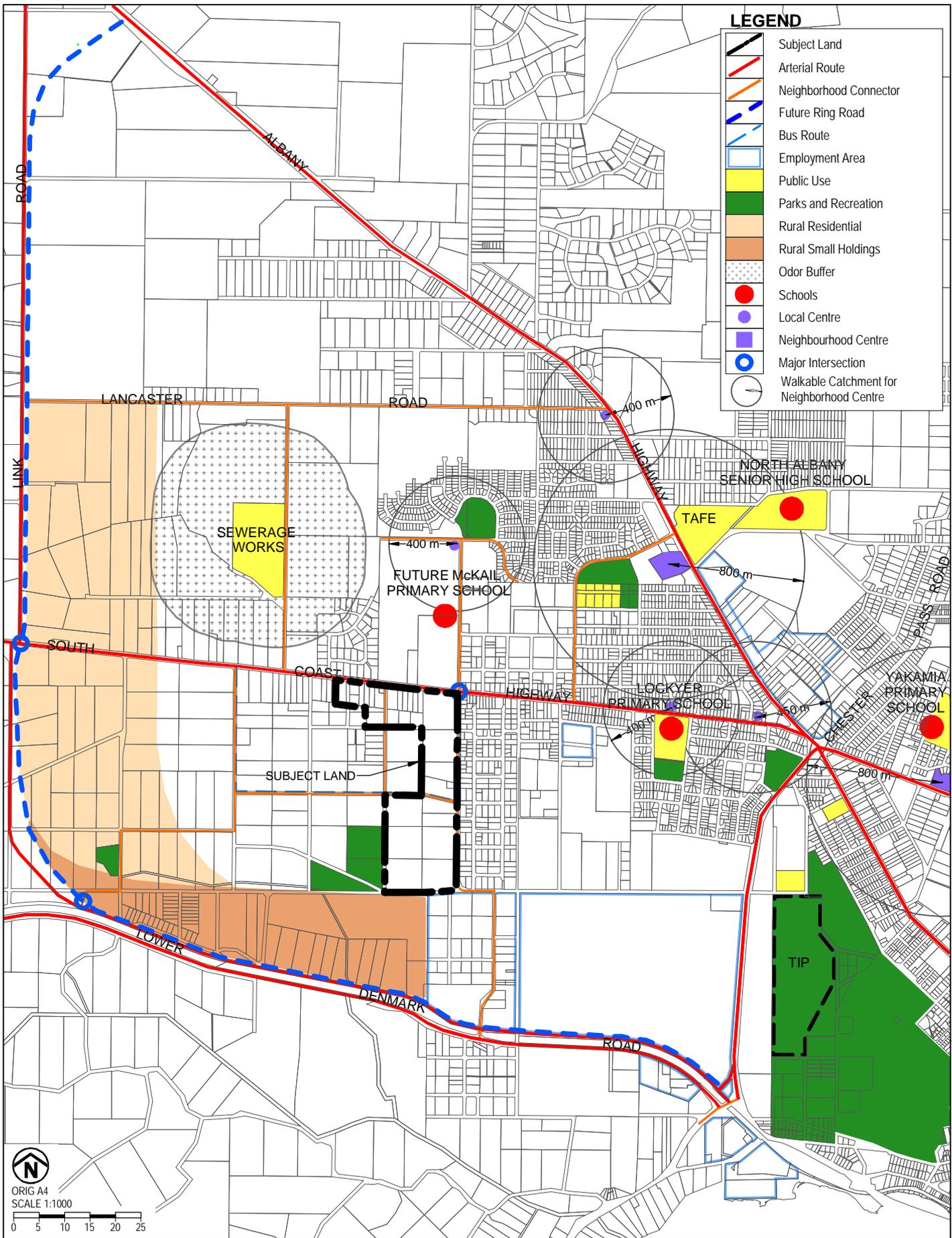
While lower lying areas within Gledhow to the west are identified in the WAPC Planning Bulletin No.64 as being of a “High to Moderate Risk of Acid Sulphate soils within 3m of the surface” none of the subject land, which is more elevated, is affected.

5.8 Fire Protection

While the majority of the subject land consists of cleared pasture with a low bush fire hazard level, there are areas of remnant vegetation partly within and adjacent to the development area which have a higher hazard rating. The most extensive area of remnant vegetation is located within reserved land to the south west of the study area. A detailed fire management plan will be incorporated within the Outline Development Plan which will need to be prepared prior to any development or subdivision occurring. Where remnant vegetation is to be retained appropriate measures will need to be implemented where adjacent land is to be further developed.

5.9 Cost Sharing

In addition to standard subdivisional costs which will be borne by individual developers, there will be a need for existing roads to be upgraded to full residential development standard and upgrading /extension of other services such as sewer and water. Where some landowners are required to give up more than their share of Public Open Space, provision for compensation through the application of cash-in-lieu of land will need to be arranged. An equitable cost sharing arrangement will need to be prepared as part of the Outline Development Plan for the area.



**CONTEXT PLAN
EAST GLEDHOW
DEVELOPMENT AREA**

AYTON BAESJOU
P L A N N I N G
11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

5.10 Community and Commercial Facilities

Currently there are no community, educational or commercial facilities located with the study area. The nearest primary school is the Lockyer school which is located between 1.2 and 2.2 kilometres to the east along South Coast Highway. A new primary school is proposed as part of the McKail residential development area and is located approximately 500m directly to the north. With regard to commercial facilities, the nearest shop is a small deli opposite the Lockyer Primary School and a small super market on the north east corner of Barrett Street and South Coast Highway some 1.8km to the east. A local centre with a maximum of 600m of retail floor space is proposed within the McKail development area approximately 800 metres to the north on the western side of Clydesdale Road. Approximately 2km to the north east, the Orana Neighbourhood Shopping centre is proposed on the south west corner of Le Grande Avenue and Albany Highway. This will be the nearest centre to provide a comprehensive range of day to day convenience shopping. The nearest existing centre is the North Road Neighbourhood Shopping Centre, some 3km to the east.

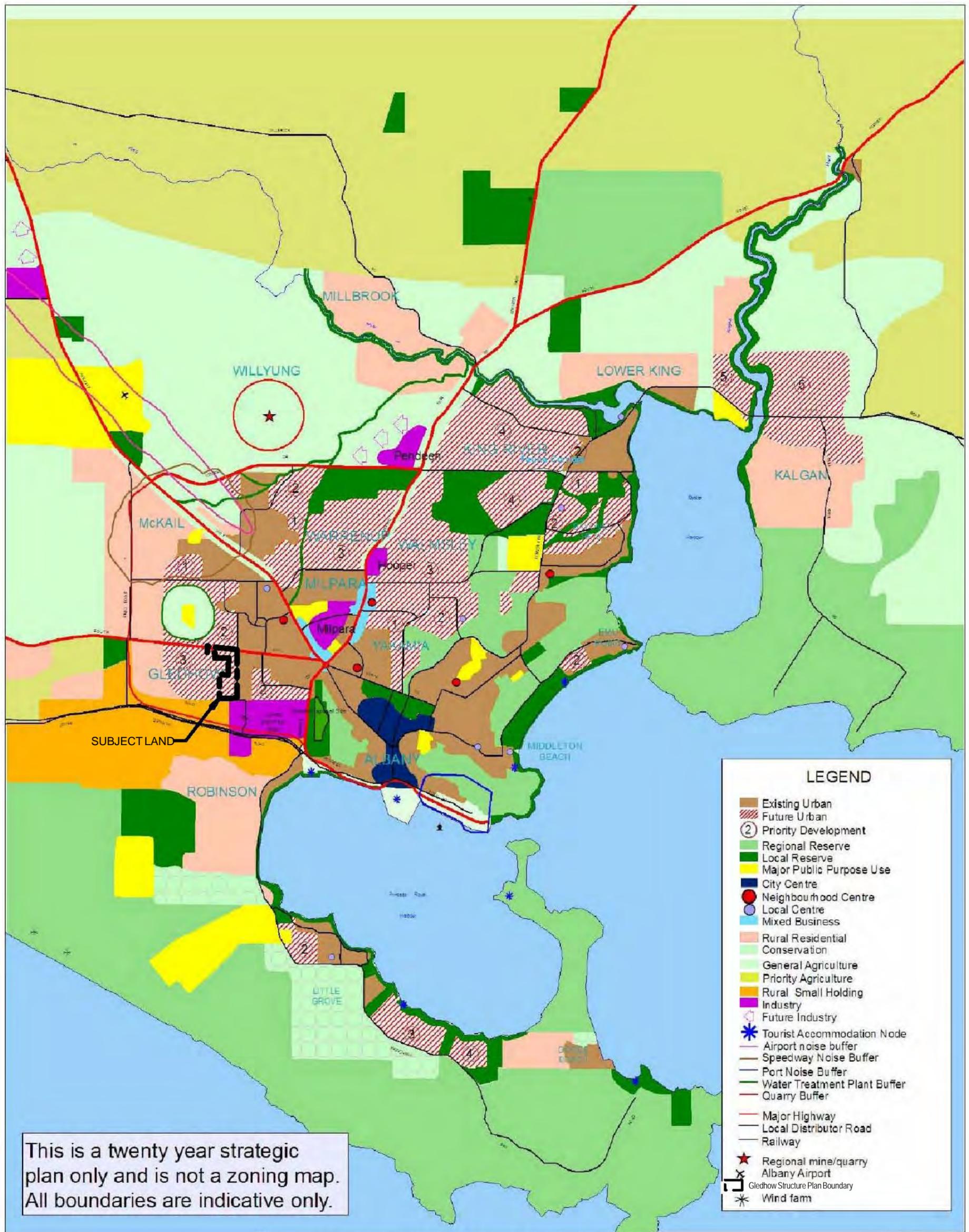
6. STRATEGIC STATUTORY FRAMEWORK

6.1 Draft Albany Local Planning Strategy

The draft Albany Local Planning Strategy (ALPS) is the key strategic planning document guiding the future development of the City of Albany over the next 20 years.

The majority of the Gledhow area is designated “Future Urban” with the balance of the area to the west shown as a “Rural Residential” buffer to the proposed Albany Ring Road.

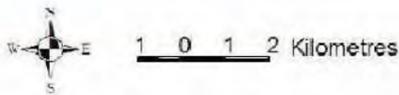
The progressive development of the “Future Urban” areas has been classified into 5 “Development Priority” stages. The Gledhow area has a Priority 3 designation and is considered a logical extension to the existing urban area immediately to the east and the Priority 2 infill area in Lockyer/Gledhow.



This is a twenty year strategic plan only and is not a zoning map. All boundaries are indicative only.

LEGEND

- Existing Urban
- Future Urban
- Priority Development
- Regional Reserve
- Local Reserve
- Major Public Purpose Use
- City Centre
- Neighbourhood Centre
- Local Centre
- Mixed Business
- Rural Residential
- Conservation
- General Agriculture
- Priority Agriculture
- Rural Small Holding
- Industry
- Future Industry
- Tourist Accommodation Node
- Airport noise buffer
- Speedway Noise Buffer
- Port Noise Buffer
- Water Treatment Plant Buffer
- Quarry Buffer
- Major Highway
- Local Distributor Road
- Railway
- Regional mine/quarry
- Albany Airport
- Gledhow Structure Plan Boundary
- Wind farm



ALBANY LOCAL PLANNING STRATEGY

MAP 9B

STRATEGIC PLAN: URBAN

Produced by Peter Resources - August 2007

AYTON BAESJOU
 PLANNING
 11 Duke Street
 Albany WA 6330
 Ph 9842 2304 Fax 9842 8494

**DRAFT ALBANY LOCAL PLANNING STRATEGY
 EAST GLEDHOW DEVELOPMENT AREA**

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ALPS supports the incremented staged urban expansion based on comprehensive precinct and structure planning. The benefits of staged incremental urban development are that it will:

- Establish a more sustainable urban form by minimising the ‘development footprint’ and better protecting the environment;
- Manage growth so that it is continuous, thus minimising urban sprawl or creation of local disjointed communities;
- Retain agricultural land for productive uses;
- Maximise the use of existing infrastructure, services and facilities;
- Minimise travel time and distance between home, employment education, retail, community and recreation services;
- Retain the current high levels of accessibility to the Albany town centre; and
- Promote greater participation in public and alternate transport options.”

6.2 Town Planning Scheme No. 3

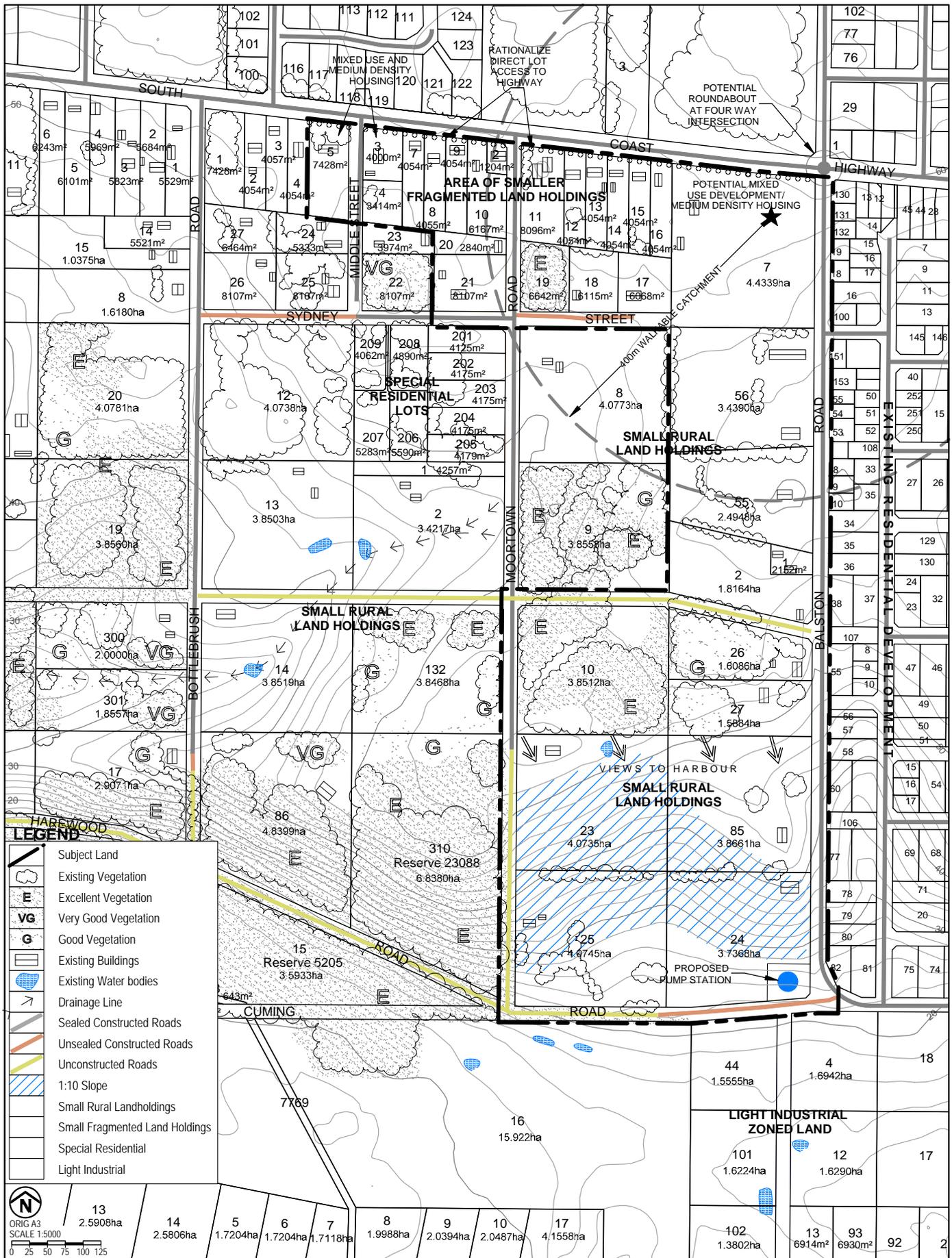
Council’s Town Planning Scheme No 3 provides the statutory framework to guide landuse and development within the Gledhow locality. The scheme provides for future residential areas to be zoned “Residential Development”. Prior to further development of subdivision occurring in this zone, an Outline Development Plan (ODP) must be prepared and submitted to the Western Australian Planning Commission. ODPs are required to show the principles under which it is proposed to develop or subdivide land and as a minimum requirement shall show:

- (a) the location and width of the distributor road system proposed;
- (b) the approximate location and quantity of shopping, civic and public facilities proposed together with an analysis of the factors used in determination of such facilities;
- (c) the distribution of the recreation and open space areas proposed;
- (d) the population and residential densities proposed;
- (e) the physical condition of the land having regard to the need for deep sewerage and/or main drainage.

7. OPPORTUNITIES AND CONSTRAINTS

The following opportunities and constraints associated with the development of the Gledhow East area have been identified:

- The rezoning represents a logical frontal expansion of residential development and builds on the existing urban infrastructure and services adjacent to the subject land.
- Compared to other development areas it is within easy access of the Albany CBD and all the associated health, community, educational and recreation services.
- It is adjacent to the developing industrial area to the south east, providing ready access to employment opportunities in this area.
- In terms of its physical and environmental attributes, the land is relatively unconstrained. There are no wetlands or creeks and the majority of the site is flat.
- Vegetation on the site varies from excellent to degraded, with the largest and best area being protected on reserved land immediately to the south west of the subject land.
- Consideration will need to be given to retaining other pockets of remnant vegetation within areas of Public Open Space. As recommended in Liveable Neighbourhoods, a balance will need to be achieved by ensuring all the Public Open Space is not given over to retaining remnant vegetation and that the objectives of providing compact walkable neighbourhoods are met.
- The ridge line to the south provides attractive views to Princess Royal Harbour and slopes are not excessive in terms of development for residential purposes.
- There is an opportunity to create a connection and green corridor with a drainage line which runs up to Moortown Road on the west.
- The Balston Road /Clydesdale Road/ South Coast Highway intersection will become increasingly significant as the McKail and Gledhow localities develop. There is an opportunity to look at a mixed use node on the south west corner of this important intersection. Provision of employment generating activities and adjacent medium density housing should be considered.



- The grid layout of road reserves in the area facilitates the design of lots either in a north south or east west alignment so that dwellings can maximise access to passive solar energy.
- While the area will initially have access to the Lockyer Primary School and the proposed new school on Clydesdale Road, provision will be made for a primary school further to the west to serve the Gledhow locality. A central site connected to green corridors has the opportunity to maximise pedestrian and bicycle access to the facility.
- A loop road (Neighbourhood connector) running through the middle of the locality and connecting back to South Coast Highway will facilitate the establishment of a bus route which will be within 200 metres (easy walking distance) of the majority of future housing in the area.

The above opportunities and constraints are summarised on the attached “Opportunities and Constraints” plan.

8. PROPOSED AMENDMENT

This Scheme Amendment proposes to rezone an area comprising 44.4498 ha from the existing “Rural” zone to the “Residential Development” zone under the provisions of the City of Albany Town Planning Scheme No. 3.

The preliminary assessment carried out as part of this rezoning documentation indicates that the land is relatively unconstrained in terms of environmental and servicing issues and that it is capable of being developed for residential purposes.

The proposed “Residential Development” zone provisions contained within Town Planning Scheme No 3 require an Outline Development Plan to be prepared prior to any subdivision or development occurring. The rezoning therefore provides the statutory framework within which the next phase of the planning process can occur.

Key issues identified to be addressed in the Outline Development Plan include:

- Provision of a range of lot sizes in order to provide residents with a choice of housing options.
- Preparation of efficient design to consolidate urban development and create compact walkable neighbourhoods.
- To strengthen the local character and identity of the area and promote a sense of community.
- Provide a movement network which is easily legible, highly interconnected and clearly distinguishes between arterial routes and local streets, encourages walking and cycling and supports public transport.
- Provide a network of well distributed and attractive parks and recreational areas.
- Street and lot orientation and lot dimensions should facilitate the siting and design of dwellings to maximise access to passive solar energy.
- Take into account environmental constraints such as protection of natural areas where possible, prevention of soil erosion, flooding and bush fire management.
- To incorporate best practice urban water management techniques relating to stormwater quality and quantity, water conservation and re-use.

9. CONCLUSION

The subject land directly abuts residential land which has already been developed and now effectively forms the development front for the Gledhow locality. This is recognised in the Albany Local Planning Strategy which designates the land “Future Urban”. Landholdings have already been fragmented and lot sizes and land use are no longer compatible with the current “Rural” zoning. Further to the east, the remaining area of urban infill is currently in the process of being constructed. All essential services are available to service the area and can be extended as necessary. In recognition of these facts, Council at its meeting in August 2008 resolved to support the submission of a formal scheme amendment to rezone the land to the “Residential Development” zone.

Council is now requested to initiate the rezoning in order to protect the land for future urban development as proposed in the Local Planning Strategy. The Residential Development zoning will require an Outline Development Plan/Local Structure Plan to be prepared to Council and the WAPC satisfaction prior to any development or subdivision occurring. In this regard full control over the form and structure of the future development of the area will be retained.

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A

AMENDMENT No. 171

SPENCER PARK HARDIE ROAD PRECINCT

Prepared
by



AYTON TAYLOR BURRELL

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

JUNE 2009

1. INTRODUCTION

1.1 The Site and its Location

The site is in Spencer Park, an inner area suburb of the City of Albany located some 2 km from the central area (see Figure 1 – Location Plan). It covers a precinct within around 300 metres of the Hardie Road commercial area, which is the neighbourhood focus for Spencer Park.

1.2 Purpose of Proposal

The proposal would introduce scope for mixed use development as part of an upgrade of the commercial centre around Hardie Street and enable higher residential densities for the area within and surrounding the centre.

The mixed use zoning aims to strengthen the role of the centre as a focus for the community, for living, working and providing services. The amendment has been initiated by the WA Department of Housing (DoH) and will enable redevelopment and refurbishment of the centre to take place progressively over time within the context of an overall precinct plan. It is part of the DoH's 'New Living' programme which has been successful in other locations in WA.

1.3 Content of Proposal

The amendment is based on a concept formulated through the Spencer Park Urban Design Study prepared by Mackay Urban Design on behalf of DoH in March 2008. This concept has been the subject of consultation with the City and major owners in the area and was presented to a meeting of stakeholders on March 7 2008. A Hardie Road Precinct Plan has been formulated from this study with input from City staff.

Key components are:

- Identification of sub-precincts with particular development opportunities;
- Attention to enhancing the 'main street' character of Hardie Road;
- Provision for mixed uses with a range of dwelling types;
- linking of the Precinct Plan to the Town Planning Scheme through a 'Special Site' category.

Special development standards and associated design guidelines for each sub-precinct, aim to enable appropriate development, whilst protecting the amenity of the area from a fragmented form of infill redevelopment. As not all owners will choose to redevelop, this approach aims to facilitate the transition from one density to another over a period of time in as smooth a way as possible.

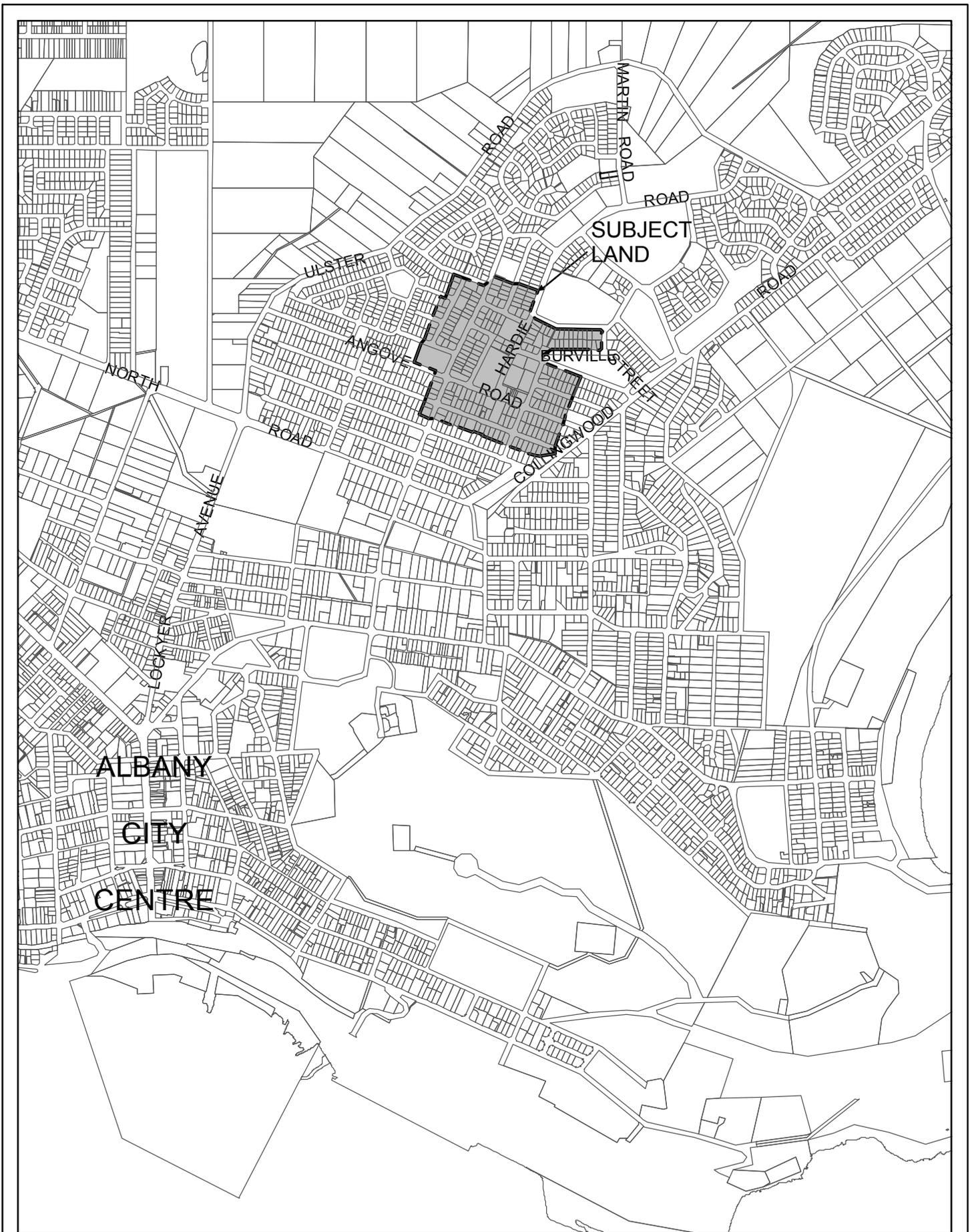
The central precinct encompasses existing commercial land uses and zones as indicated on Figure 2.

The boundary of the Special Site has been selected in consultation with City staff on the following criteria:

1. walking distance from core commercial facilities ;
2. maintaining similar density coding on both sides of a street;
3. acknowledging potential for infill as well as redevelopment; and
4. confining the extent of rezoning initially to facilitate a more intensive redevelopment.

Existing and proposed zoning is shown on the amendment plan. The land is currently zoned Local Shopping, Service Station, Clubs and Institutions, Residential R20 and Residential R40.

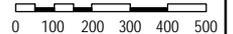
It is proposed that the broad underlying zoning pattern be retained whilst enabling development to occur which is in accordance with development requirements set out in the associated Hardie Road Precinct Plan and Schedule II of Scheme 1A.



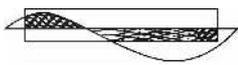
LOCATION PLAN
 Hardie Road Precinct
 Spencer Park, City of Albany

Figure 1

SCALE
 1:20000



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

2. STRATEGIC BACKGROUND

2.1 State/ Regional Strategies and Relevant Policies

Urban and regional planning policy supporting more compact urban forms may be found in the State Planning Framework Policy (WAPC 2000) as well as the Liveable Neighbourhoods Operational Policy (WAPC 2008).

References to such policy themes are also found in the Albany Regional Strategy (WAPC 1994) and the Lower Great Southern Strategy (WAPC 2007). On the consolidation of urban development, the LGSS states that "the State Planning Strategy promotes the consolidation and expansion of existing settlements to make regional communities sustainable in the long term". It further comments that "the aim is to build on existing communities which can support local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in these communities" (p 58).

2.2 Local Council Strategies and Relevant Policies

The final draft Albany Local Planning Strategy (ALPS) of August 2007 addresses 'Commerce' in Section 8.5.2 and sets as an objective to:

"Retain existing and develop new staged neighbourhood and local centres incorporating retailing as a primary base."

ALPS indicates general support for the existing centres including Spencer Park and states in the same section:

"These areas and potential uses will be further defined in precinct and structure plans undertaken for each of the localities. The neighbourhood and local centres will be zoned in the City Planning Scheme with their own objectives, uses and development standards."

Council's current retail policy establishes a floorspace limit of 3,500 sqm NLA for Spencer Park/ Hardie Road with potential for an increase to 5,000 sqm if Council considers this is warranted. (Clause 4.53 of Scheme 1A and Albany Commercial Strategy Review 2000) These limits are retained in the new provisions set out in the Amendment.

In Section 6.2 (Housing), ALPS refers to the need for more smaller dwellings and the City's intention to encourage housing choice with medium density residential zones around neighbourhood centres such as Spencer Park. Urban infill is supported as a strategic objective in Section 8.3.3 of the draft ALPS where:

"it is expected that around (the) existing urban neighbourhood centres such as Spencer Park medium density (to R40) residential development will occur initially on small parcels of vacant land or as redevelopments of older housing, resulting in increased residential densities to cater for smaller households, such as aged person's accommodation."

In order to facilitate such infill, actions proposed include:

"Preparing structure plans to determine densities and land use, provide for servicing infrastructure and resolve development issues to integrate urban infill within existing built-up .. areas in conjunction with service providers and other stakeholders";

"The City Planning Scheme to provide for a variety of residential densities around the CBD and neighbourhood centres"; and

"Develop planning, development and design guidelines and establish criteria that need to be addressed for urban infill projects to achieve high quality outcomes".

ALPS has been advertised and the document with submissions has been reviewed by DPI. The amended version was endorsed by Council on 21 August 2007 and is under consideration by the Minister. Once it receives final approval it will form the basis of a new City Planning Scheme.

In the City of Albany's 'Issue Paper 3' (2005) which presents results from the draft Albany Housing Strategy the Spencer Park Sub-Precinct is described and opportunities and constraints identified. A 'desired future character statement' indicates that:

"the area presents an opportunity for future re-subdivision of the larger lots. The road pattern however is not ideal. The area around the shops presents an opportunity for increased densities in the surrounding area."

In summary conditional support for an amendment of this nature can be found in the contemporary local policy documents.

2.3 Previous Density Changes

In 2006 three parcels of land adjacent to Spencer Park commercial area were proposed to be rezoned from R20 to R40 at the request of DoH to enable redevelopment for a range of housing forms. The land in total comprised 1.6877 hectares. This amendment is now in place.

3. PLANNING ANALYSIS

3.1 Justification for the Proposal

The proposed change in residential density is comparable to initiatives in other urban areas in the state and nationally to enable more residents from a variety of income groups and stages of life to live within walking distance of social, commercial and transport facilities.

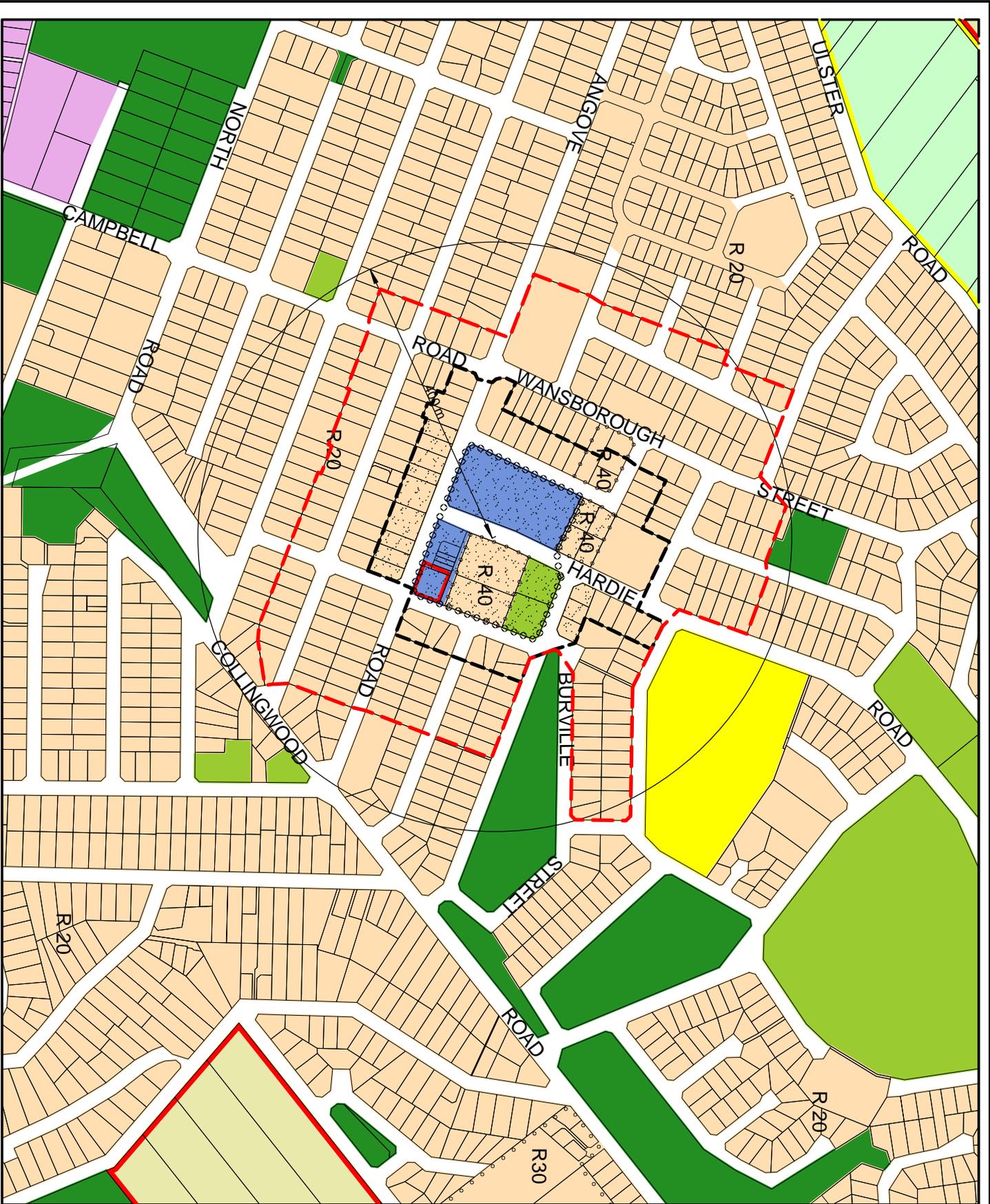
In Western Australia the 'Liveable Neighbourhoods' design code is the policy at State level which provides the framework for this initiative. The code has been a key element for implementing the State Sustainability Strategy and the State Planning Strategy. One aspect of the design code is the provision of accommodation for smaller households such as aged persons and single people or childless couples. The demographic structure of Spencer Park suggest that there would be a strong demand for smaller dwellings in the area, particularly from aged persons. Another aspect is the encouragement of services and employment opportunities in centres which are accessible to local residents.

Spencer Park has also been included by DoH in its successful 'New Living' programme which has been used to diversify tenure and upgrade amenity within suburbs such as Willagee and Coolbellup where DoH had a high level of ownership. The strengthening of the centre around Hardie Road would be an integral part of this process for Spencer Park. The amendment will also enable redevelopment of vacant sites and older housing stock so that full advantage can be taken of the facilities and location of Spencer Park, by residents as well as businesses.

3.2 Surrounding Land Uses/ Potential Land Use Conflicts

Surrounding the subject land is established residential development with a Residential R20 zoning as indicated on Figure 2. In land use planning for the consolidation of the centre the objectives would be

- To retain or improve the current level of residential character and amenity and strengthen the integration with surrounding areas.
- To ensure physical infrastructure is adequate for any increased population.
- To encourage new development to be based on sustainable design and construction features.



EXISTING ZONING AND PROPOSED REZONING CONCEPT
SPENCER PARK NEW LIVING PROJECT
HARDIE ROAD PRECINCT

- KEY**
- Existing Public Use Reserve
 - Parks And Recreation Reserve
 - Residential
 - Clubs and Institutions
 - Local Shopping
 - Industry
 - Future Urban
 - Service Station
 - Yakamia Creek
 - R Codes
 - PROPOSED Proposed R40 and Special Site Boundary
 - PROPOSED Proposed R80 Boundary
 - PROPOSED Proposed R30 Boundary
 - PROPOSED Proposed Mixed Use Areas

Figure 2

SCALE
 0 25 50 75 100 125
 1:5000
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Avon Taylor Burrell
 CONSULTING ENGINEERS AND ARCHITECTS
 PHONE 08 922 2000 FAX 08 922 2001

- To cater for the growth potential of the commercial service sector and ensure that rezoning does not restrict the availability of land for expansion.

These objectives can be addressed under the normal process of redevelopment and area improvement. In this amendment report and associated precinct plan it is proposed to respond with:

- Special local planning guidelines applied where necessary to supplement the Residential Design Codes and elaborating the desirable limits to local discretion on these matters.
- Identification of likely physical infrastructure shortfalls (if any) and augmentation of supply by public investment and/or developer contributions applied as conditions to redevelopment/ subdivision.
- Encouragement of retail and other commercial and community services as local employers by safeguarding the land requirements of current and proposed commercial activities.

The precinct plan and associated design guidelines will ensure that adjacent uses are compatible and indicate any necessary buffers where there is potential for conflict between uses.

3.3 Connectivity/Linkages

Improvements to the integration of the centre as a whole will be achieved. New pedestrian and servicing routes will enhance access within the centre and from its hinterland.

3.4 Precedent and Special Outcomes

This amendment establishes a mechanism in the scheme for consolidation of centres and adjacent areas which could be applied to other localities within the City. The precedent of rezoning to R40 in the Spencer Park area was already established in 2006 when Amendment No 154 was supported by Council and approved by the WAPC for advertising. This amendment rezoned three DoH sites near to the commercial centre from R20 to R40.

Special outcomes from the density increase include strengthening of the viability of infrastructure in the Spencer Park area, which will help what is traditionally a lower income area. Also more residents will have the opportunity of living close to local facilities.

4. SERVICES & INFRASTRUCTURE

4.1 Roads

An additional road between Hardie Road and Pretious Street is indicated in the Draft Precinct Plan for rear access and pedestrian movement as well as a new right-of-way/service road to proposed parking areas between Hardie Road and Nind Street.

4.2 Power

Power is available to service the development. The area falls within the area serviced by the South Western electricity grid. Headworks charges are levied by the supply agency to meet demand from developments where capacity constraints exist.

4.3 Water

Reticulated water is available and can provide for new connections

4.4 Effluent Disposal/Sewerage

Reticulated sewerage is available and has capacity for consolidation.

4.5 Stormwater/Drainage and Nutrient Management

The developer is responsible for ensuring that stormwater disposal is retained on site and does not cause erosion or add to nutrients entering watercourses. These aspects will be addressed through the normal subdivision and building application process.

4.6 Telecommunications

Telephone services are available within the Precinct

4.7 Public Transport

Public buses connect Spencer Park with central Albany

4.8 Community, Health, Education and Recreational Services

These facilities are well provided in Spencer Park and could accommodate an increase in population.

4.9 Commercial Facilities

Existing retail outlets provide a range of convenience goods.

4.10 Public Open Space

A good range of parks exist within range of the precinct as indicated on Figure 2. There is capacity for upgrading these facilities.

5. AMENDMENT PROPOSAL

5.1 Application throughout Scheme

The 'local shopping centres' listed in Scheme 1A are McKail, North Road, Orana and Spencer Park. An initiative to enable mixed use could be initiated at Council's discretion for any of these using similar provisions.

5.2 Relationship to Existing Zones/Scheme Provision

The proposed amendment utilises existing Scheme provisions for endorsement of Precinct Plans and enables them to be applied to a Special Site. (Clauses 4.48 – 4.50 of Scheme 1A.)

In the context of Hardie Road the Precinct Plan would cover the 'frame' impacted by higher density residential codes (R40) as well as the mixed use (R60) precinct and the central precinct (R80).

The text amendments required would be minimal, ie:

- *identifying the boundaries of the Hardie Road Special Site;*
- *changing the Residential Design Code density of areas within the proposed Special Site;*
- *establishing special provisions for the Special Site in Appendix II; and*
- *linking development standards for this site to character statements and objectives in an endorsed Precinct Plan.*

With this approach, existing broad zones and reserves within the area defined for the Special Site would be retained. The special provisions derived from the Precinct Plan would apply in addition to normal development standards for these zones.

5.3 Guidelines for Subdivision and Development

Guidelines for subdivision and development form part of the Precinct Plan for the Hardie Road centre. This plan stemmed out of the draft Spencer Park Urban Design Study (Mackay Urban Design, May 2007).

5.4 Relationship to Proposed City Planning Scheme

A plan for the wider Spencer Park area is proposed in ALPS as part of Council's on-going programme for structure and precinct plans. This could be the type of plan that provides a broader context for the Hardie Road Precinct Plan linked to this amendment once the proposed City Planning Scheme (CPS) is in place.

The CPS will integrate existing Scheme 1A and Scheme 3. For the CPS Council might wish to consider a 'Precinct Development Zone' which can be applied to 'areas that would benefit from comprehensive planning'. These areas would require a Precinct Plan as well as a development table for each showing special standards for parking, etc.

Such a Precinct Development Zone is comparable to the Residential Development Zone which is used in Albany Scheme 3 for primarily residential areas. When the new Albany City Planning Scheme is introduced a Precinct Development Zone could also apply to such residential growth areas.

5.5 Issues raised by Council and Other Agencies

During the preparation of this document there has been a useful dialogue with City and DPI staff. Input from the City and other agencies was also received on a preliminary Scheme Amendment Request lodged in March 2007 for a wider density increase in Spencer Park. The input has been taken into account in this proposal.

6. CONCLUSION

6.1 Summary of Proposal

The proposal would introduce scope for mixed use development as part of an upgrade of the commercial centre around Hardie Street and enable higher residential densities for the area within and surrounding the centre.

6.2 Summary of Justification

The proposed change in residential density is comparable to initiatives in other urban areas in the state and nationally to enable more residents from a variety of income groups and stages of life to live within walking distance of social, commercial and transport facilities.

There are no infrastructure constraints and the proposal is likely to make more effective use of existing facilities and services.

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 171

The Albany City Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above Town Planning Scheme by:

1. *Establishing a 'Special Site' as provided for by Clauses 3.7 to 3.8 for a 'Hardie Street Precinct' and delineating this 'Special Site' as S46 on the Scheme Map.*
2. *Changing the Residential Design Code density of areas within the proposed Special Site (S46) from R20 and R40 to R40, R60 and R80 as listed in the proposed Appendix II below and indicated on the Scheme Amendment 'Proposed Zoning' map.*
3. *Modifying the uses permitted in the existing zones or reserves comprising the Special Site by introducing additional specifications for Site S46 in the Schedule to be set out in Appendix II as follows:*

| CODE NO | PARTICULARS OF LAND | BASE ZONE | ADDITIONAL USE | CONDITIONS |
|---------|-----------------------|--|----------------|---|
| S46 | <i>Whole Precinct</i> | <p><i>As detailed below under each sub-precinct, ie:</i></p> <p><i>Residential R40</i></p> <p><i>Residential R60</i></p> <p><i>Residential R80</i></p> <p><i>Local Shopping</i></p> <p><i>Clubs and Institutions</i></p> <p><i>Service Station</i></p> | | <p><i>Whole Precinct</i></p> <p><i>Despite anything else in the Scheme a Precinct Plan is to be prepared by the proponent and approved by the local government in accordance with Sections 4.48 - 4.50 before any subdivision or development of land. The Precinct Plan is to set out the following aspects:</i></p> <ul style="list-style-type: none"> • <i>precinct and sub-precinct boundaries;</i> • <i>precinct and sub-precinct character statements;</i> • <i>development provisions by sub-precinct;</i> • <i>whole of precinct objectives for each element.</i> <p><i>As well as being consistent with the development provisions for the relevant sub-precinct, all development within the Hardie Road precinct shall demonstrate, to the satisfaction of the City of Albany, that it meets the Precinct Plan objectives. In the event that the meeting of an objective is in conflict with the development provisions of the relevant sub-precinct, the development provisions shall take precedence.</i></p> <p><u><i>Overall built form design requirements:</i></u> <i>All service areas shall be screened from view from the adjacent street (not including ROWs). All openings to adjacent streets shall be of a vertical proportion of at least 2:1, or composed of similarly proportioned glazing panels. All street frontages shall incorporate at least two wall materials or colours to provide visual interest.</i></p> <p><i>Retail developments in the precinct are subject to overall floorspace limits set out in TPS No 1A.</i></p> |

| | | | | |
|--|---|---|---|---|
| | <p>Central Sub- Precinct:</p> <p><i>Lots 68-69 Hardie Rd/ Nind St</i></p> <p><i>Lots 1-2 Hardie Rd, Lots 62-65 Angove Rd Lot 73 Angove Rd</i></p> <p><i>Lot 7055 Hardie Road, Reserve 26860 (Lot 6906)</i></p> <p><i>Lot 72 Angove/Nind Street</i></p> | <p><i>Residential R80</i></p> <p><i>Local Shopping</i></p> <p><i>Clubs and Institutions</i></p> <p><i>Service Station</i></p> | <p><u>Permissible (AA):</u></p> <p><i>Shop, office, consulting rooms, medical clinic, multiple dwelling, day care centre, club premises, laundromat, liquor store, hotel, restaurant, tavern, wineshop, fast food outlet.</i></p> | <p>Central Sub- Precinct:</p> <p><u>Plot ratio:</u> 1.75:1 maximum.</p> <p><u>Height:</u> Maximum of 3 storeys with a maximum building height of 12 metres as per Category C in Table 3 of the Residential Design Codes.</p> <p><u>Setbacks:</u> Primary street: 0m (nil) minimum for non-residential-uses and any floors above; 2.5m min for ground floor residential uses and any floors above. Secondary street: 0m (nil) minimum for non-residential-uses and any floors above; 2.5m minimum for ground floor residential uses and any floors above. Side/rear setbacks: 0m (nil) minimum.</p> <p><u>Vehicle access:</u> Only from ROW where available. Where access from a ROW is not possible, vehicle crossovers for car-parking shall be limited to one per street for each lot.</p> <p><u>On-site car parking provision:</u> Retail 1 bay per 25 sqm GFA; Other commercial: 1 bay per 30 sqm; Residential: 1.5 bay per dwelling (of which 1 bay shall be assigned for each dwelling).</p> <p><u>Landscaping:</u> No minimum on-site provision required. However, a development contribution shall be made to the City of Albany towards landscaping upgrades in the adjacent streets at a prescribed rate per sqm of site area.</p> <p><u>Built form design requirements:</u> Ground floor commercial uses shall incorporate full height glazing (floor level to at least 2.4m above floor level) for 75% of the building frontage to adjacent streets.</p> <p><i>All commercial street frontages built to within 2.5m of the front boundary shall incorporate a veranda or roof overhang to provide pedestrian shelter over the adjacent footpath with a minimum footpath overhang of 3m and a minimum height of 3m.</i></p> <p><u>Not permitted (X):</u> Residential under R60, single house</p> <p>Additional Main Street Sub-Precinct provisions apply where land has frontage to Hardie Road. These are:</p> <p><i>No residential uses are permitted at ground floor level.</i></p> <p><i>Ground floor commercial uses shall incorporate full height glazing (floor level to at least 2.4m above floor level) for 85% of the building frontage to adjacent streets.</i></p> <p><i>All ground floor tenancies adjacent to Hardie Road must have a primary entrance to Hardie Road.</i></p> <p><i>The development contribution made to the City of Albany towards landscaping upgrades in the adjacent streets shall be at the prescribed rate per sqm of site area, plus, where applicable, an additional rate per linear metre of street frontage to Hardie Road between Angove Street and Mokare Road.</i></p> |
|--|---|---|---|---|

| | | | |
|--|------------------------|--|---|
| <p>Mixed Use:</p> <p>Lots 78,88,93,90,98,142 (Nthn Ptn)</p> <p>55,54 Angove Rd</p> <p>Lot 1 Angove Rd/ Littleton St</p> <p>Lot 105-6 Mokare Rd</p> <p>Lot 73 Hardie Rd</p> <p>Lots 27-30 Hardie Rd/ Pretious St</p> | <p>Residential R60</p> | <p><u>Permissible (AA):</u></p> <p>Professional office, home-based business, medical clinic, consulting room, multiple dwelling, infant health clinic, aged persons home/ village.</p> | <p>Mixed Use:</p> <p><u>Plot ratio:</u> (Floor to site ratio): 1.5:1 maximum</p> <p><u>Height:</u> Maximum of 3 storeys with a maximum building height of 12 metres as per Category C in Table 3 of the Residential Design Codes.</p> <p><u>Setbacks:</u> Primary street: 2.5m minimum; Secondary street :2.5m minimum; Side/rear setbacks: 0m minimum for side boundaries; 4.5m minimum for rear boundaries (except for ROWs).</p> <p><u>Vehicle access:</u> Only from ROW where available. Where access from a ROW is not possible, vehicle crossovers for car-parking shall be limited to one per street for each lot. Part of Lots 28 & 29 Pretorius St/ Hardie Rd to be reserved for a public laneway.</p> <p><u>On-site car parking provision:</u> Commercial: 1 bay per 30 sqm GFA; Residential: 1.5 bay per dwelling (of which 1 bay shall be assigned for each dwelling).</p> <p><u>Landscaping:</u> No minimum on-site provision required. However, a development contribution shall be made to the City of Albany towards landscaping upgrades in the adjacent streets at a prescribed rate per sqm of site area.</p> <p><u>Built form design requirements:</u> Ground floor commercial uses shall incorporate full height glazing (floor level to at least 2.4m above floor level) for 60% of the building frontage to adjacent streets.</p> <p>All commercial street frontages built to within 2.5m of the front boundary shall incorporate a veranda or roof overhang to provide pedestrian shelter over the adjacent footpath with a minimum footpath overhang of 3m and a minimum height of 3m.</p> <p><u>Not permitted (X):</u> Residential under R40, single house, office units greater than 150 sqm NLA.</p> |
| <p>Residential Inner Frame</p> <p>Lots 60,61,71,35-7 Nind St</p> <p>Lots 1-2 Mokare Rd</p> <p>Lots 74-78 Hardie Rd</p> <p>Lot 26 Hardie Rd</p> <p>Lots 60,74,58,94 Angove Rd</p> <p>Lots 31-34, 10-18 & 305 Pretious St</p> <p>Lot 306 Pretious St/ Angove Rd</p> <p>Lots 10-12 Pretious St</p> | <p>Residential R60</p> | <p><u>Permissible (AA):</u></p> <p>Grouped dwelling, multiple dwelling, aged person's village/ home</p> | <p>Residential Inner Frame:</p> <p><u>Plot ratio:</u> 1:1 maximum</p> <p><u>Height:</u> 3 storeys or 11m maximum to eaves level. Non-habitable architectural elements and roof structures may project above the prescribed maximum height limit.</p> <p><u>Setbacks:</u> Primary 4 m minimum; Secondary street setback 1.5m minimum; Side/rear setbacks as per 'R' Codes.</p> <p><u>Vehicle access:</u> Vehicle street crossovers shall be limited to one per street (not including ROWs) for each lot</p> <p><u>On-site parking provision:</u> As per R Codes.</p> <p><u>Landscaping:</u> No minimum on-site provision required. However, a development contribution shall be made to the city of Albany towards landscaping upgrades in the adjacent streets at a prescribed rate per sqm of site area.</p> <p><u>Not permitted (X):</u> Residential under R40, single house (except where attached/ duplex dwelling).</p> |

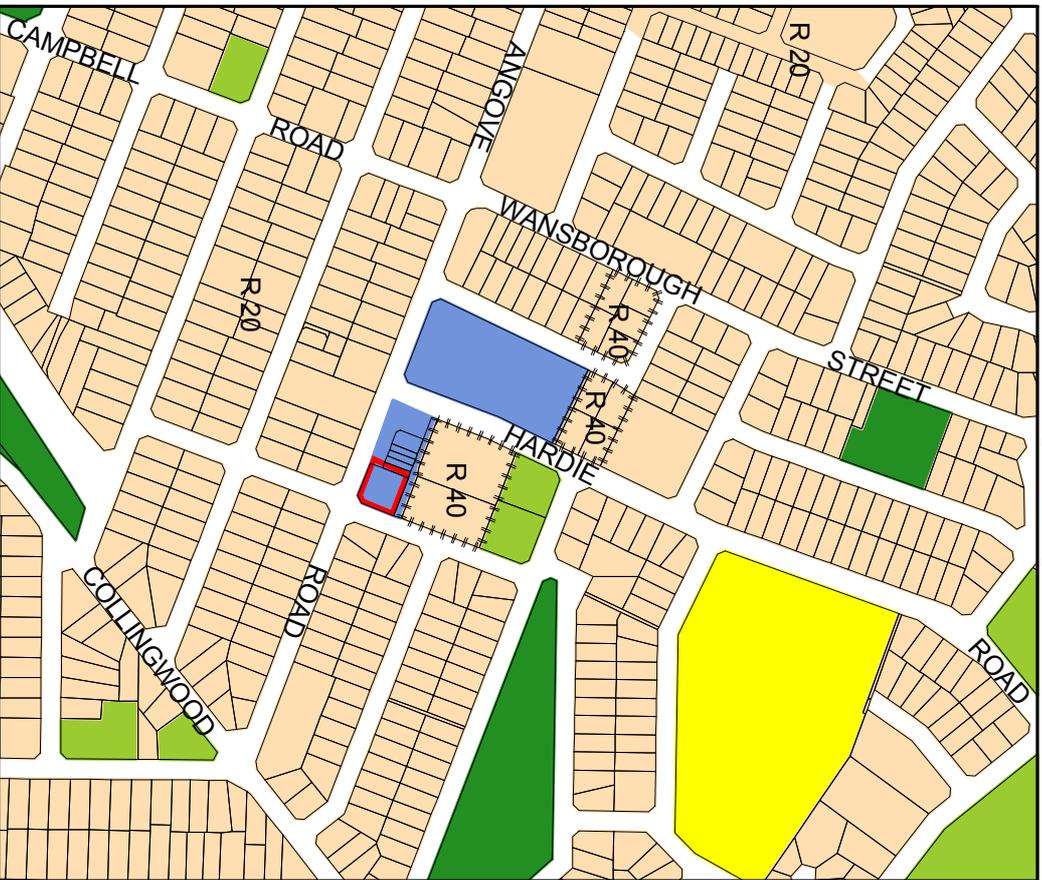
| | | | |
|--|-------------------------------|--|---|
| <p>Residential Outer Frame</p> <p><i>Lots 12, 54, 7-8, 34-35, 40-41, 200-202, Campbell Road;</i></p> <p><i>Lots 301-304, 4-9, 19-21, 74, 500-2, 96-102, 1, 108, Wansborough Street;</i></p> <p><i>Lots 79-81 Rogers Road;</i></p> <p><i>Lots 82-88, 1, 92-93, 2, 132, 138-139, 100, 118-21, 11 and 129 Bellingham Street;</i></p> <p><i>Lot 2, Rogers Road/ Wansborough Street/ Angove Road;</i></p> <p><i>Lots 2-9, 54-59 Angove Road;</i></p> <p><i>Lots 15-23, 25-31, 53, 156, 142 (southern portion), 86, 1, 2, 91, 92, 89, 79, 95, 77, 199, 67, 1,2, 98-99, 1-4, 73, 72, 77, 79, 68, 75, 90 Hillman Street;</i></p> <p><i>Lots 22-25, 35-37, 72-73 Dickson Street;</i></p> <p><i>Lots 68-71, 38-42 Lindfield Crescent;</i></p> <p><i>Lots 62-66 Hardie Road;</i></p> <p><i>Lots 79-89, 1, Reidy Drive;</i></p> <p><i>Lots 92-104 Burville Street;</i></p> <p><i>Lots 3-8 Mokare Road; and</i></p> <p><i>Lots 29-34, 38-43 Muir Street.</i></p> | <p><i>Residential R40</i></p> | <p><u>Permissible (AA):</u></p> <p><i>Grouped dwelling, multiple dwelling, single house.</i></p> | <p>Residential Outer Frame:</p> <p><u>Plot ratio:</u> <i>As per R Codes.</i></p> <p><u>Height:</u> <i>Two storey as in R Codes Category B.</i></p> <p><u>Setbacks:</u> <i>Primary street: as per R Codes for R40; Secondary street: as per R Codes for R 40; Side/rears: as per R Codes.</i></p> <p><u>Vehicle access:</u> <i>As per R Codes.</i></p> <p><u>On-site parking provision:</u> <i>As per R Codes.</i></p> <p><u>Fencing:</u> <i>As per R Codes.</i></p> <p><u>Not Permitted (X):</u> <i>Residential under R30.</i></p> |
|--|-------------------------------|--|---|

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

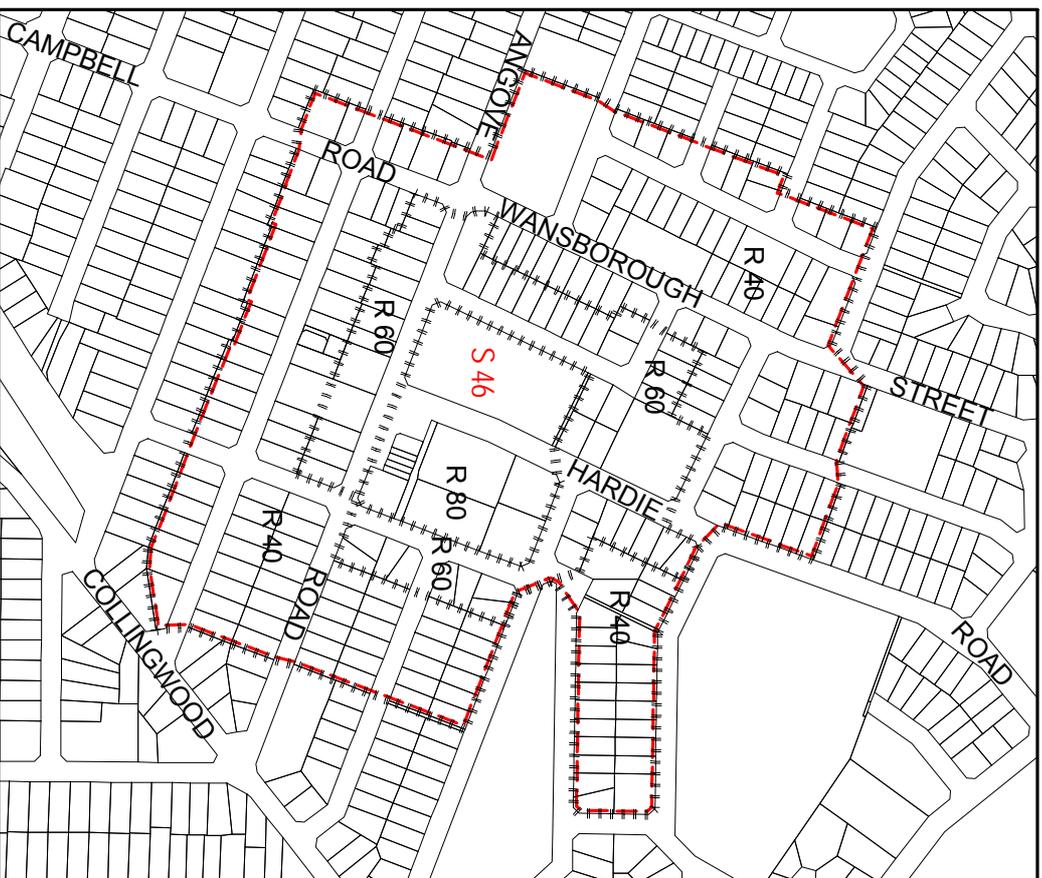
CITY OF ALBANY TOWN PLANNING SCHEME No. 1 A AMENDMENT No. 171

Existing Zoning

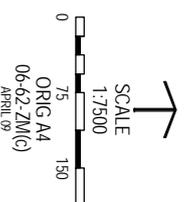


- LOCAL SCHEME RESERVES**
- Parks And Recreation
 - Public Use
- ZONES**
- Residential
 - Local Shopping
 - Service Station
 - Clubs and Institutions
 - OTHER**
 - R Codes
 - Special Site

Proposed Zoning



Aylon Taylor Burrell
 Consultants in Urban & Regional Planning
 11 Duke St. Albany, Western Australia 6530
 Phone: (08) 9642 2304 Fax: (08) 9642 1340





Environmental Protection Authority

The Atrium,
Level 8, 168 St Georges Terrace,
Perth, Western Australia 6000.
Telephone: (08) 6364 6500.
Facsimile: (08) 6467 5557.

Postal Address: Locked Bag 33,
Cloisters Square, Perth, Western Australia 6850.
Website: www.epa.wa.gov.au

AMD 171
CSTATP

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

Your Ref AMD171/PA28552/AMD17
Our Ref DEC11662, CRN222167
Enquiries Amy Sgherza

Attn: Jan Van Der Mescht

Dear Sir/Madam

DECISION UNDER SECTION 48A(1)(a) *Environmental Protection Act 1986*

| | |
|--------------------------------|--|
| SCHEME AMENDMENT TITLE: | City of Albany TPS 1A amendment 171 Spencer Park Hardie Road Precinct |
| LOCALITY: | City of Albany |
| RESPONSIBLE AUTHORITY: | City of Albany |
| DECISION: | Scheme Amendment Not Assessed (no appeals) |

Thank you for your letter of 15 June 2009 referring the above scheme amendment to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and that it is not necessary to provide any advice or recommendations.

Please note the following:

- 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 to not assess the scheme amendment.
- This letter will be made available to the public on request.

Yours faithfully

Colin Murray
Director
Environmental Impact Assessment Division

13 July 2009



Craig McMurtrie

From: Planning (External Use ONLY)
Sent: Tuesday, 11 August 2009 2:36 PM
To: Craig McMurtrie
Subject: EF8087560 - AMD171 - FW: Hardie Road Precinct - Spencer Park

SynergySoft: EF8087560

From: Nuttall, Paul [mailto:Paul.Nuttall@team.telstra.com]
Sent: Tuesday, 11 August 2009 12:01 PM
To: Planning (External Use ONLY)
Cc: Tyler, Wayne A
Subject: Hardie Road Precinct - Spencer Park

Attention: Craig McMurtrie

Hello Craig

Hardie Road Precinct - Spencer Park - AMD171/PA28996/AMD171

Telstra is supportive of the proposed rezoning of the land in this project area but;
The proposed precinct creates a number of problems for Telstra to service future developments.

- Cable network in this area is mostly buried, that is, there is no conduit for extra services to be threaded.
- Current capacity will allow only a limited number of new developments to be serviced.
- A possible road closure at the corner of Hardie and Angove Roads may require relocation of cable network

Further development in this precinct *may* create additional costs to developers in the provision of telecommunications services (on a case by case basis)

The main solution is - rebuilding long sections of roadside cable to current standard (in conduit) this will allow for the expansion of services as required. This project may be combined with Western Power *if* at the same time they choose to underground the power network. Alternatively piecemeal rebuilding will occur as development progresses.

Eventually all services will be replaced during the NBN rebuild proposed by the federal government but as yet no timings have been given.

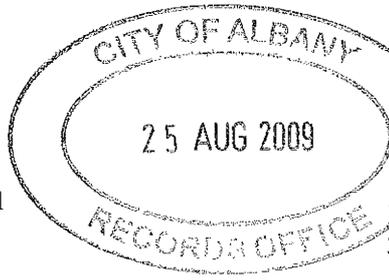
regards

Paul Nuttall BA (Urb & Reg Planning)

Strategic Forecaster
Forecasting & Area Planning - Western
Integrated Network Planning
Postal: Locked Bag 2525
Perth WA 6001
Phone: 08 9491 6255
Fax: 08 9221 5730
E-Mail: paul.nuttall@team.telstra.com

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Further to our conversations please consider the development guidelines used by the City of Canning requiring a minimum street frontage before multi dwelling sites are developed. These guidelines require a minimum 25 metre frontage, single crossover & central driveway to create more liveable places
<http://www.canning.wa.gov.au/Shared/Planning/Residential%20Design%20Guidelines.PDF> this could help you in your precinct guidelines.



Your Ref: AMD171/PA28996/AMD171
 Our Ref: Grange 4750370
 Enquiries: G Wright
 Telephone: 98424230

Doc No: City of Albany Records
 File: ICR8087412
 AMD171
 Date: 25 AUG 2009
 Officer: PLAN18
 Attach:

August 24, 2009

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 Craig McMurtrie

**CITY OF ALBANY
 TPS 1A AMENDMENT 171 RE-ZONING PROPOSAL SPENCER PARK**

Dear Craig,

Thank you for your letter dated August 6, 2009 regarding the above town planning scheme amendment.

You are advised that the Water Corporation has no objection to the proposed re-zoning proposal.

There may be a need to upgrade the water and wastewater network in the vicinity of this proposal in order to meet the anticipated increase in demand that is likely to occur as a result of the changes in residential density codes. A detailed assessment of the water and wastewater servicing requirements for properties within this precinct will be conducted at the time of lodgement of building/development plans.

Yours sincerely

Graham Wright
 Senior Asset Planner
 Great Southern Region
 Asset Management Division



City of Albany Records
 Doc No: ICR8089503
 File: AMD171
 Date: 25 SEP 2009
 Officer: PLAN18
 Attach:

Your Ref: AMD171/PA28996/AMD171
Our Ref: LM 09210
Contact: Chris Pemberton
Telephone: 08 6213 7163

22 September, 2009

Attn : Craig McMurtie
 City of Albany
 PO Box 484
 Albany WA 6331

Dear Craig

RE : PROPOSAL TO ESTABLISH A 'SPECIAL SITE' TO PROMOTE THE URBAN REGENERATION OF THE SPENCER PARK NEIGHBORHOOD PRECINCT

Thankyou for your letter requesting our comment on the above proposal.

Please be advised that in 2006, Alinta Gas Networks formally changed its business name to WA Gas Networks. WestNet Energy act as asset manager for the Gas Distribution Network. Any future correspondence of this nature should be forwarded to;

WA Gas Networks
 C/o WestNet Energy
 PO Box 8491
 Perth BC 6849

WestNet Energy, on behalf of WA Gas Networks, operate an extensive gas distribution system throughout the proposed 'Special Site' area. We have no objection to the proposal, however a Dial Before You Dig search must be obtained before further design, construction or other works are completed. Any works requiring relocation of our assets, will be at the proponents expense.

Should you have any further queries or wish to discuss this matter further, please contact the undersigned.

Yours sincerely

Chris Pemberton
 Senior Land Management Coordinator



Gayle Sargeant

City of Albany Records
ICR8087233
AMD171
Date: 24 AUG 2009
Officer: PLAN18

From: Lynn Walker [lynn.walker@westernpower.com.au]
[works.admin.general@westernpower.com.au]
Sent: Thursday, 20 August 2009 11:30 AM
To: Planning (External Use ONLY)
Subject: Craig McMurtie - Ref AMD171/PA28996/AMD171
Town Planning Scheme No 1A to establish a "Special Site"
Spencer Park neighbourhood precinct

Doc No:
File:
Date:
Officer:
Attach:



Locked Bag 2520, Perth WA 6001 | T: 13 10 87 | F: (08) 9225 2073 | E: works.admin.general@westernpower.com.au

| | | | |
|----------------------|---------------------------|-----------------|-------------|
| To: | Craig McMurtie | From: | Lynn Walker |
| Organisation: | City of Albany | Section: | Connections |
| Email / Fax: | planning@albany.wa.gov.au | | |
| Your Ref: | MD171/PA28996/AMD171 | | |
| Date: | 20/08/2009 | | |

RE: Proposed Amendment No 171 to Town Planning Scheme No 1A to establish a "Special Site" for regeneration of the Spencer Park neighbourhood precinct

Dear Craig,

In future please send your Due Diligence request/s to Western Power at the following address, preferably by email or fax, as this will avoid delays;

Post: Locked Bag 2520 Perth WA 6001
Fax: 9225 2073
Email: works.admin.general@westernpower.com.au

Western Power wishes to advise the following in respect to the above mentioned request.

1. To my knowledge, there are no objections to the changes you propose to carry out for the above-mentioned project.

Please note:

- A) Perth One Call Service (Freecall 1100 or visit dialbeforeyoudig.com.au) must be contacted and location details (of Western Power underground cabling) obtained prior to any excavation commencing.
- B) Work Safe requirements must also be observed when excavation work is being undertaken in the vicinity of any Western Power assets.

Western Power points out that any change to the existing(power) system, if required, is the responsibility of the individual developer and a design & quotation must be obtained from us, prior to any work commencing on the property.

Regards,

Lynn Walker

Network Services Officer

Western Power - 363 Wellington Street Perth WA 6000 [[map](#)]

 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.

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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.



Government of **Western Australia**
Department of **Education and Training**



City of Albany Records
Doc No: ICR8088206
File: AMD171
Date: 07 SEP 2009
Officer: PLAN18

Attach:

Mr Craig McMurtrie
Planning Officer
City of Albany
PO Box 484
ALBANY WA 6331

Dear Mr McMurtrie

**PROPOSAL TO ESTABLISH A "SPECIAL SITE" TO PROMOTE THE
URBAN REGENERATION OF THE SPENCER PARK NEIGHBOURHOOD
PRECINCT**

Thank you for the opportunity to comment on the proposed Urban Regeneration of the Spencer Park Neighbourhood Precinct.

The Department of Education and Training has reviewed the Town Planning Scheme No 1A Amendment No 171. The Spencer Park Neighbourhood Precinct is located within the local intake area of the Spencer Park Primary School. The Department estimates that the change in residential density codes will only generate a small number of additional students and the Spencer Park primary school has the capacity to accommodate these students.

The Department therefore has no objections to this proposal.

Yours sincerely

RICHARD BLOOR
PRINCIPAL CONSULTANT
ASSET AND ADMINISTRATIVE SERVICES

1 September 2009



City of Albany Records
Doc No: ICR8087816
File: AMD171
Date: 31 AUG 2009
Officer: CSTATP
Attach:

Enquiries: Don Parker on 9892 0559
Our Ref: 04/13069-05 D09#201640
Your Ref: AMD171/PA28996/AMD171

AMD171
CSTATP

Planning Division
City of Albany
PO Box 484
ALBANY WA 6331

ATTENTION: Mr Craig Mc Murtrie.

Dear Sir,

PROPOSAL TO ESTABLISH A "SPECIAL SITE" TO PROMOTE THE URBAN REGENERATION OF THE SPENCER PARK NEIGHBOURHOOD PRECINCT.

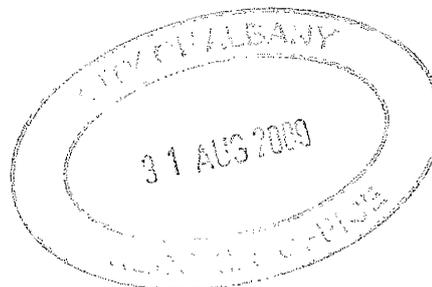
Thank you for your letter dated 6 August 2009 regarding the above proposed Town Planning Scheme Amendment No.171, Precinct and Urban Development Plan.

Main Roads raises no objection to the proposal at this location, as all roads are under the jurisdiction of the City of Albany.

If you require any further information please contact Don Parker on (08) 9892 0559. In reply please quote file reference 04/13069-05.

Yours faithfully,


ARJ Duffield
REGIONAL MANAGER





Doc No: City of Albany Records
ICR8087422
File: AMD171

FAX: 91 Date: 24 AUG 2009
Officer: PLAN18

Attach:

TO: MR. CRAIG ME. MURTRIE
PLANNING OFFICER,
ALBANY.

DEAR SIR,

WE HAVE BEEN DISCUSSED ABOUT
THE URBAN REGENERATION OF THE
SPENCER PARK NEIGHBOURHOOD
PRECIINCT.

WE ARE NOT AGREE HOMEWEST WILL
BUILD THREE HIGH STOREY. BECAUSE
OUR HEALTH ^(SICKNESS CONDITION) CAN'T SUPPORT THAT.
NOISE OF PEOPLE.

PLEASE, BUILD UNIT^s FOR OLD PEOPLE.
THANK YOU.

YOURS SINCERELY,

X A. MACRI

(ANTONIO MACRI)

24/8/09.

31 PREVIOUS ST.
ALBANY 6330,
WA.



Gayle Sargeant

Doc No: City of Albany Records
File: ICR8088439
AMD171
Date: 09 SEP 2009
Officer: PLAN18
Attach:

From: Jeff Douglas [kalgan@bigpond.com]
Sent: Wednesday, 9 September 2009 12:31 PM
To: Planning (External Use ONLY)
Subject: Spencer Park Special Site Attn: Craig Mc Murtr

Dear Craig

I refer to your letter dated 6 August 2009 regarding the proposal to establish a 'special site' to promote the urban regeneration of the Spencer Park neighbourhood precinct.

I wish to register my support for the proposal.

As the registered proprietor of the property at 13 Hillman Street, I support the proposal and think it represents a fresh new approach to planning in Albany and a welcome change from the constant spread of the residential zones out into rural and natural bush areas.

Furthermore I would be keen to redevelop my property in line with the proposed changes.

Meanwhile should you wish to discuss the matter with me please do not hesitate to contact me at this e-mail address or by telephone on 0427 425 689.

Kind regards

Jeff Douglas



City of Albany Records
 Doc No: ICR8088879
 File: AMD171
 Date: 15 SEP 2009
 Officer: PLAN18
 Attach:

10 September 2009

Mr McMurtie
 City of Albany
 PO Box 484
 Albany WA 6331

Dear Mr McMurtie

ESTABLISHMENT OF A 'SPECIAL SITE' TO PROMOTE THE URBAN REGENERATION OF THE SPENCER PARK NEIGHBOURHOOD PRECINCT

Amana Living (previously Anglican Homes Inc) owns lot 142 Angove Road which has been developed as a retirement village accommodating 22 units. Having considered the City's proposal we offer the follow comments:

- Amana Living fully supports the urban regeneration of Spencer Park;
- half of lot 142 is designated as R60 and the other half as R40. This is not supported as it potentially restricts the built form on the lot and may not achieve the best outcome for the lot and neighbourhood;
- lot 142 is not identified in the text for the '*Residential Inner Frame*';
- there should not be a minimum height for aged person's village/home as this supposes that aged persons will have the ability to walk up stairs and single storey housing may be more appropriate. A more flexible approach to the minimum height would be more appropriate hence Amana Living does not support the proposal for residential under R30 or R40 being designated as an 'X' use (not permitted);and
- aged persons home/village should be a classified as an 'AA' use (permitted) within the Residential Outer Frame area.

I would be grateful if you can keep me fully informed as to the process and send me any subsequent reports to Council. In the meantime if you want to discuss the matter please do not hesitate to phone our Strategic Property Manager, Alan Gray on 0439 699 880.

Yours sincerely

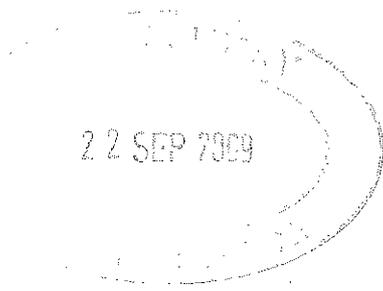
RAY GLICKMAN
 Chief Executive Officer





Your ref: AMD171/PA28996/AMD171

City of Albany Records
Doc No: ICR8089312
File: AMD171
Date: 22 SEP 2009
Officer: PLAN18
Attach:



Mr Craig McMurtrie
Planning Officer
City of Albany
North Road
Albany WA 6330

THE SURGERY

PO Box 546
ALBANY WA 6331
TEL (08) 9842 5900
FAX (08) 9842 1900
email: splaz@thesurgery.net.au

Dear Craig,

RE: PROPOSAL TO ESTABLISH A "SPECIAL SITE" IN SPENCER PARK.

I refer to your letter dated 6 August 2009.

On behalf of Horizon Holdings and the owners of "The Surgery" I am pleased to provide feedback in support of the establishment of a special site to promote the regeneration of the Spencer Park neighbourhood precinct.

Our business has been involved with this proposal since its inception and is supportive of the urban redevelopment proposal for the Spencer Park precinct.

The increase in the housing density for the area and the idea to promote mixed use accommodation within the precinct is fully supported.

Similarly, the "people friendly" street scape and the on street parking that is proposed within the urban design plan are viewed to be attractive improvements to the current situation.

In summary, the proposal is considered to be forward thinking. It has the capacity to encourage investment in the area, improve the amenity of the area for all residents and businesses and reduce anti-social behaviour. The improvement in the quantity and quality of the housing available as a result of the plan also offers a significant opportunity to improve quality of life for residents.

If you have any queries please contact me.

Yours sincerely,

Keith Symes
Practice Manager

22 September 2009



Mr Craig McMurtrie
Planning Officer
City of Albany
PO Box 484
Albany, WA 6331

City of Albany Records
ICR8089313
AMD171
Doc No:
File:
From: P. Mac
21 Collingwood Road
Spencer Park
Mobile
Date: 22 SEP 2009
Officer: PLAN18
Attach:

Dear Mr McMurtrie,

**RE: PUBLIC SUBMISSION TO THE URBAN REGENERATION OF THE
SPENCER PARK NEIGHBOURHOOD PRECINCT.**

Thank you for your recent correspondence alerting us to the proposed Town Planning Scheme 1A regeneration project, your reference: AMD171/PA28996/AMD171.

As owner/residents of 21 Collingwood Road, Spencer Park, I'd like to congratulate the City of Albany and the Planning Department for initiating such a progressive planning proposal that will undoubtedly improve the area and provide for a variety of commercial, business and residential options through the provision of opportunities for a vibrant mixed use community. The proposal not only maximises the potential of the centrally located precinct in-line with modern nodal development practices, but will also cater for the rapidly changing demographic and societal needs in regard to a range of smaller, more efficient dwelling types and choices within walking distance of essential facilities.

Specifically, I am writing to you to consider and formally request inclusion of our property, Lot number 202, zoned R20 (annotated copy of title attached) into the proposed amendment area of R40 zoning and provide the following comments that justify the inclusion of such, as follows:

1. The boundary of the proposed re-coding is currently located at our property boundary. Our property, at Lot 202, is effectively a corner lot and would serve to better round off development in this area, when compared with the current proposed boundary. Further, our property is an older residence (c.a.1950) and the increased density will undoubtedly lead to redevelopment and aid the regeneration goals of the Spencer Park precinct.
2. From a re-development perspective our property lends itself very well to this purpose with a very large street frontage in excess of 32 metres relative to the land area that would allow for the development of multiple dwellings with primary street access and outlook across Oyster Harbour and hinterland without impinging on the amenity of nearby neighbours. The re-zoning to R40 would capitalise on the elevated and picturesque outlook that is within very close walking distance (approximately 300 metres) to the heart of significant proposed community / commercial facilities and is also on the increasingly important public transport (bus) route.

We would also like to point out a minor omission to the cadastre in relation to our property that currently depicts Title lots 201 & 202 merged together (which was historically correct), but they are now two separate titles. We would appreciate it if

this cadastre could be updated to include the current information along with consideration of our formal request.

In summary, I would like to very strongly support the City of Albany's vision in capitalising on every logical opportunity to consolidate and maximise any available low density (R20 and less), urban land within easy walking distance of shopping, public open space, schools, medical and other professional services. This strategy will ultimately lead to increasingly liveable and sustainable communities, by reducing our overall ecological footprint and maximising the retention of native vegetation and productive agricultural land in the nearby peri-urban areas.

I would be happy to discuss this matter with you further and if you would like to, please do not hesitate in contacting me.

Yours sincerely,



Paul Mackey

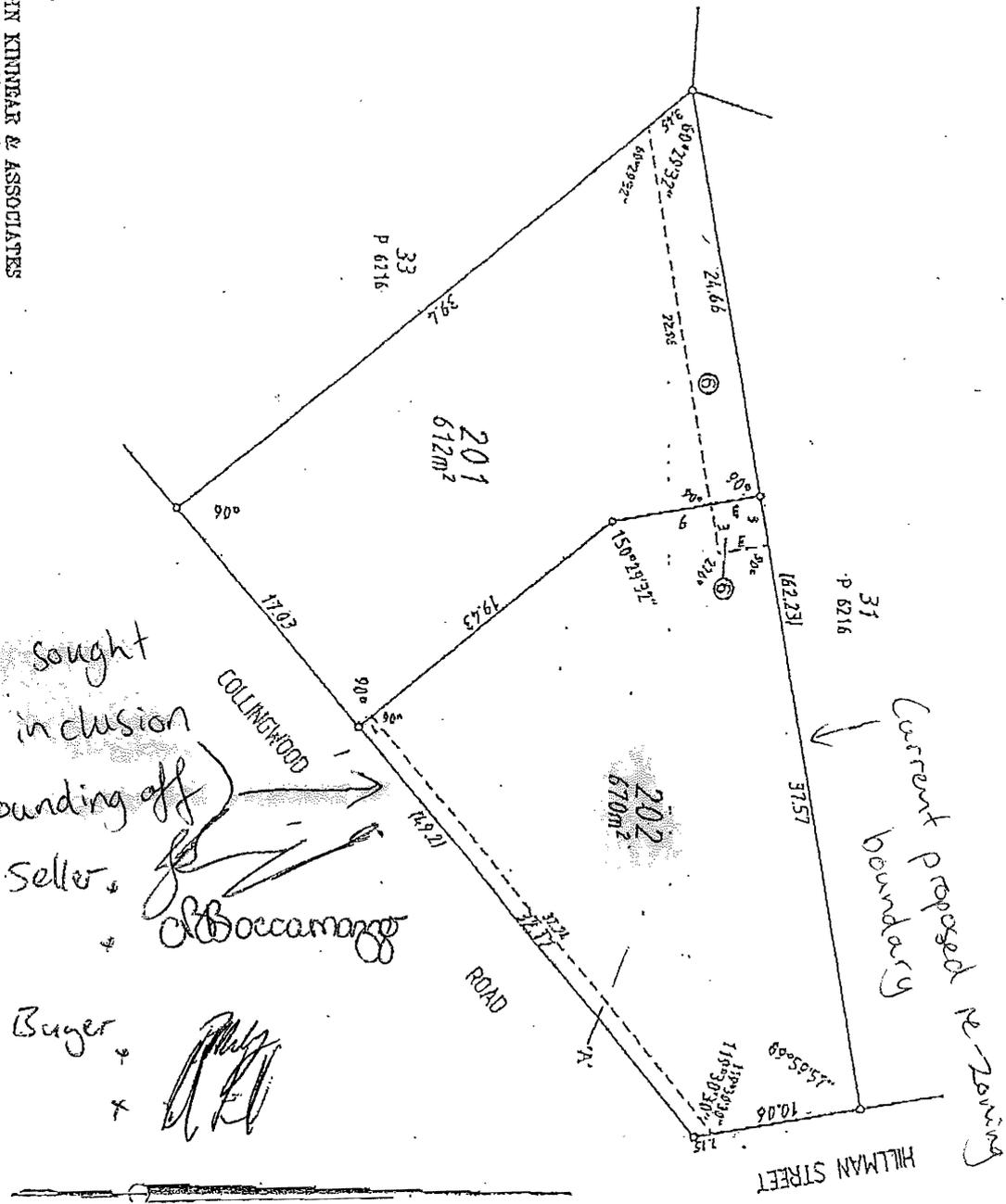
21 September 2009

08 9842 1570

Annexure B

| NUMBER | DATE |
|--------|------|
| | |

| SUBJECT | PURPOSE | STANDARD REFERENCE | OWNER | LAND SURVEYED | REFER TO | COMMENTS |
|---------|--|---|---------------------|----------------|---------------------------|----------|
| ① | EASEMENT (EASER/ABANDONED EASER/GRANT (RETRACTED)) | SEC 214 OF THE EP. & AL. ACT, PDS & SEC 134C OF THE TLA | TLS (L&A) THIS PLAN | LOTS 201 & 202 | WATER CONNECTIONS LOT 201 | |



Area sought for inclusion (ie rounding off)

Seller: *[Signature]*

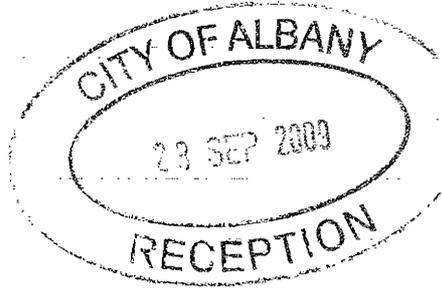
Buyer: *[Signature]*

JOHN KINNEAR & ASSOCIATES
Consulting Surveyors
41 ORE STREET
PO BOX 1675
HAGANUI VAL, 6331
PHONE 1081 9542 1350 FAX 1081 9842 1570
FAX 31 009 246 751

CLA REF. UNADVISED

| | | | |
|--|--|--|--|
| TYPE: FREEHOLD | | SUBDIVISION: LOTS 201 AND 202 AND EASEMENT | |
| PURPOSE: SUBDIVISION | | PLAN OF: LOTS 201 AND 202 AND EASEMENT | |
| DISTRICT: PLANTAGGET | | DOLA FILE: SSA 158/110 | |
| LOCAL AUTHORITY: CITY OF ALBANY | | LOCALITY: SPENCER PARK | |
| OWNER: JOHN KINNEAR & ASSOCIATES | | PLAN: 6216 | |
| SCALE: 1:1000 | | DATE: 11/22/26 | |
| SUBDIVISIONS OFFICIAL: Reg 51 | | SURVEYOR'S CERTIFICATE: Completed | |
| I, JOHN KINNEAR, Surveyor, do hereby certify that this plan is a correct and true representation of the survey and / or calculations from measurements taken in the field and that it complies with the relevant written laws in relation to which it is lodged. | | I, JOHN KINNEAR, Surveyor, do hereby certify that this plan is a correct and true representation of the survey and / or calculations from measurements taken in the field and that it complies with the relevant written laws in relation to which it is lodged. | |
| APPROVED BY: JOHN KINNEAR & ASSOCIATES | | APPROVED BY: WESTON AUSTRALIAN READING COMMISSION | |
| DATE: 12/02/21 | | DATE: 12/02/21 | |
| DEPOSITED PLAN | | DEPARTMENT OF LAND INFORMATION | |
| SHEET 1 OF 1 | | EXTENSION 1 VERSION 1 | |

City of Albany
Planning Dept.
North Hill Albany.



Doc No:

City of Albany Records

File:

ICR8089480

AMD171

Date:

23 SEP 2009

Officer:

PLAN18

Attach:

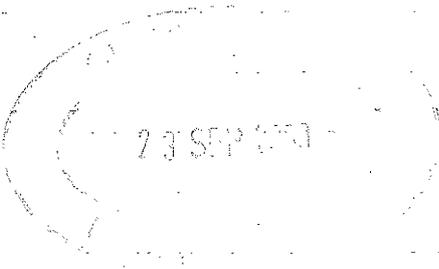
Dear Sirs,

Re: redevelopment proposals for Spencer Park.

Thank you for the opportunity to pass comment/suggestions.

I support the principle of smaller more modest housing for a greater no. of residents on land situated conveniently to local shopping, with good public transport to the City's centre. BUT with the proviso that generous space is given over to public use for walking, recreation, & community activities. Your proposal in plans shown to me do not distinguish anything like the space needed if the population is to treble or quadruple in density which the plans seem to indicate. Cyclists must be catered for too, with adequate widths for paths for safety for both cyclists and pedestrians.

Yours etc
Margaret Leslie





Records

From: Christine Anne King [S3079120@student.rmit.edu]
Sent: Thursday, 24 September 2009 2:58 PM
To: Records
Subject: spencer park rezoning etc
Attachments: comments-on-TOWN PLANNING SCHEME NO. 1
_christine-king_24-9-09.pdf

City of Albany Records
Doc No: ICR8089589
File: AMD171
Date: 24 SEP 2009
Officer: PLAN18

Dear sir or madam,
in regards to Town Planning Scheme No. 1A - Amendment No. 171, I have attached a pdf document of some comments and suggestions which I hope that you will take into consideration.
Yours sincerely,
Christine King

11 South Street
Preston Vic 3072

24th September 2009

Re: TOWN PLANNING SCHEME NO. 1A – AMENDMENT NO. 171

I have viewed the Town Planning Scheme No. 1A – Amendment No. 171 from the City of Albany website (http://www.albany.wa.gov.au/website/uploads/2472_AMD171_240909.pdf) and would like to make the following comments and suggestions:

LANDSCAPE REQUIREMENTS

Porous Paving Surfaces

I would like to suggest that, as there will be an increase in impervious surfaces resulting from increased density in the Spencer Park Special Zone, that to maintain natural hydrological systems it be required as part of onsite landscaping to use porous paving surfaces (e.g. matrix paving, porous asphalt or similar.)

Stormwater

I would suggest that rock, stone or gravel be used to line stormwater basins or channels¹, to slow the rate of flow, dissipate energy and prevent surface erosion.

Infiltration Pits

I would suggest that infiltration pits or rain gardens be part of the landscape requirements or part of works undertaken by Albany City council to ensure return of moisture into the immediate site to maintain natural hydrological systems. Rain gardens have the advantage of providing beauty and interest to the streetscape.

General construction

¹ As well as many other WSUD recommendations from councils in Australia, many of which are available online, this fact sheet offers some practical suggestions that might be worth considering, obviously making adjustments to satisfy conditions specific to Albany: **Water Sensitive Urban Design in the Sydney Region, Practice Note 7, Landscape Measures**. Available from <http://www.wsud.org/planning.htm>, Accessed 24th September 2009.

It is important that locally-sourced rock be used wherever possible as this will minimise energy inputs. Using recycled aggregate for fill and sourcing rocks from on-site excavation works or other local construction sites would be two suggestions.

BUILDINGS

Energy efficiency in building function

I would like to suggest that design of all buildings including commercial and other non-residential building be required to meet highest energy efficiency standards and that design requirements be limited to these processes, i.e. that it not be part of the Amendment to recommend glazing areas greater than what would meet highest standards of energy efficiency, nor that a particular façade treatment be required.

75 to 85% glazing is recommended in the Amendment, which seems contrary to council standards for residential and dwelling requirements for energy efficiency standards in other documentation, e.g. *Energy Efficiency Provisions for Houses BCA Part 3.12*. I suggest that glazing and façade treatment recommendations be reconsidered.

Construction and function of buildings

I would like to suggest that requirements for meeting low energy usage in both construction and function of buildings be inserted into the Amendment.

Yours sincerely,
Christine King.

27th September 2009

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



City of Albany Records
Doc No: ICR8089706
File: AMD171
Date: 30 SEP 2009
Officer: PLAN18
Attach:

ATTN CEO

Dear Chief Executive Officer

**RE PROPOSAL TO ESTABLISH A 'SPECIAL SITE' TO PROMOTE THE
URBAN REGENERATION OF SPENCER PARK
PUBLIC COMMENT – Ref AMD171 / PA28996 / AMD171**

It is exciting to see such a structure plan being proposed for this area. We support the concept whole-heartedly and can see much benefit in the decentralisation of services and facilities from out of the CBD. However with this we see two risks that should be addressed in the proposal.

We understand that this comment is later than your closing date - work commitments have made it difficult for us to send it in on time. However we trust that you will agree that our suggestions / objections and that they are considered in your subsequent recommendations.

Traffic

The increasing traffic flow along the Hardie, Angove, Campbell route is already seeing reasonable congestion throughout various times of the day and especially the Hardie, Angove intersection will pose a traffic control problem in the future. Had such a proposal been in place some time ago (decades ago), we wonder if this 'dog-leg' main route would have been part of the proposal.

This will be the last chance for the City of Albany to ensure that traffic in this area is controlled in a suitable manner. This should not be considered in terms of a 5 year plan but more importantly in terms of a 20 or 30 year plan. We are not traffic consultants however from past experience and being building designers – we are certain that the proposal is far from ideal in regards to traffic planning.

Maybe a couple more roundabouts will solve the future problem – or maybe not?

Outlook From The Precinct

Mount Melville, Clarence and Adelaide are integral with the identity of Albany. This identity is not just in the knowledge of their presence but also in the ability to see them from most locations in Albany. This is important for both locals and visitors to the City alike.

Certainly there will have to be some loss of views of the Mounts from the Spencer Park area with this development. However to retain a feeling of openness and retain some critical views, we recommend some more stringent building imposts on a number of the areas which form part of the restructure.

Our objection is to the building height allowances for the proposed R60 properties on the South side of Angove Road between Campbell Road and Lyttleton Street. The restrictions to 3 storeys and the associated heights will result in significant reduction in the views to the Mounts from Hardie Road and the shopping precinct. These properties should be limited to 2 stories with actual total height restrictions stated to ensure that this new area within Albany retains the overall identity of the City.

Yours Faithfully

Tim and Linda Franklin
40 Radiata Drive
McKail WA 6330
(08) 98422540

CITY OF ALBANY TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 171
SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | Council Recommendation |
|------------|--|---|--|-------------------------------|
| 1 | Environmental Protection Authority Locked Bag 33 Cloisters Square PERTH WA 6850 | The Environmental Protection Authority (EPA) has determined that the scheme amendment does not require formal assessment. | Nil. | The submission is noted. |
| 2 | WA Gas Networks C/o WestNet Energy PO Box 8491 PERTH BC WA 6849 | No objections to the proposal. A „Dial Before You Dig’ search must be completed before further design, construction or other works are completed. Any works requiring relocation of our assets will be at the proponents’ expense. | Nil. | The submission is noted. |
| 3 | Telstra – Forecasting & Area Planning – South Western Access Team Manager – Forecasting Network & Technology Locked Bag 2525 PERTH WA 6001 | Telstra is supportive of the proposed rezoning of the land in the project area. However, the proposed precinct creates a number of problems for Telstra to service future developments. <ul style="list-style-type: none"> • The cable network in this area is mostly buried, that is to say that there is no conduit for extra services to be threaded through. • The current capacity will only allow for a limited number of new developments to be serviced. • A possible road closure at the corner of Hardie and Angove Roads may require relocation of the cable network. | This issue will be addressed at the time of subdivision and subsequent development. However, it should be given consideration at an earlier stage, particularly as it would be desirable to have the power network in the precinct undergrounded. The undergrounding of powerlines would help to facilitate higher density development and contribute to the creation of more attractive streetscapes. Councillors should note that the Amending Document does not refer to a closure of the intersection between Hardie and | The submission is noted. |

CITY OF ALBANY TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 171
SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | Council Recommendation |
|------------|---|--|--|-------------------------------|
| 4 | Water Corporation Great Southern Regional Office 215 Lower Stirling Terrace ALBANY WA 6330 | <p>Further development in the precinct <i>may</i> create additional costs to developers in the provision of telecommunications services (on a case by case basis).</p> <p>The main solution will be to rebuild long sections of roadside cable to current standard (in conduit), as this will allow for the expansion of services as required. This project may be combined with Western Power <i>if</i> at the same time they choose to underground the power network. Alternatively, piecemeal rebuilding will occur as development progresses.</p> <p>Eventually all services will be replaced during the NBN rebuild proposed by the Federal Government but as yet no timings have been given.</p> <p>No objections to the proposal.</p> | Angove Roads. In fact, this seems extremely unlikely, given that Hardie Road is envisaged as becoming the new „main street’ within the precinct. | The submission is noted. |
| 5 | Western Power Locked Bag 2511 | <p>There may be a need to upgrade the water and wastewater network in the vicinity of this proposal in order to meet the anticipated increase in demand that is likely to occur as a result of the changes in residential density codes. A detailed assessment of the water and wastewater servicing requirements for properties within this precinct will be conducted at the time of lodgement of building/development plans.</p> <p>No objections to the proposal.</p> | Nil. | The submission is noted. |

**CITY OF ALBANY TOWN PLANNING SCHEME No. 1A
 AMENDMENT No. 171
 SCHEDULE OF SUBMISSIONS**

| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | Council Recommendation |
|------------|---|--|---|-------------------------------|
| 6 | Department of Education and Training 151 Royal Street EAST PERTH WA 6004 | No objections to the proposal. The Spencer Park Neighbourhood Precinct is located within the local intake area of the Spencer Park Primary School. The Department estimates that the change in residential density codes will only generate a small number of additional students and the Spencer Park primary school has the capacity to accommodate these students. | Nil. | The submission is noted. |
| 7 | Main Roads WA Great Southern Region PO Box 503 ALBANY WA 6330 | No objections to the proposal. Main Roads raises no objection to the proposal at this location as all roads are under the jurisdiction of the City of Albany. | Nil. | The submission is noted. |
| 8 | Mr A Macri 31 Pretious Street SPENCER PARK WA 6330 | We have discussed the proposal to regenerate the Spencer Park Neighbourhood Precinct with the City and do not agree with the provision that would allow adjoining owners to build up to three stories in height. We do not keep good health and cannot face the prospect of such development, given the likely increases in noise and activity. We would instead prefer to see the development of units suitable for older residents. | The proposal would change the density code to the east of 31 Pretious Street to R60 and introduce provisions that would allow the construction of buildings up to three stories in height. However, Councillors should note that 17, 19, 21 and 31 Pretious Street and 18 Wansborough Street currently form a pocket of R40 coded land, which allows for higher density two-storey development than would typically occur in the locality. | The submission is noted. |

**CITY OF ALBANY TOWN PLANNING SCHEME No. 1A
 AMENDMENT No. 171
 SCHEDULE OF SUBMISSIONS**

| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | Council Recommendation |
|-----|--|---|--|--|
| | | | <p>Additionally, the new provisions still allow for development to a density as low as R40.</p> <p>At this stage it is too early to predict what type of development would occur on the lots bounding 31 Pretious Street. A series of Precinct Plans will have to be prepared for the Special Site following the rezoning, which will introduce an additional level of detail, controls and guidelines to inform any future development.</p> | |
| 9 | <p>Mr J Douglas 222 Chester Pass Road WALMSLEY WA 6330</p> | <p>As the registered proprietor of the property at 13 Hillman Street, I support the proposal and think it represents a fresh new approach to planning in Albany and a welcome change from the constant spread of the residential zones out into rural and natural bush areas.</p> <p>Furthermore, I would be keen to redevelop my property in line with the proposed changes.</p> | <p>Nil.</p> | <p>The submission is noted.</p> |
| 10 | <p>Mr R Glickman Chief Executive Officer Amana Living PO Box 63 COTTESLOE WA 6911</p> | <p>Amana Living (previously Anglican Homes Inc) own Lot 142 Angove Road, which has been developed as a retirement village accommodating 22 units. Having considered the City's proposal we offer the following comments:</p> <ul style="list-style-type: none"> Amana Living fully supports the urban | <p>Lot 142 is unusual in that it covers land between Angove Road and Hillman Street, while most lots fronting onto either Angove Road or Hillman Street have a common boundary between them. Lot 142 is</p> | <p>The submission is upheld in part: Modification Required: Where the base zoning of Residential R60 and R40</p> |

**CITY OF ALBANY TOWN PLANNING SCHEME No. 1A
 AMENDMENT No. 171
 SCHEDULE OF SUBMISSIONS**

| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | |
|-----|---------------------------|--|--|--|
| | | <p>regeneration of Spencer Park;</p> <ul style="list-style-type: none"> • Half of Lot 142 is designated as R60 and the other half as R40. This is not supported as it potentially restricts the built form on the lot and may not achieve the best outcome for the lot and neighbourhood; • Lot 142 is not identified in the text for the „Residential Inner Frame“; • There should not be a minimum height for aged persons' village/home, as this supposes that aged persons will have the ability to walk up stairs and single storey housing may be more appropriate. A more flexible approach to the minimum height would be more appropriate, hence Amana Living does not support the proposal for residential under R30 or R40 being designated as an „X use (not permitted); and • Aged persons' home/village should be classified as an „AA' use (permitted) within the „Residential Outer Frame' area. | <p>therefore split between the proposed R60 and R40 areas, as the boundaries between R-code densities have been delineated along common boundaries between streets, in order to give each street a consistent streetscape on both sides of the road.</p> <p>Lot 142 (northern portion) has been omitted from the list of properties covered by the „Residential Inner Frame' in the proposed schedule of special provisions. It has also been noted that Lot 131 Bellingham Street has been omitted from the list of properties covered by the „Residential Outer Frame' in the schedule of special provisions.</p> <p>The schedule of special provisions does not set minimum building heights, but rather maximum heights, although building height could be influenced to some extent by the R-code density. While it is appreciated that a single storey layout is ideal for an aged</p> | <p>Council Recommendation</p> <p>is listed in the Schedule of Special Site 46, uses which are permitted or discretionary (AA) under the base zoning do not need to be included within the Additional Use column (as this is unnecessary duplication).</p> |

**CITY OF ALBANY TOWN PLANNING SCHEME No. 1A
 AMENDMENT No. 171
 SCHEDULE OF SUBMISSIONS**

| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | Council Recommendation |
|------------|----------------------------------|------------------------------|---|-------------------------------|
| | | | <p>persons' village/home, the objective of this proposal is to increase the density of new development in the area. Should Armana Living choose to redevelop their premises at some stage in the future, it should be possible to meet this objective, while still accommodating their residents, by constructing two or three-storey apartment buildings with elevators to provide access to the upper floors.</p> <p>It is advised that an aged persons home/village can still be considered in the residential outer frame precinct as the base zoning allows for this use as an 'SA' use (a use that requires advertising prior to consideration) under the Scheme. Therefore there is no express need to include this use as an additional use.</p> <p>More importantly however the uses that are 'permitted' (P) or 'discretionary' (AA) under the base zoning shown in the amendment do not need to be</p> | |

CITY OF ALBANY TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 171
SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | Council Recommendation |
|------------|---|---|--|-----------------------------------|
| 11 | Mr K Symes Practice Manager The Surgery PO Box 546 ALBANY WA 6331 | <p>On behalf of Horizon Holdings and the owners of „The Surgery‘ I am pleased to provide feedback in support of the establishment of a Special Site to promote the regeneration of the Spencer Park Neighbourhood Precinct.</p> <p>The increase in the housing density for the area and the idea to promote mixed use accommodation within the precinct is fully supported.</p> <p>Similarly, the „people friendly‘ streetscape and the on-street parking that is proposed within the urban design plan are viewed to be attractive improvements to the current situation.</p> <p>In summary, the proposal is considered to be forward-thinking. It has the capacity to encourage investment in the area, improve the amenity of the area for all residents and businesses and reduce anti-social behaviour. The improvement in the quantity and quality of the housing available as a result of the plan also offers a significant opportunity to improve quality of life for residents.</p> | Nil. | The submission is noted. |
| 12 | Mr P Mackey 21 Collingwood Road SPENCER PARK WA | <p>As the owner/resident of 21 Collingwood Road, Spencer Park, I would like to congratulate the City of Albany and the Planning Department for</p> | While the support for the proposal is welcomed, it is felt that the inclusion of Lot 202 | The submission is upheld in part. |

**CITY OF ALBANY TOWN PLANNING SCHEME No. 1A
 AMENDMENT No. 171
 SCHEDULE OF SUBMISSIONS**

| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | Council Recommendation |
|------------|----------------------------------|---|--|--|
| 6330 | | <p>initiating such a progressive planning proposal that will undoubtedly improve the area and provide for a variety of commercial, business and residential options to create a vibrant mixed-use community. The proposal not only maximises the potential of the centrally located precinct in line with modern nodal development practices, but will also cater for the rapidly changing demographic and societal needs with a range of smaller, more efficient dwelling types and choices within walking distance of essential facilities.</p> <p>Specifically, I am writing to you to consider and formally request inclusion of our property, Lot 202, zoned R20 into the proposed amendment area of R40 zoning and provide the following comments that justify the inclusion of such as follows:</p> <ol style="list-style-type: none"> 1. The boundary of the proposed recoding is currently located at our property boundary. Our property, at Lot 202, is effectively a corner lot and would serve to better round off development within this area when compared with the proposed boundary. Further, our property is an older residence (c. 1950) and the increased density will undoubtedly lead to redevelopment and aid the regeneration goals of the Spencer Park precinct. 2. From a redevelopment perspective, our | <p>would not be appropriate. As highlighted in the report, the proposed boundary for the Special Site area was decided upon in consultation with City staff, taking into account a number of specific criteria, including “maintaining similar density coding on both sides of a street”.</p> <p>The inclusion of Lot 202 would result in two different density codes on opposite sides of the street, which would in turn create an inconsistent streetscape.</p> <p>However, it is agreed that the cadastre should be based on the most recent information and should be updated to show Lots 201 and 202, rather than the parent lot.</p> | <p>Modification required: All plans shall be based on the latest cadastral information.</p> |

CITY OF ALBANY TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 171
SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | Council Recommendation |
|------------|----------------------------------|---|------------------------|-------------------------------|
| | | <p>property lends itself very well to this purpose with a very large street frontage in excess of 32 metres relative to the land area that would allow for the development of multiple dwellings with primary street access and an outlook across Oyster Harbour and hinterland without impinging upon the amenity of nearby neighbours. The rezoning to R40 would capitalise on the elevated and picturesque outlook that is within very close walking distance (approximately 300 metres) to the heart of the significant proposed community/commercial facilities and is also on the increasingly important public transport (bus) route.</p> <p>We would also like to point out a minor omission from the cadastre in relation to our property that currently depicts Title lots 201 and 202 merged together (which was historically correct), but they are now two separate titles. We would appreciate it if this cadastre could be updated to include the current information along with consideration of our formal request.</p> <p>In summary, I would like to very strongly support the City of Albany's vision is capitalising on every logical opportunity to consolidate and maximise any available low density (R20 and less), urban land within easy walking distance of shopping, public open space, schools, medical and other</p> | | |

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|-----|--|--|---|--------------------------|
| 13 | Ms M Leslie 4/87-89 David Street SPENCER PARK WA 6330 | I support the principle of smaller, more modest housing for a greater number of residents on the land situated conveniently for local shopping and with good public transport to the City centre, but on the proviso that generous space is given over to public use for walking, recreation and community activities. The plans accompanying the proposal do not distinguish anything like the space needed if the population is to treble or quadruple in density, which the plans seem to indicate. Cyclists must be catered for too, with paths of adequate width for safe use by both cyclists and pedestrians. | Unfortunately, due to the nature of the proposal, it is virtually impossible to provide significant new areas of public open space within the proposed Special Site without stifling the redevelopment potential of the land. The proposal has been designed around the principles contained in the Western Australian Planning Commission's <i>Liveable Neighbourhoods</i> , which describes neighbourhood units as being based around a 400-450m walkable radius (refer to the <i>Existing Zoning and Proposed Rezoning Concept</i> plan within the amending document). The parks on the periphery of the Special Site will provide | The submission is noted. |

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|-----|--|--|--|--------------------------|
| 14 | Ms C King 11 South Street PRESTON VIC 3072 | <p>I have viewed the Town Planning Scheme No. 1A – Amendment No. 171 from the City of Albany website and would like to make the following comments and suggestions:</p> <p>Landscape requirements:</p> <p><i>Porous paving surfaces:</i> I would like to suggest that, as there will be an increase in impervious surfaces resulting from increased density in the Spencer Park Special Site, that to maintain natural hydrological systems it will be required as part of onsite landscaping to use porous paving surfaces (e.g. matrix paving, porous asphalt or similar).</p> <p><i>Stormwater:</i> I would suggest that rock, stone or gravel be used to line stormwater basins or channels, to slow the rate of flow, dissipate energy and prevent surface erosion.</p> <p><i>Infiltration pits:</i></p> | <p>adequate public open space and are already undergoing improvement works.</p> <p>The provision of dual-use paths within the Special Site can be considered during the preparation of the appropriate Precinct Plans.</p> | The submission is noted. |

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|-----|---------------------------|--|-----------------|------------------------|
| | | <p>I would suggest that infiltration pits or rain gardens be part of the landscape requirements or part of works undertaken by Albany City council to ensure return of moisture into the immediate site to maintain natural hydrological systems. Rain gardens have the advantage of providing beauty and interest to the streetscape.</p> <p><i>General construction:</i> It is important that locally-sourced rock be used wherever possible as this will minimise energy inputs. Using recycled aggregate for fill and sourcing rocks from on-site excavation works or other local construction sites would be two suggestions.</p> <p>Buildings:</p> <p><i>Energy efficiency in building function:</i> I would like to suggest that design of all buildings including commercial and other non-residential buildings be required to meet highest energy efficiency standards and that design requirements be limited to these processes, i.e. that it not be part of the Amendment to recommend glazing areas greater than what would meet highest standards of energy efficiency, nor that a particular facade treatment be required.</p> <p>75 to 85% glazing is recommended in the Amendment, which seems contrary to council standards for residential and dwelling</p> | | |

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| No. | Name/Address of Submitter | Summary of Submission | Officer Comment | Council Recommendation |
|------------|--|--|--|-------------------------------|
| 15 | Mr & Mrs T Franklin 40 Radiata Drive MCKAIL WA 6330 (Late submission) | <p>requirements for energy efficiency standards in other documentation, e.g. Energy Efficiency Provisions for Houses BCA Part 3.12.1. I suggest that glazing and facade treatment recommendations be reconsidered.</p> <p><i>Construction and function of buildings:</i> I would like to suggest that requirements for meeting low energy usage in both construction and function of buildings be inserted into the Amendment.</p> <p>It is exciting to see such a proposal for this area. We support the concept and can see much benefit in the decentralisation of services and facilities from the CBD. However, with this we see two risks that should be addressed in the proposal.</p> <p>Traffic: The increasing traffic flow along the Hardie/Angove/Campbell route is already seeing reasonable congestion throughout various times of the day and especially the Hardie/Angove intersection will pose a traffic control problem in the future. Had such a proposal been in place some time ago (decades ago), we wonder if this dog-leg route would have been part of the proposal.</p> <p>This will surely be the last chance for the City of Albany to ensure that traffic in this area is controlled in a suitable manner. This should not</p> | <p>Traffic management will be considered in more detail during the preparation of Precinct Plans, in order to address any potential conflicts.</p> <p>At street level within the Spencer Park commercial centre, views of the Mounts are already restricted to some degree. It is therefore considered that the development will have little impact in this regard.</p> <p>In terms of identity, it is hoped that the proposed regeneration of the area would feature attractive streetscapes and have an identity of its own. The proposal as it stands and the</p> | The submission is noted. |

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|------------|----------------------------------|--|---|-------------------------------|
| | | <p>be considered in terms of a 5 year plan but more importantly in terms of a 20 or 30 year plan. We are not traffic consultants, however from past experience and being building designers, we are certain that the proposal is far from ideal in regards to traffic planning. Perhaps more roundabouts will solve the future problem – or perhaps not.</p> <p>Outlook from the precinct: Mounts Melville, Clarence and Adelaide are integral with the identity of Albany. This identity is not just in the knowledge of their presence but also in the ability to see them from most location in Albany. This is important for both locals and visitors to the City alike.</p> <p>Certainly there will have to be some loss of views of the Mounts from the Spencer Park area with this development. However, to retain a feeling of openness and retain some critical views, we recommend some more stringent building imposes on a number of the areas which form part of the restructure.</p> <p>Our objection is to the building height allowances for the proposed R60 properties on the South side of Angove Road between Campbell Road and Lytleton Street. The restrictions to three storeys and the associated heights will result in significant reduction in the views to the Mounts from Hardie Road and the shopping precinct.</p> | <p>subsequent Precinct Plans provide an excellent opportunity to establish a high standard of urban design and create a sense of place.</p> | |

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|------------|----------------------------------|---|------------------------|-------------------------------|
| | | These properties should be limited to two stories with actual total height restrictions stated to ensure that this new area within Albany retains the overall identity of the City. | | |

CORPORATE & COMMUNITY SERVICES

Agenda Item Attachments

MASTERCARD - SEPTEMBER 2009

| Date | Payee | Description | Amount |
|------------|------------------------------|---|--------------------|
| 3/09/2009 | Kensington Australia | Clearing permit - Goode Beach Fire Shed. | -200.00 |
| 4/09/2009 | Miss Maud | SLWA Exchange - Accommodation. | -200.95 |
| 11/09/2009 | Skywest Airlines Pty Ltd | Air Fare - Billy Wellstead - SLWA Exchange. | -425.65 |
| 4/09/2009 | Holiday Inn Esplanade Darwin | M Richardson - PLA Awards | -1,382.00 |
| 11/09/2009 | Hilton South Wharf, Victoria | IPWEA Conference | -1,896.50 |
| 28/08/2009 | Geotrust Inc | IT Software - server licence - Quick SSL. | -531.01 |
| 28/08/2009 | Selex Sistemi Integrati | Airport monitor repairs. | -4,024.57 |
| 1/09/2009 | Virgin Blue | VAC / R4J - Air fare Sydney to Perth - Rob Hirst. | -315.50 |
| 3/09/2009 | Selex Sistemi Integrati | Airport monitor repairs. | -1,799.09 |
| 3/09/2009 | Selex Sistemi Integrati | Airport monitor repairs. | -1,439.27 |
| 16/09/2009 | Fremantle Visitors Centre | Accommodation costs - Emma Martin. | -345.00 |
| 17/09/2009 | Skywest Airlines Pty Ltd | Air Fare - Emma McRae - Records training. | -307.95 |
| 17/09/2009 | Skywest Airlines Pty Ltd | Air Fare - Cailee Felesina - Records training. | -438.85 |
| 21/09/2009 | Virgin Blue | VAC / R4J - Air fare Perth to Sydney - Rob Hirst. | -325.50 |
| 22/09/2009 | Skywest Airlines Pty Ltd | VAC / R4J - Air fare Albany to Perth - Rob Hirst. | -255.37 |
| 25/09/2009 | Skywest Airlines Pty Ltd | Air Fare - Cailee Felesina - Records training. | -438.85 |
| | Sundry < \$ 200.00 | | -1,090.46 |
| | TOTAL | | - 15,416.52 |

TRUST CHEQUES AND ELECTRONICIS FUNI

| Chq | Date | Name | Description | Amount |
|--------------|-------------|-------------------------|--|-----------------|
| 25859 | 08/10/2009 | C J BELTRAMA & G T ROSS | RETURN OF DEFECTS BOND T941 FOR WAPC 121453 58A ANS 58B ROBINSON STREET | -1035.00 |
| 25912 | 29/10/2009 | DAVID BOSTOCK | REFUND OF CANDIDATE DEPOSIT 2009 LG ELECTIONS | -80.00 |
| 25913 | 29/10/2009 | CLIVE BOWLER | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| 25914 | 29/10/2009 | SCOTT DEVESON | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| 25915 | 29/10/2009 | MURRAY JAMES FIELD | REFUND OF CANDIDATE DEPOSIT 2009 LG ELECTIONS | -80.00 |
| 25916 | 29/10/2009 | RAY HAMMOND | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| 25917 | 29/10/2009 | MERVYN LEAVESLEY | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| 25918 | 29/10/2009 | STEVE MARSHALL | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| 25919 | 29/10/2009 | JOHN ROBERTSON | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| 25920 | 29/10/2009 | ROBERT SUTTON | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| 25921 | 29/10/2009 | ANDREW WRIGHT | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| EFT | Date | Name | Description | Amount |
| EFT55876 | 29/10/2009 | DON DUFTY | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| EFT55877 | 29/10/2009 | KIM STANTON | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| EFT55878 | 29/10/2009 | VERA ANNE TORR | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| EFT55879 | 29/10/2009 | DENNIS WELLINGTON | REFUND CANDIDATE DEPOSIT 2009 LOCAL GOVT ELECTION | -80.00 |
| TOTAL | | | | 2,155.00 |

| Chq | Date | Name | Description | Amount |
|-------|------------|--|--|------------|
| 25831 | 01/10/2009 | DEPARTMENT OF COMMERCE | REGISTRATION OF BUSINESS NAME TOWN HALL | - 75.00 |
| 25832 | 01/10/2009 | ESPLANADE HOTEL | Accommodation: IT | - 271.85 |
| 25833 | 01/10/2009 | HOTEL ALL SEASONS PERTH | Accommodation for V Duncan and M Casey on 06/07 September 2009 | - 714.50 |
| 25834 | 01/10/2009 | KMART ALBANY | Local Stock DVD collection | - 239.87 |
| 25835 | 01/10/2009 | LINDA NORTHCOTT | CATERING FOR JACQUI CODEE EXHIBITION | - 500.00 |
| 25836 | 01/10/2009 | ROSALIE PLOZZA | SAFETY SWIMMING PLATFORM FOR ALAC SUPPLY AND DELIVERY | - 400.00 |
| 25837 | 01/10/2009 | REDMOND ABORIGINAL CORP OF RESOURCE DEVT | Rates refund for assessment A67123 | - 87.84 |
| 25838 | 01/10/2009 | TELSTRA CORPORATION LIMITED | TELEPHONE CHARGES | - 149.95 |
| 25839 | 01/10/2009 | GREG STOCKS | REIMBURSE FEE OF APPLICATION FOR PLANNING SCHEME CONSENT FOR 20 MCKENZIE STREET ALBANY WHICH IS NOT REQUIRED - P295277 | - 75.00 |
| 25840 | 08/10/2009 | CASH | CASH FLOAT FOR SENIORS EXPO | - 150.00 |
| 25841 | 08/10/2009 | DEPARTMENT FOR PLANNING & INFRASTRUCTURE | 2 X SETS AMAZING ALBANY NUMBER PLATES | - 280.00 |
| 25842 | 08/10/2009 | DEPARTMENT FOR PLANNING AND INFRASTRUCTURE | VEHICLE REGISTRATION | - 759.60 |
| 25843 | 08/10/2009 | HOME CAFE ALBANY | THANK YOU GIFTS FOR COMMITTEE MEMBERS AND VOLUNTEERS FOR SENIORS EXPO 2009 LESS 10% DISCOUNT | - 360.00 |
| 25844 | 08/10/2009 | FRANGIPANI FLORAL STUDIO | WREATH FOR RSL MEMORIAL SERVICE BATTLE FOR AUSTRALIA DAY | - 50.00 |
| 25845 | 08/10/2009 | BRIAN HOPE | FORTS VOLUNTEER TRAVELLING ALLOWANCE | - 662.40 |
| 25846 | 08/10/2009 | KMART ALBANY | Linen items caretakers cottage | - 121.00 |
| 25847 | 08/10/2009 | MANDURAH QUAY RESORT | ACCOMMODATION FOR SCOTT REITSEMA (14/09 TO 17/09/2009) | - 500.00 |
| 25848 | 08/10/2009 | KATHRYN ANNE MUTTON | MOSQUITO COURSE | - 144.00 |
| 25849 | 08/10/2009 | MARY ETHEL NEWTON | TRAVEL ALLOWANCE - FORTS VOLUNTEER | - 108.00 |
| 25850 | 08/10/2009 | SAFEMASTER | TRAVEL ALLOWANCE - FORTS VOLUNTEER | - 1,232.00 |
| 25851 | 08/10/2009 | SOUTHERN REGIONAL TRANSPORT PTY LTD | Annual Inspection of Roof anchors at Leisure Centre Building | - 103.40 |
| 25852 | 08/10/2009 | THE JAZZ LOUNGE | FREIGHT SERVICES | - 452.10 |
| 25853 | 08/10/2009 | WATER CORPORATION | GROSS TICKET INCOME - JAZZ LOUNGE 25/9/2009 | - 182.70 |
| 25855 | 08/10/2009 | DYLAN JONES | WATER CONSUMPTION - OCEAN FOODS | - 50.00 |
| 25856 | 08/10/2009 | WAYNE STEAD | WORKING WITH CHILDREN CHECK | - 50.00 |
| 25857 | 08/10/2009 | MICHAEL WHYTE | WORKING WITH CHILDREN CHECK | - 217.44 |
| 25858 | 08/10/2009 | DARREN SWARBRICK | CROSSOVER SUBSIDY FOR LOT 242/38 CENTAURUS TERRACE ALBANY | - 220.39 |
| 25860 | 09/10/2009 | DAWN NATION | CROSSOVER SUBSIDY FOR LOT 609/34 OKEEFE PARADE | - 200.00 |
| 25861 | 15/10/2009 | ALI5ON TEEDE | SUNDRY DONATION FOR THOMAS NATION TO HELP WITH ASSOCIATED COSTS OF ATTENDING A 7 DAY SOCCER TOUR IN SINGAPORE IN NOVEMBER. | - 2,103.00 |
| 25862 | 15/10/2009 | BIZCAD DESIGN AND CONSULTING | THOMAS IS 13 YEARS OLD - REPLACES CHEQUE 25796 WRITTEN OUT INCORRECTLY | - 795.00 |
| 25863 | 15/10/2009 | CAMBRIDGE LIBRARY | CATERING FOR SPRUNG FESTIVAL | - 17.95 |
| 25864 | 15/10/2009 | CARTRIDGE WORLD | Cross sections for road hierarchy as per design brief LOST/DAMAGED LIBRARY BOOKS PRINTER CARTRIDGES | - 225.00 |

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|-------|------------|--|--|---|-----------|
| 25865 | 15/10/2009 | DOCUMENTARY SERVICES PTY LTD | Rates refund for assessment AS3510 317 LOWER DENMARK ROAD ROBINSON WA 6330 | - | 226.08 |
| 25866 | 15/10/2009 | ENESAR PTY LTD | CONDUCT REPORTING OFFICER COMPETENCY ASSESSMENTS | - | 1,045.00 |
| 25867 | 15/10/2009 | HANOVER BAY STUDIO APARTMENTS | ACCOMODATION FOR SPRUNG ARTISTS | - | 1,400.00 |
| 25868 | 15/10/2009 | PETTY CASH - ALBANY PUBLIC LIBRARY | SCHOOL HOLIDAY ACTIVITY RESOURCES | - | 261.20 |
| 25869 | 15/10/2009 | TELSTRA CORPORATION LIMITED | TELEPHONE CHARGES | - | 14,911.40 |
| 25870 | 15/10/2009 | VISIONEXT PTY LTD | 1 x 'Roadshow' portable projector screen - 100 (includes GST & delivery)" | - | 802.00 |
| 25871 | 15/10/2009 | WATER CORPORATION | WATER CORPORATION FEES METER & STANDPIPE FOR MILLS PARK TOILET SERVICES - 1 X WATER METER AND STANDPIPE | - | 2,665.05 |
| 25872 | 15/10/2009 | WESTERN POWER | STREET LIGHTING LAKESIDE DRIVE MCKAIL | - | 5,740.00 |
| 25873 | 15/10/2009 | WALLIS GROUP | REFUND FOR CANCELLED SEPTIC APPLICATION A198861 | - | 101.00 |
| 25874 | 15/10/2009 | MR GERDES & MS MCLAY | CROSSOVER SUBSIDY FOR LOT 467 PAUL TERRY DRIVE LOWER KING | - | 273.39 |
| 25875 | 15/10/2009 | DEPARTMENT OF JUSTICE - FINES ENFORCEMENT | UNPAID INFRINGEMENTS | - | 2,365.00 |
| 25876 | 19/10/2009 | KFC | MEALS FOR ELLEKER INCIDENT #9465 | - | -134.25 |
| 25877 | 22/10/2009 | ALBANY SENIOR HIGH SCHOOL | TOTAL INCOME FROM BOX OFFICE - THATS LIFE DANCE CONCERT | - | 861.55 |
| 25878 | 22/10/2009 | ALBANY FILTERCLEAN | FILTERS CHANGED | - | 28.00 |
| 25879 | 22/10/2009 | THE APEX CLUB OF ALBANY (INC) | CAROLS BY CANDLELIGHT FUNDING GRANT | - | 3,800.00 |
| 25880 | 22/10/2009 | AUSTRALIAN INSTITUTE OF COMPANY DIRECTORS | ALBANY DIRECTORS BRIEFING SUCCESSION PLANNING | - | 55.00 |
| 25881 | 22/10/2009 | DEPARTMENT FOR PLANNING AND INFRASTRUCTURE | VEHICLE REGISTRATION | - | 1,749.95 |
| 25882 | 22/10/2009 | NORMAN JORGENSEN | AUTHOR PRESENTATION FOR SPRUNG 2009 KMART | - | 1,518.00 |
| 25883 | 22/10/2009 | PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE | ALBANY CAMERA HOUSE | - | 190.10 |
| 25884 | 22/10/2009 | PETTY CASH - FORTS | extension grabs | - | 122.25 |
| 25885 | 22/10/2009 | RIVER ABILITIES | PAYMENT FOR DAMAGED LIBRARY ITEM | - | 120.00 |
| 25886 | 22/10/2009 | SHIRE OF CARNARVON | TELEPHONE CHARGES | - | 4.00 |
| 25887 | 22/10/2009 | TELSTRA CORPORATION LIMITED | | - | 3,034.01 |
| 25888 | 22/10/2009 | THE JAZZ LOUNGE | GROSS TICKET INCOME - JAZZ LOUNGE 16TH OCTOBER 2009 | - | 10.00 |
| 25889 | 22/10/2009 | WATER CORPORATION | LE GRANDE AVE/MCKAIL STREET INTERSECTION: LOWER TWO SEWER MANHOLE FRAME AND LID SETS BY 230MM | - | 6,283.60 |
| 25890 | 22/10/2009 | WA POLICE LEGACY | SUNDRY DONATION FOR THE RAINBOW BIKE RIDE | - | 200.00 |
| 25891 | 22/10/2009 | ALBANY/DENMARK TAOIST TAI CHI | DONATION FOR PARTICIPATION IN GODDESS PROGRAM | - | 220.00 |
| 25892 | 22/10/2009 | FLEETWOOD | REFUND FOR OVERPAYMENT OF 2 BUILDING LICENCES BL291006 \$125.89 BL291005 \$160.90 | - | 286.79 |
| 25893 | 22/10/2009 | MR KIMBERLEY LOFTS | HERITAGE CONSERVATION INCENTIVE GRANT - COUNCIL RESOLVED AT THE MEETING ON THE 17/2/2009 THAT \$2000 BE GRANTED TO OWNER K LOFTS FOR THE PROPERTY LOCATED AT 25 ROWLEY STREET ALBANY UNDER THE HERITAGE CONSERVATION INCENTIVES GRANT PROJECT | - | 2,000.00 |
| 25894 | 22/10/2009 | AUSTRALIAN ARMY CADETS | SUNDRY DONATION TO THE ARMY CADETS TO ASSIST WITH THE ASSOCIATED - COSTS INCURRED TO HOLD THE ANNUAL TRI SERVICE GRADUATION PARADE | - | 200.00 |
| 25895 | 22/10/2009 | SCOTT & REBECCA REITSEMA | CROSSOVER SUBSIDY FOR LOT 721 GODDARD WAY MCKAIL | - | 352.90 |

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|-------|------------|--|---------------------------------|---|------------------|
| 25896 | 22/10/2009 | AMP FLEXIBLE LIFETIME SUPER PLAN | Superannuation contributions | - | 441.09 |
| 25897 | 22/10/2009 | ASGARD | Superannuation contributions | - | 272.56 |
| 25898 | 22/10/2009 | BT BUSINESS SUPER | Superannuation contributions | - | 446.88 |
| 25899 | 22/10/2009 | COMMONWEALTH BANK SUPERANNUATION SAVINGS ACCOUNT | Superannuation contributions | - | 316.02 |
| 25900 | 22/10/2009 | GENERATIONS PERSONAL SUPER FUND | Superannuation contributions | - | 248.14 |
| 25901 | 22/10/2009 | HESTA SUPER FUND | Superannuation contributions | - | 496.08 |
| 25902 | 22/10/2009 | HOSTPLUS PTY LTD | Superannuation contributions | - | 272.55 |
| 25903 | 22/10/2009 | MLC NOMINEES PTY LTD | Superannuation contributions | - | 672.78 |
| 25904 | 22/10/2009 | NATIONAL MUTUAL RETIREMENT FUND | Superannuation contributions | - | 107.14 |
| 25905 | 22/10/2009 | PLUM NOMINEES P/L PLUM SUPER FUND | Superannuation contributions | - | 475.64 |
| 25906 | 22/10/2009 | TOWER TRUST LIMITED | Superannuation contributions | - | 273.34 |
| 25907 | 22/10/2009 | UNI SUPER | Superannuation contributions | - | 135.98 |
| 25908 | 29/10/2009 | ABIGROUP CONTRACTORS PTY LTD | REFUND BL 291041 | - | 89.49 |
| 25910 | 29/10/2009 | MARK HOWE | XOVER, 27 BURT STREET ALBANY | - | 211.55 |
| 25911 | 29/10/2009 | TOBY ROBINS | REFUND BL 291037 | - | 125.00 |
| 25922 | 29/10/2009 | ALBANY FILTERCLEAN | 4 FILTERS CHANGED AND CLEANED | - | 28.00 |
| 25923 | 29/10/2009 | DEPARTMENT FOR PLANNING AND INFRASTRUCTURE | VEHICLE REGISTRATIONS | - | 987.45 |
| 25924 | 29/10/2009 | DYMOCKS ALBANY | CIVIL AIRCRAFT BOOK | - | 34.00 |
| 25925 | 29/10/2009 | GRIMWADE PUBLICATIONS | LIBRARY STOCK | - | 25.00 |
| 25926 | 29/10/2009 | HOTEL ALL SEASONS PERTH | STAFF/COUNCILLORS ACCOMMODATION | - | 392.00 |
| 25927 | 29/10/2009 | SIMONE KEANE | SUPERVISION RECIPE FOR JAM | - | 1,110.00 |
| 25928 | 29/10/2009 | KITCHEN NEEDS | 40 LITRE POT | - | 296.40 |
| 25929 | 29/10/2009 | SENSIS PTY LTD | ADVERTISING | - | 48.40 |
| 25930 | 29/10/2009 | TELSTRA CORPORATION LIMITED | TELEPHONE CHARGES-TAY5 | - | 59.95 |
| 25931 | 29/10/2009 | TOWN OF VICTORIA PARK | BOOK REPLACEMENTS COSTS | - | 5.50 |
| 25932 | 29/10/2009 | WATER CORPORATION | WATER CONSUMPTION | - | 18.35 |
| | | | TOTAL | - | 70,047.80 |

| EFT | Date | Name | Description | Amount |
|----------|------------|---|--|-----------|
| EFT55307 | 01/10/2009 | AAPT LIMITED | TELEPHONE CHARGES | 27.50 |
| EFT55308 | 01/10/2009 | ALBANY SECURITY SUPPLIES | SUPPLY AND INSTALL CARBINE OVAL CYLINDERS | 141.00 |
| EFT55309 | 01/10/2009 | ALBANY INDUSTRIAL SERVICES PTY LTD | Hours Hire of Semi Tipper | 1,329.90 |
| EFT55310 | 01/10/2009 | ALBANY PRINTERS | PLANT PRE START INSPECTION BOOKS | 2,600.00 |
| EFT55311 | 01/10/2009 | ALBANY SWEEP CLEAN | SWEEPING OF CAR PARK, DRIVEWAY AND ACCESS ROADS, APRON AND HANGAR PATHS | 528.00 |
| EFT55312 | 01/10/2009 | ALBANY COMMUNITY HOSPICE | Payroll deductions | 38.00 |
| EFT55313 | 01/10/2009 | ALBANY INDOOR PLANT HIRE AND SALES | INDOOR PLANT HIRE | 1,058.76 |
| EFT55314 | 01/10/2009 | ALBANY PANEL BEATERS AND SPRAY PAINTERS | INSURANCE EXCESS A56756 | 300.00 |
| EFT55315 | 01/10/2009 | ALBANY REFRIGERATION | REPAIRS/REPLACEMENTS EMERSON CONTROLLER ALAC | 663.06 |
| EFT55316 | 01/10/2009 | ALBANY OFFICE PRODUCTS DEPOT | NORTH ROAD ADMIN BUILDING 09/10 BULK STATIONERY ORDER | 33,019.22 |
| EFT55317 | 01/10/2009 | ALINTA | GAS USAGE CHARGES | 894.25 |
| EFT55318 | 01/10/2009 | ALL EVENTS PROSOUND HIRE | STAGE AND AUDIO FOR SPRUNG FESTIVAL | 3,740.00 |
| EFT55319 | 01/10/2009 | ARTS ON TOUR NSW | THURSDAYS CHILD PRESENTER FEE 2ND INSTALLMENT | 2,974.40 |
| EFT55320 | 01/10/2009 | AUSTRALIAN SERVICES UNION WA BRANCH | Payroll deductions | 2,223.80 |
| EFT55321 | 01/10/2009 | AUSTRALIAN ART COLLECTOR | 12 month advertising in their monthly art prize and scholarship newsletter | 360.00 |
| EFT55322 | 01/10/2009 | BARRETTS MINI EARTHMOVING & CHIPPING | Hours of mulching at Mokare Park | 467.50 |
| EFT55323 | 01/10/2009 | BATTERY WORLD | BATTERY PURCHASES | 248.00 |
| EFT55324 | 01/10/2009 | BEER FAMILY TRUST | MAGGIE BEER ARTIST FEE FOR SPRUNG WRITERS FESTIVAL 17 - 21 SEPTEMBER 2009 | 1,303.50 |
| EFT55325 | 01/10/2009 | BENNETTS BATTERIES | 200L drum of Rubia TIR 7400 15w/40 Engine oil. | 770.00 |
| EFT55326 | 01/10/2009 | BEST OFFICE SYSTEMS | PHOTOCOPIER CHARGES | 1,252.96 |
| EFT55327 | 01/10/2009 | BLACKWOODS | WHITE DYMARK PAINT | 68.77 |
| EFT55328 | 01/10/2009 | BOOLAH ART AND CRAFT SUPPLIES | GOODS - VANCOUVER ARTS CENTRE | 39.75 |
| EFT55329 | 01/10/2009 | BUNNINGS BUILDING SUPPLIES PTY LTD | FERTILISER | 288.34 |
| EFT55330 | 01/10/2009 | ANTONIO BUTI | SPRUNG WRITERS FESTIVAL ARTIST FEE AND MEAL ALLOWANCE | 820.00 |
| EFT55331 | 01/10/2009 | CAMTRANS ALBANY PTY LTD | FREIGHT CHARGES | 321.20 |
| EFT55332 | 01/10/2009 | SYNERGY GRAPHICS | Graphic Design work for the Albany Seniors Wellness Expo program | 536.25 |
| EFT55333 | 01/10/2009 | CHILD SUPPORT AGENCY | Payroll deductions | 152.70 |
| EFT55334 | 01/10/2009 | SUE CODEE | JACQUI CODEE RETROSPECTIVE EXHIBITION CURATOR FEES | 1,622.61 |
| EFT55335 | 01/10/2009 | COLRAY EXHAUST AND TOWBAR | VEHICLE PARTS | 6.00 |
| EFT55336 | 01/10/2009 | COLES SUPERMARKETS AUSTRALIA PTY LTD | GROCERIES | 125.29 |
| EFT55337 | 01/10/2009 | REBECCA COMMONS | HOSTESSING EVENT AT VANCOUVER ARTS 24/9/2009 | 50.00 |
| EFT55338 | 01/10/2009 | COTTON HOLDINGS PTY LTD | Rates refund for assessment A43220 437 | 3,407.12 |
| EFT55339 | 01/10/2009 | COURIER AUSTRALIA | FREIGHT FEES | 85.51 |
| EFT55340 | 01/10/2009 | COUNTRYWIDE SIGNS | Purchase of 7 Story Boards for Our Noongar Service Display" | 2,450.00 |
| EFT55341 | 01/10/2009 | COVENTRYS | VEHICLE PARTS | 563.40 |
| EFT55342 | 01/10/2009 | CROKER LACEY GRAPHIC DESIGN | FUTURE PLAN PRESENTATION POWERPOINT | 990.00 |

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| EFT55343 | 01/10/2009 | AL CURNOW HYDRAULICS | VEHICLE PARTS/MAINTENANCE | - | 106.78 |
| EFT55344 | 01/10/2009 | DEPARTMENT FOR PLANNING AND INFRASTRUCTURE | REIMBURSEMENT OF COSTS TOWARDS CITY OF ALBANY TRANSPORT MODELLING PROJECT | - | 595.00 |
| EFT55345 | 01/10/2009 | EDDIES PEST AND WEED CONTROL | BEE ERADICATION IN DIESEL GENERATOR SHED AT AIRPORT | - | 165.00 |
| EFT55346 | 01/10/2009 | ETHEREAL COMPUTING SERVICES | AVG INTERNET SECURITY 2 YEAR | - | 273.00 |
| EFT55347 | 01/10/2009 | EYERITE SIGNS | SIGNWRITING/SIGN PURCHASES | - | 666.60 |
| EFT55348 | 01/10/2009 | ESPLANADE HOTEL FREMANTLE | ACCOMMODATION AND PARKING FOR 16TH & 17TH SEPTEMBER 2009 FOR GRAEME HOEY | - | 398.50 |
| EFT55349 | 01/10/2009 | BILL GIBBS EXCAVATIONS | HIRE OF 22TON EXCAVATOR AT SOUTH STIRLING RUBBISH DUMP | - | 715.92 |
| EFT55350 | 01/10/2009 | GREAT SOUTHERN GROUP TRAINING | APPRENTICES FEES | - | 10,306.66 |
| EFT55351 | 01/10/2009 | GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES | BRICKIES SAND | - | 349.70 |
| EFT55352 | 01/10/2009 | GREAT SOUTHERN PACKAGING SUPPLIES | CLEANING GOODS | - | 1,393.56 |
| EFT55353 | 01/10/2009 | GREAT SOUTHERN TURF | Square metres Kikuyu Roll on Turf supplied and delivered | - | 28,875.00 |
| EFT55354 | 01/10/2009 | GREAT SOUTHERN TROPHIES AND ENGRAVING | TROPHIES (K6604) INCLUDING ENGRAVING OF LOGO AND DETAILS FOR THE CITY OF ALBANY SPORTS-FEST | - | 693.00 |
| EFT55355 | 01/10/2009 | GREAT SOUTHERN LIQUID WASTE | ATTEND EMU POINT BOAT PENS, PUBLIC AMENITIES & LEACH DRAINS 15/9/2009 | - | 1,051.40 |
| EFT55356 | 01/10/2009 | HARLEY SURVEY GROUP PTY LTD | Lots 1899 & 2451 The Pass Rd - Draft conversion deposited plans and lodge to Landgate | - | 3,410.00 |
| EFT55357 | 01/10/2009 | HBF OF WA | Payroll deductions | - | 1,294.50 |
| EFT55358 | 01/10/2009 | HITCHCOCK PANEL BEATERS | INSURANCE - ICTF 143 RODEO - JULIE KINNEAR | - | 176.00 |
| EFT55359 | 01/10/2009 | HITACHI CONSTRUCTION MACHINERY AUSTRALIA | VEHICLE PARTS/REPAIRS | - | 66.81 |
| EFT55360 | 01/10/2009 | HOWARD PARK WINES | SPRUNG WRITERS FESTIVAL WINE PURCHASES | - | 270.00 |
| EFT55361 | 01/10/2009 | IBM AUSTRALIA LTD | MONTHLY SCHEDULE FOR SERVICES, IBM EXPRESS MANAGED SERVICES | - | 1,307.08 |
| EFT55362 | 01/10/2009 | CHERYLE JAMES-WALLACE | REIMBURSEMENT FOR PURCHASE OF FLOWERS FOR OUR NOONGAR SERVICE OPENING | - | 200.00 |
| EFT55363 | 01/10/2009 | JUST SEW EMBROIDERY | EMBROIDERY | - | 117.70 |
| EFT55364 | 01/10/2009 | KING RIVER HORSE AND PONY CLUB | COMMUNITY FINANCIAL ASSISTANCE PROGRAM | - | 5,500.00 |
| EFT55365 | 01/10/2009 | KNOTTS PLUMBING PTY LTD | PLUMBING REPAIRS/MAINTENANCE | - | 1,296.42 |
| EFT55366 | 01/10/2009 | LAMP REPLACEMENTS AUSTRALIA PTY LTD | LIGHTING FILTERS FOR TOWN HALL | - | 47.30 |
| EFT55367 | 01/10/2009 | LAWRENCE AND HANSON | SAFETY GEAR | - | 157.19 |
| EFT55368 | 01/10/2009 | LEADING EDGE HIFI-ALBANY | ALAC EQUIPMENT | - | 549.00 |
| EFT55369 | 01/10/2009 | STATE LIBRARY OF WA | LOST/DAMAGED BOOKS | - | 1,021.90 |
| EFT55370 | 01/10/2009 | LOADTEK AUST | HYDRAULIC PARTS & SERVICES | - | 374.06 |
| EFT55371 | 01/10/2009 | LORLAINE DISTRIBUTORS PTY LTD | Catering Size Foil | - | 36.85 |
| EFT55372 | 01/10/2009 | ALBANY PARTY HIRE | MARQUEE/CHAIR HIRE/DELIVERY & PICK UP SPRUNG FESTIVAL VEHICLES/VEHICLE PARTS/REPAIRS | - | 2,452.03 |
| EFT55373 | 01/10/2009 | ALBANY CITY MOTORS | TEK SCREWS | - | 3,879.95 |
| EFT55374 | 01/10/2009 | METROOF ALBANY | ACCOMODATION FOR MR IAN MACKAY | - | 244.05 |
| EFT55375 | 01/10/2009 | MOTEL LE GRANDE | INVESTIGATE SBS OUTAGE AT WELLSTEAD TELE TOWER | - | 82.00 |
| EFT55376 | 01/10/2009 | MT BARKER COMMUNICATIONS | Elite 60 Optoclear disc-resurfacing unit | - | 495.00 |
| EFT55377 | 01/10/2009 | REFACE INDUSTRIES PTY LTD | | - | 1,999.00 |

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| EFT55378 | 01/10/2009 | NEC AUSTRALIA PTY LTD | SUPPORT AGREEMENT | - | 12,199.00 |
| EFT55379 | 01/10/2009 | OCS SERVICES PTY LTD | CLEANING SERVICES | - | 363.00 |
| EFT55380 | 01/10/2009 | PAINT INDUSTRIES PTY LTD | RUNWAY MARKING PAINT | - | 715.20 |
| EFT55381 | 01/10/2009 | PENNANT HOUSE | Australian flag | - | 88.00 |
| EFT55382 | 01/10/2009 | PERTH AMBASSADOR HOTEL | Accommodation costs Staff training | - | 742.60 |
| EFT55383 | 01/10/2009 | W P REID | Construct a concrete footpath on Ulster Road - from Hardie Street to the existing footpath | - | 30,000.00 |
| EFT55384 | 01/10/2009 | REPCO AUTO PARTS | VEHICLE PARTS | - | 195.69 |
| EFT55385 | 01/10/2009 | MIKE RICHARDSON | REIMBURSEMENTS FOR PARKS AND LEISURE CONFERENCE ATTENDANCE - PEACE PARK AWARD | - | 160.25 |
| EFT55386 | 01/10/2009 | PREMIER HOTEL AND BOTTLE SHOP | ALCOHOL FOR TOWN HALL KIOSK | - | 456.56 |
| EFT55387 | 01/10/2009 | SCHWEPPE AUSTRALIA | SOFT DRINK SUPPLIES | - | 452.36 |
| EFT55388 | 01/10/2009 | SECUREPAY PTY LTD | WEB PAVMENT TRANSACTION FEES | - | 71.68 |
| EFT55389 | 01/10/2009 | SHEILAH RYAN | GARDENING AT VANCOUVER ARTS LABOUR & PLANTS CASUAL STAFF | - | 1,005.15 |
| EFT55390 | 01/10/2009 | SKILL HIRE | | - | 6,074.70 |
| EFT55391 | 01/10/2009 | SOUTHERN TOOL & FASTENER CO | Stihl MS260 Chainsaws, HARDWARE TOOLS/SUPPLIES | - | 9,015.00 |
| EFT55392 | 01/10/2009 | SOUTHWAY DISTRIBUTORS (WA) PTY LTD | CATERING GOODS | - | 892.42 |
| EFT55393 | 01/10/2009 | SOUTHCOAST SECURITY SERVICE | SECURITY SERVICES | - | 216.04 |
| EFT55395 | 01/10/2009 | SOUTH COAST NATURAL RESOURCE MANAGEMENT INC | COMMUNITY FINANCIAL ASSISTANCE PROGRAM - ECONOMIC DEVELOPMENT FUNDING | - | 5,500.00 |
| EFT55396 | 01/10/2009 | STATEWIDE BEARINGS | VEHICLE PARTS | - | 379.35 |
| EFT55397 | 01/10/2009 | SAI GLOBAL LTD | INTERNET DOWNLOAD | - | 284.28 |
| EFT55398 | 01/10/2009 | ALBANY IGA | GROCERIES | - | 150.04 |
| EFT55399 | 01/10/2009 | T & C SUPPLIES | HARDWARE/TOOL SUPPLIES | - | 691.28 |
| EFT55400 | 01/10/2009 | DAVID THEODORE | REIMBURSEMENTS FORTS PURCHASES | - | 166.95 |
| EFT55401 | 01/10/2009 | THRIFTY CAR RENTAL | Fuel for return trip Perth to New Norcia - STAFF TRAINING | - | 129.98 |
| EFT55402 | 01/10/2009 | TRUCKLINE | VEHICLE PARTS | - | 43.14 |
| EFT55403 | 01/10/2009 | TRU-BLU GROUP PTY LTD | Days hire of mini digger | - | 244.73 |
| EFT55404 | 01/10/2009 | ALBANY TYREPOWER | TYRE PURCHASES/MAINTENANCE | - | 215.00 |
| EFT55405 | 01/10/2009 | WALCON MARINE AUSTRALIA PTY LTD | To supply and install 2 x Stainless Steel Ladder's, Walcon's No 3 Extrusion brackets and fixings at the Pier of Remembrance. | - | 4,400.00 |
| EFT55406 | 01/10/2009 | WAYNE TURPIN PANEL BEATERS | EXCESS DUE TO INSURANCE CLAIM | - | 300.00 |
| EFT55407 | 01/10/2009 | WESTERBERG PANEL BEATERS | TOWAGE FOR WHITE VAN FROM EMU POINT | - | 88.00 |
| EFT55408 | 01/10/2009 | WESTCARE INDUSTRIES | State Library WA Date Labels | - | 35.75 |
| EFT55409 | 01/10/2009 | WESTERN WORK WEAR | SAFETY UNIFORMS | - | 257.50 |
| EFT55410 | 01/10/2009 | MYLES JOHN WILLIAMSON | Gravel royalties on Venns Road gravel | - | 8,353.40 |
| EFT55411 | 01/10/2009 | WIZID PTY LTD | TUFF BANDS FOR ALAC | - | 536.80 |
| EFT55412 | 01/10/2009 | YAKKA PTY LTD | UNIFORMS | - | 977.22 |
| EFT55413 | 01/10/2009 | YMCA OF PERTH INCORPORATED | COMMUNITY FINANCIAL ASSISTANCE PROGRAM - YOUTH CRISIS SERVICES FUNDING | - | 5,500.00 |
| EFT55414 | 01/10/2009 | ZENITH LAUNDRY | LAUNDRY SERVICES/HIRE | - | 13.24 |
| EFT55415 | 08/10/2009 | ABA SECURITY | Monitoring of alarm system from 1 October - 31 December 2009 | - | 553.50 |

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| EFT55416 | 08/10/2009 | AD CONTRACTORS PTY LTD | cubic metres WIN, CRUSH AND STOCKPILE GRAVEL TO -100mm | - | 65,824.00 |
| EFT55417 | 08/10/2009 | ADVERTISER PRINT | Business Cards - 250 for Fiona Paech | - | 110.00 |
| EFT55418 | 08/10/2009 | ALBANY TOYOTA | VEHICLE PARTS/MAINTENANCE | - | 263.63 |
| EFT55419 | 08/10/2009 | ALBANY INDUSTRIAL SERVICES PTY LTD | Hours Hire of Semi Tipper | - | 664.95 |
| EFT55420 | 08/10/2009 | ALBANY STATIONERS | Printer Ink Cartridges | - | 350.00 |
| EFT55421 | 08/10/2009 | ALBANY REFRIGERATION | NORTH ROAD ADMIN FAULT ZONE 1 & 2 PARTS & REPAIRS | - | 946.00 |
| EFT55422 | 08/10/2009 | ALBANY HISTORICAL SOCIETY | CLEANING AND MANNING OF BRIG AMITY FOR SEPTEMBER | - | 600.00 |
| EFT55423 | 08/10/2009 | ALBANY AUSSI MASTERS SWIMMING CLUB INCORPORATED | COMMUNITY FINANCIAL ASSISTANCE PROGRAM - 2010 HARBOUR SWIM | - | 1,000.00 |
| EFT55424 | 08/10/2009 | ALBANY OFFICE PRODUCTS DEPOT | FABRIC PIN UP BOARD 1200MMX900MM | - | 193.60 |
| EFT55425 | 08/10/2009 | ALBANY PSYCHOLOGICAL SERVICES | CONSULTATION FEES | - | 308.00 |
| EFT55426 | 08/10/2009 | ALBANY QUALITY LAWNMOWING | LAWN MOWING AT LOTTERIES HOUSE | - | 96.00 |
| EFT55427 | 08/10/2009 | ALBANY KAWASAKI | 1 MOTORBIKE JACKET | - | 280.00 |
| EFT55428 | 08/10/2009 | ALBANY MILK DISTRIBUTORS | MILK DELIVERIES | - | 477.12 |
| EFT55429 | 08/10/2009 | ALL EVENTS PROSOUND HIRE | OPEN EXHIBITION 26/9/2009 | - | 40.00 |
| EFT55430 | 08/10/2009 | ANGUS AND ROBERTSON BOOK WORLD | NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY | - | 351.68 |
| EFT55431 | 08/10/2009 | APH CONTRACTORS PTY LTD | SUBDIVISION PORTION STAGE 1A PAYMENT CERTIFICATE #7 | - | 510,000.71 |
| EFT55432 | 08/10/2009 | ARDESS NURSERY | WOMBAT POTTING MIX | - | 11.00 |
| EFT55433 | 08/10/2009 | ART MONTHLY AUSTRALIA | Quarter page colour advert 2010 City of Albany Art Prize advert in the October issue of Art Monthly | - | 450.00 |
| EFT55434 | 08/10/2009 | AUSSIE DRAWCARDS PTY LTD | PRINTING COSTS FOR 10000 PROMOTIONAL DRAWCARDS, ANNUAL | - | 1,724.00 |
| EFT55435 | 08/10/2009 | AUSTRALIA POST | WAREHOUSING FEE AND GREAT SOUTHERN SERVICE FEE | - | 12,531.35 |
| EFT55436 | 08/10/2009 | AUSTRALIAN TAXATION OFFICE | POSTAGE/AGENCY FEES | - | 94,700.64 |
| EFT55437 | 08/10/2009 | AUSTRAL MERCANTILE COLLECTIONS PTY LTD | Payroll deductions | - | 55.00 |
| EFT55438 | 08/10/2009 | ALBANY AUTOSPARK | OCEANS FOODS COLLECTION FEES | - | 204.00 |
| EFT55439 | 08/10/2009 | BANDICOOT NURSERY | 6x BBQ BATTERIES | - | 21,236.40 |
| EFT55440 | 08/10/2009 | BARNESBY FORD | ASSORTED PLANTS FOR CULL ROAD DEVELOPMENT | - | 577.05 |
| EFT55441 | 08/10/2009 | BAREFOOT CLOTHING MANUFACTURERS | VEHICLES/VEHICLE PARTS/REPAIRS | - | 1,252.80 |
| EFT55442 | 08/10/2009 | JOHN BEAMON | Embroidery | - | 423.30 |
| EFT55443 | 08/10/2009 | BEST OFFICE SYSTEMS | TRAVELLING ALLOWANCE | - | 90.00 |
| EFT55444 | 08/10/2009 | BLACK DUCK GOURMET PANTRY | PHOTOCOPIER CHARGES | - | 64.00 |
| EFT55445 | 08/10/2009 | BOC GASES AUSTRALIA LIMITED | Chocolates for gift baskets | - | 129.09 |
| EFT55446 | 08/10/2009 | BUILDING AND CONSTRUCTION IND TRAINING FUND | CONTAINER SERVICE RENTAL | - | 16,654.56 |
| EFT55447 | 08/10/2009 | BUILDERS REGISTRATION BOARD | BCIFT LEVY FOR THE MONTH OF SEPTEMBER 2009 | - | 3,691.50 |
| EFT55448 | 08/10/2009 | CABCHARGE AUSTRALIA LIMITED | BRB LEVY FOR THE MONTH OF SEPTEMBER 2009 | - | 131.23 |
| EFT55449 | 08/10/2009 | CAMTRANS ALBANY PTY LTD | TAXI FARES | - | 296.45 |
| EFT55450 | 08/10/2009 | CARROLL AND RICHARDSON FLAGS | FREIGHT CHARGES | - | 452.00 |
| EFT55451 | 08/10/2009 | J & S CASTLEHOW ELECTRICAL SERVICES | Australian Flags | - | 412.50 |
| EFT55452 | 08/10/2009 | BIS CLEANAWAY LIMITED | ELECTRICAL REPAIRS/MAINTENANCE | - | 245,371.52 |
| EFT55453 | 08/10/2009 | COFFEY PROJECTS (AUSTRALIA) PTY LTD | RUBBISH REMOVAL CONTRACT | - | 2,015.89 |
| EFT55454 | 08/10/2009 | COCA-COLA AMATIL PTY LTD | PROFESSIONAL SERVICES - CULL ROAD | - | 589.35 |
| | | | SOFT DRINK FOR ALAC CAFE | - | |

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| EFT55455 | 08/10/2009 | COLRAY EXHAUST AND TOWBAR | VEHICLE PARTS | - | 130.00 |
| EFT55456 | 08/10/2009 | COLES SUPERMARKETS AUSTRALIA PTY LTD | GROCERIES | - | 692.28 |
| EFT55457 | 08/10/2009 | CORRIGAN, ERIC | TRAVEL ALLOWANCE - FORTS | - | 271.55 |
| EFT55458 | 08/10/2009 | COVENTRYS | VEHICLE PARTS | - | 432.79 |
| EFT55459 | 08/10/2009 | HOLCIM (AUSTRALIA) PTY LTD | tonne of 20mm metal | - | 3,361.82 |
| EFT55460 | 08/10/2009 | AL CURNOW HYDRAULICS | VEHICLE PARTS/MAINTENANCE | - | 26.40 |
| EFT55461 | 08/10/2009 | 3S DEGREES SOUTH | FEATURE SURVEY WITHIN THE ROAD RESERVE OF LAKE SEPPINGS DRIVE, | - | 1,309.00 |
| | | | MIRA MAR | | |
| EFT55462 | 08/10/2009 | LANDGATE | TITLE SEARCHES | - | 142.00 |
| EFT55463 | 08/10/2009 | MARGARET DICKINSON | TRAVEL ALLOWANCE - FORTS | - | 60.00 |
| EFT55464 | 08/10/2009 | DIRECT LIGHTING | REPLACEMENT LIGHT GLOBES AT AIRPORT | - | 200.00 |
| EFT55465 | 08/10/2009 | DORALANE PASTRIES | PASTRIES FOR TIMEOUT CAFE | - | 110.22 |
| EFT55466 | 08/10/2009 | DOWN SOUTH CONCRETE | Concrete works on Apex Drive | - | 15,223.03 |
| EFT55467 | 08/10/2009 | EASIFLEET MANAGEMENT | Payroll deductions | - | 481.73 |
| EFT55468 | 08/10/2009 | EASIFLEET MANAGEMENT | Payroll deductions | - | 693.01 |
| EFT55469 | 08/10/2009 | EBSCO PUBLISHING | READERS DIGEST LARGE PRINT 1 YEAR SUBSCRIPTION | - | 106.44 |
| EFT55470 | 08/10/2009 | ELDERS LIMITED | BUNDLES STEEL DROPPERS | - | 1,155.00 |
| EFT55471 | 08/10/2009 | P & W ELOY ELECTRICAL SERVICES | At Memorial Wall ANZAC Peace Park; 3 x 70 watt thron e/fact grd slim outdoor recessed luminaire | - | 9,067.44 |
| EFT55472 | 08/10/2009 | EMUN NOMINEES PTY LTD | Rates refund for assessment A172540 | - | 170.75 |
| EFT55473 | 08/10/2009 | EYERITE SIGNS | SIGNWRITING/SIGN PURCHASES | - | 1,479.50 |
| EFT55474 | 08/10/2009 | FARM FRESH WHOLESALERS | CATERING SUPPLIES | - | 353.77 |
| EFT55475 | 08/10/2009 | FRANEY & THOMPSON | TIMBER SUPPLIES | - | 129.55 |
| EFT55476 | 08/10/2009 | GEOFABRICS AUSTRALASIA PTY LTD | ROLLS ELCOMAX 600R GEOTEXTILE 4X50M EX MALAGA WAREHOUSE | - | 2,032.80 |
| EFT55477 | 08/10/2009 | GLOBAL SYNTHETICS | M2 = 5 ROLLS OF GOETEXTILE 4M X 100M A44 EQUIVALENT | - | 4,730.00 |
| EFT55478 | 08/10/2009 | GORDON WALMSLEY PTY LTD | ASHPHALT AND KERBING REPAIRS PORT ROAD | - | 1,407.00 |
| EFT55479 | 08/10/2009 | GRANDE FOOD SERVICE | CATERING FOR TIME OUT CAFE | - | 517.42 |
| EFT55480 | 08/10/2009 | GREAT SOUTHERN SPRINGS | 70 tyres | - | 947.10 |
| EFT55481 | 08/10/2009 | GREAT SOUTHERN PACKAGING SUPPLIES | CLEANING GOODS | - | 498.70 |
| EFT55482 | 08/10/2009 | GREAT SOUTHERN BEARINGS | REPAIRS/MAINTENANCE/PARTS | - | 119.37 |
| EFT55483 | 08/10/2009 | GREAT SOUTHERN TURF | Square metres of kikuyu Turf supplied and delivered as per quote | - | 5,775.00 |
| EFT55484 | 08/10/2009 | THE GREAT SOUTHERN FACTOR INCORPORATED | TOTAL INCOME FROM BOX OFFICE - OVER THE FENCE COMEDY FILM FEST | - | 1,531.99 |
| EFT55485 | 08/10/2009 | GT BEARING AND ENGINEERING SUPPLIES | VEHICLE PARTS | - | 135.00 |
| EFT55486 | 08/10/2009 | GYM CARE | SERVICE AND SAFETY AUDIT ON GYM EQUIPMENT | - | 1,232.00 |
| EFT55487 | 08/10/2009 | HARLEY SURVEY GROUP PTY LTD | Cost for processing Subdivision application 1A lot 252 Mueller St | - | 2,300.61 |
| EFT55488 | 08/10/2009 | WILFRED HATTON | TRAVEL ALLOWANCE - FORTS | - | 52.80 |
| EFT55489 | 08/10/2009 | HERITAGE COUNCIL OF WESTERN AUSTRALIA | HERITAGE SEMINAR 2009 ATTENDANCE | - | 385.00 |
| EFT55490 | 08/10/2009 | HOBBS SMITH AND HOLMES PTY LTD | For the Memorial Wall; Superintendent and Contract Administrator on behalf of the City of Albany for the delivery of Memorial Wall ANZAC Peace Park. | - | 990.00 |

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| EFT55491 | 08/10/2009 | JOHN HOBBS | TRAVELLING ALLOWANCE | - | 66.00 |
| EFT55492 | 08/10/2009 | GRAEME HOEY | REIMBURSEMENTS FOR ATTENDANCE WASTE AND RECYCLE CONFERENCE 2009 | - | 46.70 |
| EFT55493 | 08/10/2009 | HORNE, MC & YC | Royalties on gravel from Hunton Road pit | - | 16,726.60 |
| EFT55494 | 08/10/2009 | HOUSING INDUSTRY ASSOCIATION | ANNUAL SUBSCRIPTION TO HIA | - | 737.00 |
| EFT55495 | 08/10/2009 | HUDSON HENNING AND GOODMAN | LEGAL FEES - DISPUTE RE AIRPORT RUNWAY | - | 2,092.64 |
| EFT55496 | 08/10/2009 | KAREN MARIE IRELAND | PROFESSIONAL SERVICES FOR THE COORDINATION OF SPRUNG FESTIVAL | - | 5,480.00 |
| EFT55497 | 08/10/2009 | JUST SEW EMBROIDERY | EMBROIDERY | - | 70.40 |
| EFT55498 | 08/10/2009 | KABA AUSTRALIA PTY LTD | SPRINGS EXIT TURNSTILES | - | 115.50 |
| EFT55499 | 08/10/2009 | NOVA KETTLEWELL | ADMIN ASSISTANT - VAC | - | 107.50 |
| EFT55500 | 08/10/2009 | KIPLING CUTLER & ASSOCIATES | COUNSELLING SERVICES | - | 115.00 |
| EFT55501 | 08/10/2009 | KLB SYSTEMS | (6072BN5) LENOVO M57 SFF DUAL CORE E2180 2GHz, 1GB, 160GB SATA, MULTIBURNER, GMA 3100, 82566DM Gigabit Ethernet, VISTA BUSINESS, 3 YEAR WARRANTY (Downgrade disks to load XP Pro included) | - | 2,227.50 |
| EFT55502 | 08/10/2009 | KNOTTS PLUMBING PTY LTD | Cosy corner day park eco toilet plumbing supply & install 2 stainless steel hand basins supply & install soakwell connect basins to soakwell install shower pipe rose & gate valve tap outside toilet block | - | 6,984.25 |
| EFT55503 | 08/10/2009 | LAMP REPLACEMENTS AUSTRALIA PTY LTD | PALACE BLUE FILTER | - | 47.30 |
| EFT55504 | 08/10/2009 | ALBANY WORLD OF CARS (VOLKSWAGEN) | Major Service of vehicle for Bornholm VBFB; Landcruiser Rego. A45325 | - | 604.35 |
| EFT55505 | 08/10/2009 | LANDFILL GAS AND POWER PTY LTD | LANDFILL GAS AND POWER SUPPLY | - | 39,931.44 |
| EFT55506 | 08/10/2009 | DON LEE | TRAVELLING ALLOWANCE | - | 30.00 |
| EFT55507 | 08/10/2009 | LOADTEK AUST | HYDRAULIC PARTS & SERVICES | - | 281.33 |
| EFT55508 | 08/10/2009 | M & B SALES PTY LTD | PAINT SUPPLIES | - | 100.82 |
| EFT55509 | 08/10/2009 | PETER MADSON | FORTS VOLUNTEER - REIMBURSEMENT FOR FUEL ALLOWANCE | - | 86.40 |
| EFT55510 | 08/10/2009 | ALBANY CITY MOTORS | VEHICLES/VEHICLE PARTS/REPAIRS | - | 192.57 |
| EFT55511 | 08/10/2009 | MATT GOODWIN PLUMBING & GAS | PLUMBING REPAIRS | - | 465.00 |
| EFT55512 | 08/10/2009 | MCLEODS BARRISTERS & SOLICITORS | HOLIDAY ACCOMODATION LOTS 2 AND 1823 FRENCHMANS BAY | - | 9,691.22 |
| EFT55513 | 08/10/2009 | MEETING MASTERS | CARBON POLLUTION REDUCTION SCHEME CONFERENCE (MT BARKER) KEVIN KETTERER REGISTRATION WEDNESDAY 7 OCTOBER 2009 | - | 67.00 |
| EFT55514 | 08/10/2009 | MIDALIA STEEL PTY LTD | STEEL SUPPLIES | - | 121.26 |
| EFT55515 | 08/10/2009 | MJB INDUSTRIES PTY LTD | Centre Grates 1200 x 1200 x 150 Flush | - | 15,720.09 |
| EFT55516 | 08/10/2009 | MR MOO DAIRY DISTRIBUTORS | MILK DELIVERIES | - | 961.25 |
| EFT55517 | 08/10/2009 | DAWSON MOORE | TRAVELLING ALLOWANCE | - | 252.00 |
| EFT55518 | 08/10/2009 | MT BARKER COMMUNICATIONS | TWO WAY RADIO REPAIRS/MAINT | - | 110.00 |
| EFT55519 | 08/10/2009 | DAVID NORTHERN | TRAVEL ALLOWANCE - FORTS VOLUNTEER | - | 165.00 |
| EFT55520 | 08/10/2009 | OCS SERVICES PTY LTD | CLEANING SERVICES | - | 25,462.94 |
| EFT55521 | 08/10/2009 | OKEEFE'S PAINTS | 3x 20lts. LINE MARKING PAINT | - | 493.05 |

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| EFT55522 | 08/10/2009 | OPUS INTERNATIONAL CONSULTANTS LTD | LOWER DENMARK RD UPGRADE - DESIGN, TENDER DOCUMENTATION, TENDER EVALUATION, SUPERINTENDENCE OF PROJECT 1; DESIGN OF PROJECTS 2 & 3; GEOTECH FOR PROJECTS 1, 2 & 3 | - | 10,264.90 |
| EFT55523 | 08/10/2009 | ADRIAN PAGETT | REFUND FOR BOAT PEN FEES - ANNUAL AMOUNT PAID - THEN PEN CANCELLED ONE MONTH LATER FEE 15 ANNUAL - \$1550 - 1 MONTH 15 \$159.03 | - | 1,390.97 |
| EFT55524 | 08/10/2009 | PC MACHINERY | MACHINERY PARTS | - | 96.36 |
| EFT55525 | 08/10/2009 | PHASE 3 LANDSCAPE CONSTRUCTION PTY LTD | Memorial Wall; To carry out all conditions of contract in the design and construction of the Memorial Wall. Progress payment Principal | - | 31,752.00 |
| EFT55526 | 08/10/2009 | PLASTICS PLUS | 45LT BARREL | - | 33.99 |
| EFT55527 | 08/10/2009 | POWELL SECURITY SERVICES | SECURITY SERVICES | - | 325.96 |
| EFT55528 | 08/10/2009 | SOUNDPACK SOLUTIONS | DVD CASES FOR LIBRARY | - | 110.00 |
| EFT55529 | 08/10/2009 | RECHARGE-IT | CARTRIDGE CLEANING AND REFILLING | - | 38.00 |
| EFT55530 | 08/10/2009 | DOUGLAS REITZE | TRAVEL ALLOWANCE - FORTS | - | 109.20 |
| EFT55531 | 08/10/2009 | REPCO AUTO PARTS | VEHICLE PARTS | - | 11.44 |
| EFT55532 | 08/10/2009 | RICOH FINANCE PTY LTD | PHOTOCOPIER CHARGES | - | 27,669.35 |
| EFT55533 | 08/10/2009 | MICHELLE ANNE SALEEBA | CURATORIAL WORK FOR THE 2009 SPRING FESTIVAL | - | 210.00 |
| EFT55534 | 08/10/2009 | SCHWEPES AUSTRALIA | SOFT DRINK SUPPLIES | - | 433.76 |
| EFT55535 | 08/10/2009 | SEATADVISOR AUSTRALIA | SEPTEMBER TICKET SALES | - | 449.79 |
| EFT55536 | 08/10/2009 | SESCO SECURITY | QRTLY MONITORING | - | 431.86 |
| EFT55537 | 08/10/2009 | SIGNS PLUS | Keith Barnett Position Badge | - | 13.35 |
| EFT55538 | 08/10/2009 | SKILL HIRE | CASUAL STAFF | - | 3,227.07 |
| EFT55539 | 08/10/2009 | SOUTHERN ELECTRICS | ELECTRICAL REPAIRS/MAINTENANCE | - | 8,372.06 |
| EFT55540 | 08/10/2009 | SOUTHERN TOOL & FASTENER CO | HARDWARE SUPPLIES | - | 1,286.89 |
| EFT55541 | 08/10/2009 | SOUTHWAY DISTRIBUTORS (WA) PTY LTD | CATERING GOODS | - | 4,348.08 |
| EFT55542 | 08/10/2009 | SOUTHCOAST SECURITY SERVICE | SECURITY SERVICES | - | 8,978.06 |
| EFT55543 | 08/10/2009 | STATEWIDE BEARINGS | VEHICLE PARTS | - | 237.86 |
| EFT55544 | 08/10/2009 | STIRLING CONFECTIONERY PLUS | CONFECTIONERY SUPPLIES | - | 937.46 |
| EFT55545 | 08/10/2009 | ST JOHN AMBULANCE AUSTRALIA | FIRST AID KITS SERVICING SUPPLIES | - | 32.00 |
| EFT55546 | 08/10/2009 | MERVYN STRANGE | TRAVEL ALLOWANCE - FORTS | - | 86.40 |
| EFT55547 | 08/10/2009 | T & C SUPPLIES | BAGS GREY CEMENT | - | 1,229.59 |
| EFT55548 | 08/10/2009 | T & C SUPPLIES (RANGERS) | HARDWARE SUPPLIES | - | 11.88 |
| EFT55549 | 08/10/2009 | C.Y. O'CONNOR COLLEGE OF TAPE | TAPE COURSE MUNICIPAL LAW ENFORCEMENT - BRENDON BRAITHWAITE | - | 280.00 |
| EFT55550 | 08/10/2009 | TELSTRA CORPORATION, PLANT DAMAGES | REPAIR TO DAMAGE TO TALSTRA PLANT AT 887 FRENCHMAN BAY ROAD LITTLE GROVE | - | 184.48 |
| EFT55551 | 08/10/2009 | THE NAKED BEAN COFFEE ROASTERS | COFFEE SUPPLIES FOR ALAC CAFE | - | 642.00 |
| EFT55552 | 08/10/2009 | THE BATH TUB | MOON HAVEN SOAP SLICES | - | 32.00 |
| EFT55553 | 08/10/2009 | TOLL PRIORITY | FREIGHT | - | 373.37 |
| EFT55554 | 08/10/2009 | TPG TOWN PLANNING AND URBAN DESIGN | ALBANY FRENCHMAN BAY APPEAL | - | 4,729.04 |

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| EFT55555 | 08/10/2009 | TRAILBLAZERS | UNIFORMS | - | 339.94 |
| EFT55556 | 08/10/2009 | RICHARD TURPIN | TRAVELLING ALLOWANCE | - | 144.00 |
| EFT55557 | 08/10/2009 | ALBANY TYREPOWER | TYRE PURCHASES/MAINTENANCE | - | 393.00 |
| EFT55558 | 08/10/2009 | WALCON MARINE AUSTRALIA PTY LTD | Design and construct Pier of Remembrance Progress claim | - | 155,267.62 |
| EFT55559 | 08/10/2009 | ALBANY AND GREAT SOUTHERN WEEKENDER | Double column City of Albany advert for Clydesdale Rd SP in the Weekender on Thursday 10 September 2009 under the heading Public Comment. | - | 107.36 |
| EFT55560 | 08/10/2009 | WESTERN WORK WEAR | SAFETY UNIFORMS | - | 301.00 |
| EFT55561 | 08/10/2009 | WIZID PTY LTD | TUFF BANDS FOR ALAC | - | 145.20 |
| EFT55562 | 08/10/2009 | WREN OIL | WASTE OIL DISPOSAL BAUER ROD WELLSTEAD | - | 456.50 |
| EFT55563 | 08/10/2009 | YAKKA PTY LTD | UNIFORMS | - | 655.62 |
| EFT55564 | 08/10/2009 | ALBANY YOUTH SUPPORT ASSOCIATION INCORPORATED | COMMUNITY FINANCIAL ASSISTANCE - OPEN ACCESS YOUTH ART STUDIO GRANT | - | 2,200.00 |
| EFT55565 | 08/10/2009 | ZENITH LAUNDRY | LAUNDRY SERVICES/HIRE | - | 39.00 |
| EFT55566 | 15/10/2009 | ANITECH | 1 x Printhead C4820A | - | 219.47 |
| EFT55567 | 15/10/2009 | ABA SECURITY | Fire and Security Maintenance and Checks monthly July 2009-June 2010. | - | 93.50 |
| EFT55568 | 15/10/2009 | ABBOTTS LIQUID SALVAGE PTY LTD | PUMP PUBLIC TOILETS | - | 2,024.25 |
| EFT55569 | 15/10/2009 | ACTIV FOUNDATION INC. | CLEANING RAGS | - | 784.00 |
| EFT55570 | 15/10/2009 | ADAMS TOTAL TREE SERVICE | Removal of 2 trees and grind stumps on South Coast Highway/cnr Balston Road | - | 682.00 |
| EFT55571 | 15/10/2009 | AD CONTRACTORS PTY LTD | metres Verge Flashing on Verne Rd as per quote no: EQU043_034_2008.2 | - | 71,321.75 |
| EFT55572 | 15/10/2009 | ADVERTISER PRINT | 100 x SPORTS-FEST A3 COLOUR POSTERS & 3000 x A3 COLOUR DOUBLE SIDED FOLDED FLYERS / PROGRAMS | - | 1,884.00 |
| EFT55573 | 15/10/2009 | EDENBORN PTY LTD | Contract Mowing for the month of September 2009 | - | 4,150.85 |
| EFT55574 | 15/10/2009 | ALBANY ADVERTISER LTD | Full Page Advert in Advertiser Thurs 2nd July | - | 3,678.61 |
| EFT55575 | 15/10/2009 | ALBANY VALUATION SERVICES | RENTAL VALUATIONS | - | 275.00 |
| EFT55576 | 15/10/2009 | ALBANY V-BELT AND RUBBER | FILTERS/VEHICLE PARTS | - | 1,100.57 |
| EFT55577 | 15/10/2009 | ALBANY STATIONERS | STATIONERY SUPPLIES | - | 42.60 |
| EFT55578 | 15/10/2009 | ALBANY POWDER COATERS | To supply powder coating to 1 x Display Stand and 20 x shelves (assorted colours) | - | 1,947.00 |
| EFT55579 | 15/10/2009 | GO WEST TOURS | BUS HIRE FOR TRAINING | - | 120.00 |
| EFT55580 | 15/10/2009 | ALBANY LANDSCAPE SUPPLIES | 4 cub mtrs coarse river sand | - | 180.00 |
| EFT55581 | 15/10/2009 | ALBANY CITY CLEANERS | WINDOW CLEANING | - | 935.00 |
| EFT55582 | 15/10/2009 | ALBANY QUALITY LAWNMOWING | LAWN MOWING AT LOTTERIES HOUSE | - | 96.00 |
| EFT55583 | 15/10/2009 | ALL EVENTS PROSOUND HIRE | HIRE OF PA SYSTEM, LIGHTING ETC FOR 2009 SENIORS WELLNESS EXPO | - | 915.00 |
| EFT55584 | 15/10/2009 | ALLCOMMERCIAL FINANCE AUSTRALIA PTY LTD | MONTHLY LEASE PAYMENT FOR COMMERCIAL VAC & AQUA POOL CLEANER | - | 471.31 |
| EFT55585 | 15/10/2009 | ANGUS AND ROBERTSON BOOK WORLD | NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY | - | 461.19 |
| EFT55586 | 15/10/2009 | AUSTRALIA POST | POSTAGE/AGENCY FEES | - | 3,979.32 |
| EFT55587 | 15/10/2009 | AUSWEST 4WD DISMANTLERS | VEHICLE REPAIRS/PARTS | - | 165.00 |

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| EFT55588 | 15/10/2009 | AUSTSWIM LTD | WA CONFERENCE - KING NEPTUNE | - | 140.00 |
| EFT55589 | 15/10/2009 | BAILEYS FERTILISERS | soil analysis | - | 115.50 |
| EFT55590 | 15/10/2009 | BANDICOOT NURSERY | PLANTS FOR CULL ROAD DEVELOPMENT | - | 465.00 |
| EFT55591 | 15/10/2009 | BARNESBY FORD | VEHICLES/VEHICLE PARTS/REPAIRS | - | 344.40 |
| EFT55592 | 15/10/2009 | CARRIE BARCLAY | REIMBURSEMENTS FOR GOODS PURCHASED | - | 107.45 |
| EFT55593 | 15/10/2009 | BATTERY WORLD | BATTERY AND UPS | - | 510.00 |
| EFT55594 | 15/10/2009 | COMFORT INN BEL EYRE PERTH | ACCOMODATION FOR ANITA HEISS - SPRUNG WRITERS FESTIVAL | - | 250.00 |
| EFT55595 | 15/10/2009 | ALBANY BOBCAT SERVICES | hire of bobcat | - | 2,760.00 |
| EFT55596 | 15/10/2009 | BUNNINGS BUILDING SUPPLIES PTY LTD | Treated Pine Sleeper for Coastal Guns Safety Fence Trail | - | 872.15 |
| EFT55597 | 15/10/2009 | BUSBY INVESTMENTS PTY LTD T/AS BUDGET RENT A CAR | Hire car from Albany to Perth 19/9/09 for Anita Heiss | - | 479.20 |
| EFT55598 | 15/10/2009 | ANTONIO BUTI | SPRUNG WRITERS FESTIVAL - ARTISTS FEE | - | 1,332.55 |
| EFT55599 | 15/10/2009 | C&C MACHINERY CENTRE | VEHICLE MAINTENANCE/PARTS | - | 894.70 |
| EFT55600 | 15/10/2009 | CAMTRANS ALBANY PTY LTD | FREIGHT CHARGES | - | 476.00 |
| EFT55601 | 15/10/2009 | CAPE AGENCIES | FUEL SUPPLIES WELLSTEAD B/BRIG | - | 108.00 |
| EFT55602 | 15/10/2009 | J & S CASTLEHOW ELECTRICAL SERVICES | To install Data/Voice cabling for areas A B C D Nth. Rd. office | - | 5,875.50 |
| EFT55603 | 15/10/2009 | CJD EQUIPMENT PTY LTD | Rear Discharge deck and spraying of polyurathane on deck for P203 JD mower | - | 5,570.00 |
| EFT55604 | 15/10/2009 | B15 CLEANAWAY LIMITED | RUBBISH REMOVAL CONTRACT | - | 6,989.30 |
| EFT55605 | 15/10/2009 | COFFEY ENVIRONMENTS PTY LTD | WATER MONITORING ANZAC PEACE PARK | - | 1,709.83 |
| EFT55606 | 15/10/2009 | COLES SUPERMARKETS AUSTRALIA PTY LTD | GROCERIES | - | 846.85 |
| EFT55607 | 15/10/2009 | COLLIE STREET GALLERY & FRAMERS | EQUIPMENT FOR SPRUNG | - | 80.00 |
| EFT55608 | 15/10/2009 | CONSTRUCTION EQUIPMENT AUSTRALIA | VEHICLE PARTS | - | 142.24 |
| EFT55609 | 15/10/2009 | COURIER AUSTRALIA | FREIGHT FEES | - | 114.81 |
| EFT55610 | 15/10/2009 | COVENTRYS | VEHICLE PARTS | - | 261.71 |
| EFT55611 | 15/10/2009 | CRITICAL STAGES | BALANCE FEE DUE - DEALER CHOICE | - | 2,913.46 |
| EFT55612 | 15/10/2009 | DOWNER EDI WORKS PTY LTD | TONNES COLDMIX | - | 1,110.40 |
| EFT55613 | 15/10/2009 | D & K ENGINEERING | SEMI TRAILER REPAIRS | - | 679.25 |
| EFT55614 | 15/10/2009 | JON & GRYSJE DOUST | SPRUNG WRITERS FESTIVAL | - | 1,628.00 |
| EFT55615 | 15/10/2009 | DOWN SOUTH CONCRETE | Construct a concrete footpath on North Road (from Campbell to Tassell) as per quotation no: EQU044_033_2009.7 | - | 30,952.00 |
| EFT55616 | 15/10/2009 | VICKI DUNCAN | REIMBURSEMENTS FOR IPWEA MODULE 9 TRAINING | - | 49.30 |
| EFT55617 | 15/10/2009 | ELLEKER GENERAL STORE | FUEL PURCHASES | - | 212.76 |
| EFT55618 | 15/10/2009 | ELLEKER PROGRESS & SPORTING ASSOCIATION | ANNUAL WATER CHARGE TO SUPPLY WATER TO TOILETS ACROSS THE ROAD | - | 200.00 |
| EFT55619 | 15/10/2009 | ALBANY ENGINEERING COMPANY | MAINTENANCE VEHICLES | - | 471.81 |
| EFT55620 | 15/10/2009 | EYERITE SIGNS | SIGNWRITING/SIGN PURCHASES | - | 33.00 |
| EFT55621 | 15/10/2009 | FARM FRESH WHOLESALERS | CATERING SUPPLIES | - | 372.70 |
| EFT55622 | 15/10/2009 | FARMERS CENTRE (1978) PTY LTD | VEHICLE PARTS | - | 73.10 |
| EFT55623 | 15/10/2009 | FOCUS NETWORKS | After-Hours works on library firewall (Helpdesk Call 9890 - rrussell) | - | 181.50 |
| EFT55624 | 15/10/2009 | VERNICE ANNE GILLIES | SPRUNG INDIGENOUS CORDINATOR FEES | - | 1,500.00 |

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| EFT55625 | 15/10/2009 | GLASS SUPPLIERS | REGLAZE WINDOWS/DOORS | - | 679.91 |
| EFT55626 | 15/10/2009 | GREAT SOUTHERN GROUP TRAINING | APPRENTICES FEES | - | 10,228.24 |
| EFT55627 | 15/10/2009 | GREAT SOUTHERN TAFE | GARY AYRES, STEVE ARNOLD, NATHAN GLIGOROVICH | - | 1,000.00 |
| EFT55628 | 15/10/2009 | GREAT SOUTHERN PACKAGING SUPPLIES | 40 CARTONS OF AUSTRALIAN MADE 100% RECYCLED (1 PALLET) | - | 1,530.56 |
| EFT55629 | 15/10/2009 | GREENMAN TRADING COMPANY | Arborist consultation for street trees on Middleton Beach Road | - | 396.00 |
| EFT55630 | 15/10/2009 | GRIGG/POWELL | Rates refund for assessment A203931 | - | 257.83 |
| EFT55631 | 15/10/2009 | GROCOTT TRANSPORT | hours Hire of Semi Tipper on 1 October 2009 [49] | - | 2,253.02 |
| EFT55632 | 15/10/2009 | HART SPORT | SPORT EQUIPMENT | - | 172.50 |
| EFT55633 | 15/10/2009 | HOPKINSON DL/MP | Rates refund for assessment A170825 | - | 293.47 |
| EFT55634 | 15/10/2009 | CITIGATE PERTH | Accommodation: 1 Standard Superior Queen Room at Local Government Rate of \$175 per night plus full buffet breakfast @ \$28.50 p/h per day for Andrew Heberle IN: Mon 14th September 2009 (3 nights) OUT: Thurs 17th September 2009 Confirmation No: 1382702 | - | 1,234.00 |
| EFT55635 | 15/10/2009 | HUDSON HENNING AND GOODMAN | SURRENDER & LEASE - EMU BEACH HOLIDAY PARK (R & R STEWART) | - | 2,932.71 |
| EFT55636 | 15/10/2009 | ICKY FINKS WAREHOUSE SALES | SPRUNG WRITERS FESTIVAL MATERIALS | - | 51.05 |
| EFT55637 | 15/10/2009 | KAREN MARIE IRELAND | REIMBURSEMENTS FOR SPRUNG FESTIVAL PURCHASES | - | 1,537.60 |
| EFT55638 | 15/10/2009 | JACK THE CHIPPER | 5.5 hours of mulching VTT at the prison area | - | 907.50 |
| EFT55639 | 15/10/2009 | JOHN KINNEAR AND ASSOCIATES | FEATURE SURVEY MT CLARENCE LOOKOUT | - | 880.00 |
| EFT55640 | 15/10/2009 | JUST A CALL DELIVERIES | INTERNAL MAIL DELIVERIES | - | 924.00 |
| EFT55641 | 15/10/2009 | NOVA KETTLEWELL | ADMIN ASSISTANT - VAC | - | 132.50 |
| EFT55642 | 15/10/2009 | KNOTTS PLUMBING PTY LTD | PLUMBING REPAIRS/MAINTENANCE | - | 523.40 |
| EFT55643 | 15/10/2009 | STATE LIBRARY OF WA | LOST/DAMAGED BOOKS | - | 1,817.20 |
| EFT55644 | 15/10/2009 | LINK ENERGY PTY LTD | LTRS DIESEL FUEL | - | 52,868.60 |
| EFT55645 | 15/10/2009 | LOUGHTON LM | Rates refund for assessment A32479 | - | 341.40 |
| EFT55646 | 15/10/2009 | LOWER KING LIQUOR & GENERAL STORE | Deliver Town Hall Friday 4pm 18/9 and Sun 3pm 20/9 - 1 c hahn prem light, 1 c crown larger, 5 bags ice | - | 207.96 |
| EFT55647 | 15/10/2009 | ALBANY PARTY HIRE | EQUIPMENT HIRE FOR SPRUNG WRITERS FESTIVAL | - | 338.01 |
| EFT55648 | 15/10/2009 | ALBANY CITY MOTORS | VEHICLES/VEHICLE PARTS/REPAIRS | - | 7,534.71 |
| EFT55649 | 15/10/2009 | MIDALIA STEEL PTY LTD | Galvanised piping and fixings for Coastal Guns Safety Fence Trail | - | 196.73 |
| EFT55650 | 15/10/2009 | MIRA MAR VETERINARY SERVICES | DISPOSAL OF ANIMALS | - | 83.85 |
| EFT55651 | 15/10/2009 | MT BARKER COMMUNICATIONS | TWO WAY RADIO REPAIRS/MAINT | - | 41.80 |
| EFT55652 | 15/10/2009 | THE NATIONAL TRUST OF AUSTRALIA (W.A.) | BOOKS TO TREASURE WORKSHOP - SPRUNG FESTIVAL | - | 533.50 |
| EFT55653 | 15/10/2009 | NATIONWIDE OIL PTY LTD | WASTE OIL COLLECTION CHARGE | - | 332.20 |
| EFT55654 | 15/10/2009 | ALBANY NEAT AND TRIM LAWNS | MOW LAWN VANCOUVER ARTS CENTRE | - | 160.00 |
| EFT55655 | 15/10/2009 | NEWBYS AUTOMOTIVE ELECTRICIANS | VEHICLE PARTS/REPAIRS | - | 986.76 |
| EFT55656 | 15/10/2009 | NONNA'S RESTAURANT | SPRUNG FESTIVAL | - | 1,900.00 |
| EFT55657 | 15/10/2009 | O'CONNELL M/JL | Rates refund for assessment A94439 | - | 295.60 |
| EFT55658 | 15/10/2009 | OCS SERVICES PTY LTD | CLEANING SERVICES | - | 612.15 |

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| EFTS5659 | 15/10/2009 | MICHAEL JAMES O'DOHERTY | SPRUNG WRITERS FESTIVAL - POETRY PUB CRAWL MC ASSITANT AND PROPS | - | 300.00 |
| EFTS5660 | 15/10/2009 | SANDRA O'DOHERTY | EXHIBITION SET UP FEES - JACQUIE CODEE | - | 165.00 |
| EFTS5661 | 15/10/2009 | OKEEFE'S PAINTS | PAINT & PAINTING SUPPLIES | - | 250.11 |
| EFTS5662 | 15/10/2009 | HANSON CONSTRUCTION MATERIALS PTY LTD | TONNES 19MM - 40MM AGGREGATE AS DISCUSSED WITH BRAD MOOR | - | 1,984.25 |
| EFTS5663 | 15/10/2009 | POWELL SECURITY SERVICES | SERURITY SERVICES | - | 70.00 |
| EFTS5664 | 15/10/2009 | PREMIERS ARTISTS | TOTAL INCOME FROM BOX OFFICE - CLARE BOWDITCH START OF WAR TOUR | - | 3,367.45 |
| EFTS5665 | 15/10/2009 | RADICAL FITNESS | GLOBAL SUMMIT AND WA CERTIFICATION | - | 516.95 |
| EFTS5666 | 15/10/2009 | REEVES AND COMPANY BUTCHERS PTY LTD | CATERING SUPPLIES | - | 500.00 |
| EFTS5667 | 15/10/2009 | ROCLA | Lengths of Plastream pipe 225mm x 6m | - | 1,698.84 |
| EFTS5668 | 15/10/2009 | ROYAL LIFE SAVING SOCIETY AUSTRALIA | WATCH AROUND WATER REGISTRATIONS | - | 70.00 |
| EFTS5669 | 15/10/2009 | ROYALE PATISSERIE | BREADS FOR VANCOUVER ARTS - SPRUNG FESTIVAL | - | 65.00 |
| EFTS5670 | 15/10/2009 | SERVICE FINANCE CORPORATION LIMITED | MONTHLY RENTAL PAYMENT COFFEE MACHINE | - | 321.76 |
| EFTS5671 | 15/10/2009 | SESCO SECURITY | QRTLTY MONITORING | - | 320.32 |
| EFTS5672 | 15/10/2009 | SHARP TACK PRODUCTIONS | I CAN SPEAK 12 DVD SET SPECIAL OFFER INC 12.95 POSTAGE | - | 312.45 |
| EFTS5673 | 15/10/2009 | SKILLED | TEMP STAFF | - | 1,650.00 |
| EFTS5674 | 15/10/2009 | SKYWEST AIRLINES | AIR FARE FOR MAYOR MILTON EVANS ALBANY / PERTH / ALBANY THURSDAY, 8TH OCTOBER 2009 REGIONS COUNCIL ALLIANCE WORKSHOP | - | 934.90 |
| EFTS5676 | 15/10/2009 | SOUTHWAY DISTRIBUTORS (WA) PTY LTD | CATERING GOODS | - | 2,214.62 |
| EFTS5677 | 15/10/2009 | STIRLING SOFT DRINKS PTY LTD | DRINK SUPPLIES | - | 144.00 |
| EFTS5678 | 15/10/2009 | STIRLING PRINT | BOOK MARKS FOR SPRUNG FESTIVAL | - | 450.00 |
| EFTS5679 | 15/10/2009 | STIRLING CONFECTIONERY PLUS | CONFECTIONERY SUPPLIES | - | 708.85 |
| EFTS5680 | 15/10/2009 | 5T JOHN AMBULANCE AUSTRALIA | SENIOR FIST AID COURSE - MAY | - | 435.00 |
| EFTS5681 | 15/10/2009 | T & C SUPPLIES | HARDWARE/TOOL SUPPLIES | - | 524.40 |
| EFTS5682 | 15/10/2009 | T & C SUPPLIES (RANGERS) | HARDWARE SUPPLIES | - | 4.59 |
| EFTS5683 | 15/10/2009 | C.Y. O'CONNOR COLLEGE OF TAFE | Municipal Law Training for Brendon Braithwaite | - | 280.00 |
| EFTS5684 | 15/10/2009 | BARBARA TAMPERTON | FEES FOR SPRUNG WRITERS FESTIVAL | - | 1,190.00 |
| EFTS5685 | 15/10/2009 | THE NAKED BEAN COFFEE ROASTERS | COFFEE SUPPLIES FOR ALAC CAFE | - | 270.00 |
| EFTS5686 | 15/10/2009 | THE LAMARCK INSTITUTE FOR SUCCESSFUL IDEAS PTY LTD | SESSION FEES FOR SPRUNG WRITERS FESTIVAL | - | 1,831.50 |
| EFTS5687 | 15/10/2009 | TOTAL EDEN | GARDEN SUPPLIES | - | 34.14 |
| EFTS5688 | 15/10/2009 | TRADELINK PLUMBING SUPPLIES | RHEEM HW LAZER UNIT FOR ALAC | - | 531.56 |
| EFTS5689 | 15/10/2009 | TRAFFIC SAFETY CONSULTANTS PTY LTD | ROAD SAFETY AUDIT - PRINCESS ROYAL DRIVE - (DEPT BUILDING MAINTENANCE & WORKS) | - | 2,420.00 |
| EFTS5690 | 15/10/2009 | TRIGWELL LP/JG | Rates refund for assessment A66810 | - | 245.49 |
| EFTS5691 | 15/10/2009 | TRUCKLINE | VEHICLE PARTS | - | 228.41 |
| EFTS5692 | 15/10/2009 | EDWARD TUTUKI | DRIVERS LICENCE REIMBURSEMENT | - | 154.30 |
| EFTS5693 | 15/10/2009 | ALBANY TYREPOWER | Tyres to suit Volvo L70D loader | - | 6,472.00 |

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|----------|------------|-------------------------------------|---|---|-----------|
| EFT55694 | 15/10/2009 | ALBANY AND GREAT SOUTHERN WEEKENDER | Double column City of Albany advert for structure plan in the Weekender on Thursday 17 September 2009 under the heading Public Comment. | - | 182.96 |
| EFT55695 | 15/10/2009 | WESTERBERG PANEL BEATERS | EXCESS PAYMENT \$300 NISSAN UD TRUCK; REGO AL13324 | - | 300.00 |
| EFT55696 | 15/10/2009 | WESTRAC EQUIPMENT PTY LTD | VEHICLE PARTS | - | 506.68 |
| EFT55697 | 15/10/2009 | WESTSIDE FIRE SERVICES | SCHEDULED FEES FOR TESTING AND INSPECTION OF FIRE EQUIPMENT 1/10/2009 - 31/1/2009 | - | 264.00 |
| EFT55698 | 15/10/2009 | WESTERN WORK WEAR | Pair Protective Safety Boots for Gary Woods | - | 321.30 |
| EFT55699 | 15/10/2009 | AMANDA LORAIN WESTCOTT | GODDESS PROGRAM DELIVERY AND PLANNING | - | 450.00 |
| EFT55700 | 15/10/2009 | THE WINDOW WASHER MAN | WINDOW CLEANING - VAC | - | 36.00 |
| EFT55701 | 15/10/2009 | WURTH AUSTRALIA PTY LTD | VEHICLE PARTS/REPAIRS | - | 53.75 |
| EFT55702 | 15/10/2009 | YAKKA PTY LTD | TROUSERS 02501 87R/518 FOR RAY SWARBRICK | - | 927.01 |
| EFT55703 | 15/10/2009 | ZENITH LAUNDRY | LAUNDRY SERVICES/HIRE | - | 157.89 |
| EFT55704 | 15/10/2009 | ZIPFORM | RATES FINAL NOTICES | - | 1,900.25 |
| EFT55705 | 22/10/2009 | ABA SECURITY | SECURITY SERVICES | - | 82.50 |
| EFT55706 | 22/10/2009 | AD CONTRACTORS PTY LTD | Cart and fill with limestone the washouts at Betty's 4 Wheel Drive Track to Normans Beach as per SCNRM grant agreement. | - | 21,402.00 |
| EFT55707 | 22/10/2009 | ADVANS EXHIBITION SERVICES | TRANSPORT, SUPERVISION OF SETUP, AND REMOVAL OF PARTITIONS AS PER QUOTE RECEIVED 15 SEPTEMBER 2009 | - | 3,667.95 |
| EFT55708 | 22/10/2009 | ADVERTISER PRINT | FORTS BROCHURES | - | 2,000.00 |
| EFT55709 | 22/10/2009 | AEC SYSTEM5 PTY LTD | AUTOCAD CIVIL 3D COMMERCIAL SUBSCRIPTION RENEWAL | - | 6,820.00 |
| EFT55710 | 22/10/2009 | ALBANY TRUCK HIRE | HIRE OF VEHICLE FOR ALAC TRIP TO PERTH - AUSTSWIM CONFERENCE | - | 359.25 |
| EFT55711 | 22/10/2009 | ALBANY V-BELT AND RUBBER | FILTERS/VEHICLE PARTS | - | 1,126.66 |
| EFT55712 | 22/10/2009 | ALBANY SWEEP CLEAN | Sweep carparks, cycleways and boardwalks as per quotation no: EQU044_034_2009.1 until 31 July 2010 | - | 1,800.00 |
| EFT55713 | 22/10/2009 | ALBANY STATIONERS | STATIONERY SUPPLIES | - | 15.55 |
| EFT55714 | 22/10/2009 | ALBANY COMMUNITY HOSPICE | Payroll deductions | - | 38.00 |
| EFT55715 | 22/10/2009 | ALBANY SCREENPRINTERS & SIGNWRITERS | Supply of 84 various sized screenprinted t-shirts as per quote dated 16/9/09 | - | 1,039.50 |
| EFT55716 | 22/10/2009 | HOME TIMBER & HARDWARE | staple gun for gallery store room | - | 42.43 |
| EFT55717 | 22/10/2009 | ALBANY OFFICE PRODUCTS DEPOT | STATIONERY SUPPLIES | - | 642.55 |
| EFT55718 | 22/10/2009 | ALBANY COMBINED CABS PTY LTD | TAXI FARES FOR YAC | - | 74.80 |
| EFT55719 | 22/10/2009 | ALINTA | GAS USAGE CHARGES | - | 27,415.40 |
| EFT55720 | 22/10/2009 | ALL EVENTS PROSOUND HIRE | RECIPE FOR JAM EVENT AUDIO | - | 1,883.98 |
| EFT55721 | 22/10/2009 | ALLPACK SIGNS PTY LTD | TRAFFIC CONE 700MM ORANGE W/ REFLECTIVE SLEEVE | - | 1,455.30 |
| EFT55722 | 22/10/2009 | AMITY PAINTING AND DECORATING | PAINTING AT VANCOUVER ARTS | - | 187.00 |
| EFT55723 | 22/10/2009 | ANGUS AND ROBERTSON BOOK WORLD | NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY | - | 234.40 |
| EFT55724 | 22/10/2009 | APARTMENTS ON SPENCER | ACCOMMODATION AND MEALS FOR RECIPE FOR JAM - MR ROB HIRST | - | 480.00 |
| EFT55725 | 22/10/2009 | ARTSHUB | \$450 for 12 month basic subscription | - | 495.00 |
| EFT55726 | 22/10/2009 | ATC WORK SMART | CASUAL STAFF/APPRENTICE FEES | - | 299.20 |

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|----------|------------|---|--|---|-----------|
| EFT55727 | 22/10/2009 | AUSTRALIAN TAXATION OFFICE | Payroll deductions | - | 95,682.83 |
| EFT55728 | 22/10/2009 | AUSTRALIAN SERVICES UNION WA BRANCH | Payroll deductions | - | 2,223.80 |
| EFT55729 | 22/10/2009 | BARNESBY FORD | VEHICLES/VEHICLE PARTS/REPAIRS | - | 372.60 |
| EFT55730 | 22/10/2009 | ADVANCED TRAFFIC MANAGEMENT | hours Hire of Traffic Control on 25 September 2009 [A0448] (3 Controllers plus 1 vehicle) | - | 21,960.19 |
| EFT55731 | 22/10/2009 | BERTOLA HIRE SERVICES ALBANY PTY LTD | Please supply kange mine digger with oger | - | 242.00 |
| EFT55732 | 22/10/2009 | BEST OFFICE SYSTEMS | PHOTOCOPIER CHARGES - REPAIRS TO LASER PRINTER | - | 240.00 |
| EFT55733 | 22/10/2009 | BLACKWOODS | CANS WHITE DY MARK SPRAY AND MARK PAINT | - | 153.56 |
| EFT55734 | 22/10/2009 | PETER BROWN | REIMBURSEMENT FOR TRAVEL COSTS | - | 77.65 |
| EFT55735 | 22/10/2009 | CAMTRANS ALBANY PTY LTD | square metres (11 packs) Grey Charcoal 190 x 190 permeable pavers | - | 3,663.00 |
| EFT55880 | 29/10/2009 | AAPT LIMITED | TELEPHONE CHARGES | - | 27.50 |
| EFT55881 | 29/10/2009 | ALBANY ADVERTISER LTD | ADVERTISING | - | 1,620.70 |
| EFT55882 | 29/10/2009 | ALBANY VALUATION SERVICES | VALUATION FEE RADIO WEST AND HOT FM NETWORKS MT MELVILLE TOWER | - | 175.00 |
| EFT55883 | 29/10/2009 | TRAVEL TOWER | TREE PRUNING AND REMOVAL FOR HIGH VOLTAGE POWER LINES | - | 4,055.00 |
| EFT55884 | 29/10/2009 | ALBANY STATIONERS | STATIONERY SUPPLIES | - | 28.30 |
| EFT55885 | 29/10/2009 | ALBANY PEST AND WEED CONTROL | bee removal peels place | - | 260.00 |
| EFT55886 | 29/10/2009 | ALBANY INDOOR PLANT HIRE AND SALES | INDOOR PLANT HIRE | - | 970.76 |
| EFT55887 | 29/10/2009 | ALBANY PORT AUTHORITY | MSIC SECURITY CARD - EMMA MARTIN | - | 235.00 |
| EFT55889 | 29/10/2009 | ALBANY QUALITY LAWNMOWING | LAWN MOWING AT LOTTERIES HOUSE | - | 96.00 |
| EFT55890 | 29/10/2009 | ALBANY COMBINED CABS PTY LTD | TAXI FARES FOR SPRUNG (MAGGIE BEER) | - | 36.90 |
| EFT55891 | 29/10/2009 | ALBANY DRIVEWAYS AND CARPARKS | Bitumen of Gate Entry to Coastal Guns | - | 1,232.00 |
| EFT55892 | 29/10/2009 | ANGUS AND ROBERTSON BOOK WORLD | NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY | - | 284.60 |
| EFT55893 | 29/10/2009 | AUSTRALIAN TAXATION OFFICE | CORRECT TAX TO BE PAID FOR PAYROLL #10330 | - | 113.54 |
| EFT55894 | 29/10/2009 | ENVIRONMENTAL HEALTH AUSTRALIA | AUST FOOD SAFETY ASSESSMENT PADS | - | 377.21 |
| EFT55895 | 29/10/2009 | AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA | STAFF TRAINING | - | 2,200.00 |
| EFT55896 | 29/10/2009 | BAREFOOT CLOTHING MANUFACTURERS | Medium Jumpers - BRIG Amity as per usual specifications | - | 1,073.70 |
| EFT55897 | 29/10/2009 | BENNETTS BATTERIES | 200L Drum of Rubia TIR 15w/40 engine oil. | - | 649.44 |
| EFT55898 | 29/10/2009 | ADVANCED TRAFFIC MANAGEMENT | TRAFFIC CONTROL | - | 13,527.48 |
| EFT55899 | 29/10/2009 | BEST OFFICE SYSTEMS | PHOTOCOPIER CHARGES | - | 90.00 |
| EFT55900 | 29/10/2009 | BLOOMIN FLOWERS | FLOWERS | - | 80.00 |
| EFT55901 | 29/10/2009 | BLUE MANNA AUDIO ENGINEERING | RECIPE FOR JAM SETUP & RECORDING COSTS | - | 500.00 |
| EFT55902 | 29/10/2009 | BUNNINGS BUILDING SUPPLIES PTY LTD | CABLE TIES. | - | 18.77 |
| EFT55903 | 29/10/2009 | CAMLYN SPRINGS WATER DISTRIBUTORS | WATER CONTAINER REFILLS | - | 528.00 |
| EFT55904 | 29/10/2009 | SYNERGY GRAPHICS | LINK NEWSLETTER OCTOBER | - | 165.00 |
| EFT55905 | 29/10/2009 | CHAMBER OF COMMERCE AND INDUSTRY WA | AWARD LOCAL GOVERNMENT OFFICERS, AWARD ENTERTAINMENT & BROADCASTING INDUSTRY LIVE THEATRE & CONCERT, AWARD MUNICIPAL EMPLOYEES, AWARD CHILDCARE, AWARD METAL TRADES & AWARD BUILDING TRADES | - | 480.00 |

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| EFT55906 | 29/10/2009 | CHRIS ANTILL PLANNING AND URBAN DESIGN CONSULTANT | Consultancy Fees Albany Central Area Masterplan - 2ND PROGRESS PAYMENT | - | 16,506.60 |
| EFT55907 | 29/10/2009 | COCA-COLA AMATIL PTY LTD | SOFT DRINK FOR ALAC CAFE | - | 350.88 |
| EFT55908 | 29/10/2009 | COLRAY EXHAUST AND TOWBAR | VEHICLE PARTS | - | 130.00 |
| EFT55909 | 29/10/2009 | COLES SUPERMARKETS AUSTRALIA PTY LTD | GROCERIES | - | 205.69 |
| EFT55910 | 29/10/2009 | COUNTRY CARRIERS | FREIGHT CHARGES | - | 243.11 |
| EFT55911 | 29/10/2009 | COVENTRYS | VEHICLE PARTS | - | 161.72 |
| EFT55912 | 29/10/2009 | DOWNER EDI WORKS PTY LTD | TONNES COLDMIX | - | 981.22 |
| EFT55913 | 29/10/2009 | HOLCIM (AUSTRALIA) PTY LTD | TONNES 5MM WASHED METAL | - | 2,590.68 |
| EFT55914 | 29/10/2009 | D & K ENGINEERING | REPAIRS/PARTS | - | 566.50 |
| EFT55915 | 29/10/2009 | MICHELLE DAYMAN | REIMBURSE FOR EVENT CREW VOLUNTEER T-SHIRTS | - | 48.00 |
| EFT55916 | 29/10/2009 | DEAKIN MANAGEMENT CENTRE | MBA RESIDENTIAL UNIT - M WELLER | - | 2,295.00 |
| EFT55917 | 29/10/2009 | 35 DEGREES SOUTH | FEATURE AND CONTOUR SURVEY - PROPOSED NEW BUILDING/CARPARK - AND OUTDOOR NETBALL COURTS - ALAC | - | 1,210.00 |
| EFT55918 | 29/10/2009 | LANDGATE | ORDER AERIAL PHOTO OF CBD ECW IMAGE FOR ALBANY CENTRAL AREA - MASTERPLAN | - | 272.85 |
| EFT55919 | 29/10/2009 | DORALANE PASTRIES | PASTRIES FOR TIMEOUT CAFE | - | 386.92 |
| EFT55920 | 29/10/2009 | DOWN TO EARTH TRAINING & ASSESSING | WHITE CARD TRUDY JACKSON ONLINE WHITE CARD TRAINING | - | 130.00 |
| EFT55921 | 29/10/2009 | EASTERN METROPOLITAN REGIONAL COUNCIL (EMRC) | Registration fees for Steve Ditchburn for Landfill Site Safety Training seminar being held on 14 October 2009 in Perth. | - | 250.00 |
| EFT55922 | 29/10/2009 | ELDERS LIMITED | FENCING REPAIRS | - | 57.23 |
| EFT55923 | 29/10/2009 | MILTON EVANS | MAYORAL ALLOWANCE - FUEL REIMBURSEMENT | - | 692.47 |
| EFT55924 | 29/10/2009 | EYERITE SIGNS | SIGNWRITING/SIGN PURCHASES | - | 814.00 |
| EFT55925 | 29/10/2009 | FARM FRESH WHOLESALERS | CATERING SUPPLIES | - | 196.92 |
| EFT55926 | 29/10/2009 | GRANDE FOOD SERVICE | CATERING FOR TIME OUT CAFE | - | 156.65 |
| EFT55927 | 29/10/2009 | GREAT SOUTHERN GROUP TRAINING | APPRENTICES FEES | - | 10,306.66 |
| EFT55928 | 29/10/2009 | GREAT SOUTHERN PERSONNEL | GARDENING/GROUND SERVICES FOR MONTH OF SEPTEMBER - LOTTERIES HOUSE | - | 78.97 |
| EFT55929 | 29/10/2009 | GREAT SOUTHERN PACKAGING SUPPLIES | CLEANING GOODS | - | 861.79 |
| EFT55930 | 29/10/2009 | CPG RESEARCH AND ADVISORY PTY LTD | GROVE PORTFOLIO ONLINE FEES | - | 11.24 |
| EFT55931 | 29/10/2009 | GSM AUTO ELECTRICAL | VEHICLE PARTS/MAINTENANCE | - | 1,065.25 |
| EFT55932 | 29/10/2009 | HART SPORT | SPORT EQUIPMENT | - | 79.00 |
| EFT55933 | 29/10/2009 | HELEN LEEDER-CARLSON | CREATIVE SENIORS | - | 120.00 |
| EFT55934 | 29/10/2009 | HOBBS SMITH AND HOLMES PTY LTD | For the Memorial Wall; Superintendent and Contract Administrator on behalf of the City of Albany for the delivery of Memorial Wall ANZAC Peace Park. | - | 1,425.60 |
| EFT55935 | 29/10/2009 | HOWARD AND HEAVER ARCHITECTS | VAC - SHINGLE ROOF CLEANING AND REPAIR WORKS | - | 5,851.96 |
| EFT55936 | 29/10/2009 | INSTITUTE OF PUBLIC WORKS ENGINEERING AUST LTD | SYSTEMS PLUS SUBSCRIPTION | - | 275.00 |
| EFT55937 | 29/10/2009 | INTERLINK COMMERCIAL INTERIORS WA - UCI | reconfiguration of existing work stations & supply, delivery install of associated components UCI ref: 090709RP1 | - | 32,780.00 |
| EFT55938 | 29/10/2009 | ISIS CAPITAL LIMITED | MONTHLY LEASE PAYMENT GYM EQUIPMENT | - | 3,494.82 |

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| EFT55939 | 29/10/2009 | JOHN KINNEAR AND ASSOCIATES | LEASE SURVEY DRAWING FOR BELCAP INVESTMENTS PTY LTD | - | 660.00 |
| EFT55940 | 29/10/2009 | JOLLY JOHNS | RADIOWEST AND HOT FM | - | 1,328.40 |
| EFT55941 | 29/10/2009 | KEYNOTE CONFERENCES | FREIGHT CHARGES | - | 1,065.00 |
| EFT55942 | 29/10/2009 | LAWRENCE AND HANSON | Registration fees for Waste & Recycle 2009 Conference | - | 214.28 |
| EFT55943 | 29/10/2009 | LOADTEK AUST | PAINT SUPPLIES | - | 250.53 |
| EFT55944 | 29/10/2009 | LORLAINE DISTRIBUTORS PTY LTD | HYDRAULIC PARTS & SERVICES | - | 134.35 |
| EFT55945 | 29/10/2009 | LOWE PTY LTD | litrs Drum Radiant | - | 320.44 |
| EFT55946 | 29/10/2009 | ALBANY CITY MOTORS | Rates refund for assessment A203026 | - | 451.65 |
| EFT55947 | 29/10/2009 | MEETING MASTERS | VEHICLES/VEHICLE PARTS/REPAIRS | - | 67.00 |
| EFT55948 | 29/10/2009 | MINTER ELLISON LAWYERS | CARBON POLLUTION REDUCTION SCHEME - REGISTRATION | - | 3,006.63 |
| EFT55949 | 29/10/2009 | SR & J MINGONIE | LEGAL COSTS - LEASE GRASMERE WIND FARM | - | 293.04 |
| EFT55950 | 29/10/2009 | JOHN MOIR | Rates refund for assessment A27814 | - | 720.00 |
| EFT55951 | 29/10/2009 | MR MOO DAIRY DISTRIBUTORS | RUBBISH REMOVAL FROM CAPE RICHE - | - | 771.00 |
| EFT55952 | 29/10/2009 | VICKI LEE MOSTERT | JUICE & MILK DELIVERIES | - | 436.54 |
| EFT55953 | 29/10/2009 | LGIS WORKCARE | Rates refund for assessment A37744 | - | 160,490.00 |
| EFT55954 | 29/10/2009 | NATALIE RADIVOJEVIC | INSURANCES | - | 225.00 |
| EFT55956 | 29/10/2009 | ALBANY COMMUNITY PHARMACY | CO-ORDINATION OF MT ROMANCE CENTENNIAL ART PRIZE 2010 | - | 689.94 |
| EFT55957 | 29/10/2009 | OCS SERVICES PTY LTD | FIRST AID KITS COMPLETE | - | 478.50 |
| EFT55958 | 29/10/2009 | OPUS INTERNATIONAL CONSULTANTS LTD | CLEANING SERVICES | - | 3,905.00 |
| EFT55959 | 29/10/2009 | ORICA AUSTRALIA P/L | CULL ROAD SUBDIVISION - CIVIL ENGINEERING SERVICES 14/8/- | - | 963.60 |
| EFT55960 | 29/10/2009 | AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LIMITED | 11/9/2009 | - | 122.76 |
| EFT55961 | 29/10/2009 | PHASE 3 LANDSCAPE CONSTRUCTION PTY LTD | SODA ASH | - | 40,446.00 |
| EFT55962 | 29/10/2009 | POWELL SECURITY SERVICES | LICENCE FEES | - | 47.74 |
| EFT55963 | 29/10/2009 | PPCA | Memorial Wall; To carry out all conditions of contract C09009 in the | - | 200.86 |
| EFT55964 | 29/10/2009 | PRE-EMPTIVE STRIKE PTY LTD | design and construction of the Memorial Wall. Progress payments will be | - | 55.00 |
| EFT55965 | 29/10/2009 | PRINCESS ROYAL SAILING CLUB | made in accordance with Progress Certificates issued by the | - | 5,500.00 |
| EFT55966 | 29/10/2009 | PRODESIGN LIGHTING PTY LTD | Superintendent and signed off by the Principal | - | 95.00 |
| EFT55967 | 29/10/2009 | PROMACO GEODRAFT CARTOGRAPHERS | SECURITY SERVICES | - | 361.25 |
| EFT55968 | 29/10/2009 | REEVES AND COMPANY BUTCHERS PTY LTD | MUSIC ON HOLD EXTERNAL LINES 1/11/2009 - 31/10/2010 | - | 500.00 |
| EFT55969 | 29/10/2009 | REECE PTY LTD | MODIFY MAP ON BACK OF AUSSIE DRAWCARDS | - | 114.79 |
| EFT55970 | 29/10/2009 | SCHWEPPE AUSTRALIA | COMMUNITY EVENTS FINANCIAL GRANT | - | 522.73 |
| EFT55971 | 29/10/2009 | SECUREPAY PTY LTD | 400MM MIRROR BALL - TOWN HALL EQUIPMENT | - | 56.03 |
| EFT55972 | 29/10/2009 | SEEK LIMITED | DRAFTING SERVICES AMEND EXISTING ALBANY & SURROUNDS MAP | - | 198.00 |
| EFT55973 | 29/10/2009 | THE SINGING TREE ALBANY | CATERING SUPPLIES | - | 436.07 |
| EFT55974 | 29/10/2009 | SKILL HIRE | Lengths of 6m x 90mm storm water pipe | - | 4,733.57 |
| | | | SOFT DRINK SUPPLIES | - | |
| | | | WEB PAYMENTS TRANSACTION FEE | - | |
| | | | SEEK JOB AD | - | |
| | | | JUNIOR BOOK PURCHASE POPULAR AND REPLACEMENT TITLES | - | |
| | | | CASUAL STAFF-AW ROBERTS | - | |

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| EFT55975 | 29/10/2009 | STEPHEN SLACK | Rates refund for assessment A88084 | - | 2,996.43 |
| EFT55976 | 29/10/2009 | SOUTHERN ELECTRICS | ELECTRICAL REPAIRS/MAINTENANCE | - | 117.70 |
| EFT55977 | 29/10/2009 | SOUTHERN TOOL & FASTENER CO | HARDWARE SUPPLIES | - | 237.41 |
| EFT55978 | 29/10/2009 | SOUTHWAY DISTRIBUTORS (WA) PTY LTD | CATERING GOODS | - | 2,607.29 |
| EFT55979 | 29/10/2009 | SOUTH COAST NATURAL RESOURCE MANAGEMENT INC | ENVIRONMENTAL COMMUNITY GRANT FUNDING FOR PROTECTING FLORA AND THREATENED FAUNA - PALLINUP RESERVE | - | 5,500.00 |
| EFT55980 | 29/10/2009 | STATEWIDE BEARINGS | VEHICLE PARTS | - | 233.73 |
| EFT55981 | 29/10/2009 | KIM STANTON | VEHICLE MILEAGE ALLOWANCE JULY - OCT 09 | - | 208.82 |
| EFT55982 | 29/10/2009 | STIRLING CONFECTIONERY PLUS | CONFECTIONERY SUPPLIES | - | 475.52 |
| EFT55983 | 29/10/2009 | ALBANY LOCK SERVICE | LOCK SERVICE FEES | - | 470.45 |
| EFT55984 | 29/10/2009 | ALBANY IGA | GROCERIES | - | 190.02 |
| EFT55985 | 29/10/2009 | KENNA SUTHERLAND | REIMBURSE FUEL | - | 66.39 |
| EFT55986 | 29/10/2009 | SWAN VALLEY OASIS | 1 nights accommodation for Landfill Site Safety Training for Steve Ditchburn | - | 150.00 |
| EFT55987 | 29/10/2009 | T & C SUPPLIES | HARDWARE SUPPLIES | - | 1,002.96 |
| EFT55988 | 29/10/2009 | THE NAKED BEAN COFFEE ROASTERS | COFFEE SUPPLIES FOR ALAC CAFE | - | 189.00 |
| EFT55989 | 29/10/2009 | TRUCKLINE | VEHICLE PARTS | - | 103.22 |
| EFT55990 | 29/10/2009 | ALBANY TYREPOWER | TYRE PURCHASES/MAINTENANCE | - | 1,128.50 |
| EFT55992 | 29/10/2009 | ALBANY & GREAT SOUTHERN WEEKENDER | ADVERTISING FOR SENIORS WELLNESS EXHIBITION 2009 IN 4 PAGE WRAP | - | 943.40 |
| EFT55993 | 29/10/2009 | WA LOCAL GOVERNMENT ASSOCIATION | Single column lineage advertisement for lookout lease with City of Albany logo in West Australian on 19 September 2009 in Local Government Notices section. | - | 493.21 |
| EFT55994 | 29/10/2009 | LANDMARK LIMITED | 8 x SL Dupo incide | - | 3,294.86 |
| EFT55995 | 29/10/2009 | WESTCOAST PRINT AND PROMOTIONS PTY LTD | 1 YEAR SUBSCRIPTION TO THE AUSTRALIAN TRANSPORT & MACHINERY MAGAZINE | - | 49.95 |
| EFT55996 | 29/10/2009 | WESTERN WORK WEAR | SAFETY WORKWEAR | - | 182.00 |
| EFT55997 | 29/10/2009 | ZENITH LAUNDRY | LAUNDRY SERVICES/HIRE | - | 75.09 |
| EFT55998 | 29/10/2009 | ZIPFORM | PROGRAMMING, TESTING & SAMPLES, APPEND DPID TO DATA, DATA CONVERSION TO XEROX FORMAT, LASER SETUP, LASER PRINT, INSTER NOTICE, POST LODGEMENT FEE, POSTAGE, MATERIALS & HANDLING | - | 3,104.46 |
| EFT55999 | 29/10/2009 | ALBANY SCREENPRINTERS & SIGNWRITERS | SUPPLY & PRINT ALBANY CLASSIC SHIRTS | - | 115.50 |
| EFT56000 | 29/10/2009 | JASMIN FERRY | TRAINING REIMBURSEMENTS | - | 75.00 |
| EFT56001 | 29/10/2009 | THE NATHAN DREW MEMORIAL TRUST FOR COASTAL SAFETY | MANUFACTURING 6 SILENT ENTRIES AND UPGRADING TO INCLUDE EPIRB DEVICE ALONG WITH WARNING SIGNS, BEACON LIGHT AND NEW YELLOW AND ORANGE FLOATS | - | 6,270.00 |
| | | TOTAL | | - | 2,534,292.19 |

MINUTES
SENIOR ADVISORY COMMITTEE MEETING
HELD IN THE CITY OF ALBANY CIVIC ROOM - THURSDAY 15TH OCTOBER 2009

0.0 Meeting to commence at: 10:04am

1.0 Chair:

Cr Don Dufty Councillor West Ward

Attendees:

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| Tricia Martin | COA Community Development Officer |
| Michael Calton | National Seniors Australia |
| Colleen Tombleson | Lions Community Care |
| John Beamon | Albany Sub-Branch RSL |
| Middy Dumper | Seniors Community Representative |
| Esme' Justins | Albany Breaksea Ladies Probus Club |
| Kim Buttfield | WA Country Health Service (Injury Prevention) |
| David Mattinson | Association of Independent Retirees |

2.0 Apologies:

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| Ray Crocker | Over 50's Recreation Association |
| Celia Barnesby | Senior Citizen Centre (Meals on Wheels) |

3.0 Guests:

Tammy Flett – City of Albany Community Development Officer – Youth (discussing Albany Crime Prevention Plan)

4.0 Disclosure of Interest:

Nil

5.0 Confirmation of Previous Minutes:

Motion: That the minutes of the previous meeting held on the 17th September 2009 are confirmed to be a true and accurate record of proceedings.

Moved: John Beamon
Seconded: Michael Calton
Carried: 7/0

6.0 Business Arising from the Previous Minutes:

6.1 Albany Crime Prevention Plan Consultation

Tammy Flett, the City's Community Development Officer – Youth workshopped the Albany Crime Prevention Plan. Any feedback or suggestions on the plan can be submitted by the end of October to Tricia Martin who will forward them to Tammy. The SAC will have another opportunity to comment on the plan during the public comment phase.

6.2 Albany Central Area Masterplan Working Committee

SAC representative for the Central Area Masterplan Working Committee, Kim Buttfield provided an update on the meeting held. Please find report attached.

6.3 Celebration of SAC – Civic Function

The Committee agreed to request that the Civic Reception to celebrate 10 years be held as a morning tea on Friday 11th December 2009 at 10am. The committee is aware that Mayor Milton Evans will not be able to attend and that Deputy Mayor Des Wolfe would be his replacement.

Motion

That the Seniors Advisory Committee meeting scheduled for the 17th December 2009 be replaced with the Civic Reception that is recommended to be held on Friday 11th December 2009 at 10am.

***Moved: Esme Justins
Seconded: Kim Buttfeld
Carried: 8/0***

6.4 Seniors Wellness Expo

A debriefing session with the Seniors Expo Committee will occur in approximately 3-4 weeks that will finish the evaluation process that Kim Buttfeld has volunteered to perform.

Some suggestions from the Seniors Advisory Committee to add to the evaluation included:

- The publicity for the event wasn't released early enough or wide enough
- The sound wasn't clear for the entertainment area PA system – acoustics are terrible
- Seniors felt that the name Wellness Expo wasn't appropriate and should have been Information Expo.

7.0 Correspondence In:

Nil

8.0 Correspondence Out:

- Thank you letter to Terry White – Main Roads Department for attending SAC meeting to discuss traffic issues on North Road.
- Thank you letter to Kevin Ketterer – City of Albany for attending SAC meeting to discuss traffic issues on North Road.

9.0 New Agenda Items:

9.1 Appointment Process for the City of Albany Seniors Advisory Committee

The appointment process has been advertised and we have had a few enquiries and a few expressions of interest submitted. The new committee should be ratified by Council in November however the current committee can continue to meet until this time.

9.2 Seniors Advisory Committee Meeting Action Sheet

A copy of an action sheet (attachment 2) was distributed and discussed. The committee agreed that it was a good idea and that it could be used in the meeting agenda and minutes to

represent the "Business Arising from the Previous Minutes" section as it would ensure that nothing is missed out.

The SAC action sheet has been developed from the previous 2 years of committee minutes.

10.0 General Business:

10.1 Albany Women's Rest Centre

The City of Albany is funding \$15,000 and we have obtained a further \$32,000 from Lotterywest that need to be expended by April 2010 to renovate the Women's Rest Centre located at the bottom of York Street however the entire renovation project is estimated at over \$100,000 so funds are still being sought.

10.2 Harvey Norman Access Points

Don Dufty has followed up on this matter and will continue to follow up until a solution has been implemented. There was suggestion that a meeting between Main Roads, Centro and The City of Albany had been organised however after investigation into this Don received notification that the City was unaware of the proposed meeting.

Kim Buttfeld indicated that this item has been discussed at the Roadwise Committee and that there was a paper trail relating to this item.

10.3 Flashing Lights near Schools

This item is part of the action sheet and will remain on it until an action is agreed to. A letter has been submitted to the state police department as the City of Albany indicated that this subject was their responsibility.

Michael Calton has researched 2 areas (Ravensthorpe and Middle Swan) that have installed flashing light systems and indicated that they were installed at a cost of \$20,000 each.

10.4 Albany Seniors Recreation Directory

Kim Buttfeld has indicated that the Albany Seniors Recreation Directory is due to be reprinted however hasn't been able to secure the funding through past contributors. Kim has submitted a funding request to the City of Albany through the Community Financial Assistance program and has also sourced other funds through organisations that are advertised in the directory.

10.5 Library Parking

This item is part of the action sheet and will remain on it until an action is agreed to. This item relates to the staff parking bays are the closest bays to the library and that they should be patron bays with the staff parking being further away.

10.6 Respite Centre

Colleen Tombleson updated the Committee regarding the construction of the Respite Centre that is due for completion in December 2009 however there is currently no operational budget and funding is required. Please update your respective committees and organisations regarding this information.

11.0 Next meeting Thursday 19th November 2009 at 10am

12.0 Close 11:58am

**City of Albany
Central Area Master Plan Steering Committee
Summary Notes from September Meetings**

Continued discussion on Cultural and Civic Considerations

Key points:

- Discussion on floor space requirements for civic facilities. Need to ensure the footprints proposed will fit within the area recommended.
- 5678m² required
- Still sufficient area for other land uses to be considered

Seniors Input on Community Centre/Seniors Centre

John provided feedback on consultation regarding community space for seniors.

General comments along the lines of : Meeting place, sitting place, reading place, drop in centre, cater for many community groups. Needs to be central, easy access, lighting and parking.

Consultant and Report

Chris Antill – appointed consultant discussed structure of report. Needed to have objectives, actions, priorities, recommendations and precinct details. Will be working document, not something sitting on a shelf!

To allow time for consultant to collate the both committees workings to date next meeting planned for 21 October.

*Report prepared by:
Kim Buttfield/John Beamon
City of Albany Seniors Advisory Committee
15 October 2009*

Engineers to sort parking

SAC ACTION SHEET
15 October 2009

| ITEM # | DESCRIPTION | INITIAL ITEM DATE | COMMENT | PERSONNEL RESPONSIBLE | STATUS |
|---------------|---|--------------------------|---|------------------------------|-----------------|
| 1 | Dinosaurs Project | 17/01/09 | Update required | | Ongoing |
| 2 | Smoke Alarm Project | 21/02/08 | Project partnership with Mitre 10, Apex and FESA to replace batteries in the smoke alarms of seniors living independently at home | | Check |
| 3 | Workshop on governance and finance for community committee members and relevance to insurance for clubs | 17/04/08 | Suggest to Albany Regional Volunteer Centre to conduct Invitation to COA insurance officer to present to SAC on insurance cover for clubs/groups within COA buildings | | Check |
| 4 | ACROD Bay determinations | 17/04/08 | A committee under the direction of Graeme Bride was conducting a survey relating to the number and location of bays. On completion of the study, the document is to be tabled at SAC "Dob in a Donkey" initiative Follow up with City rangers regarding signage and line marking of ACROD Bays. | | Check |
| 5 | Gopher Workshop / training | 15/05/08 | Suggested that SAC support and assist with the program and that it should occur annually or biannually Request gopher retailers distribute Roadwise user information pamphlets to purchasers | | Ongoing & check |

| | | | | | |
|----|--|---------------------|--|--|-----------------------|
| | | | Request that the COA set a policy on road crossings with input from planning and Ranger services | | |
| 6 | Housing for life | 15/05/08 | Seeking sponsorship / funding | | Check |
| 7 | Mobile phone / Computer program for Seniors | 19/06/08 | The COA was successful in applying for funding to initiate this program | | Check |
| 8 | Communication links regarding retirement Village | 18/09/08 | Guy was to invite COA planning department Rep to attend SAC meeting for discussion | | Check |
| 9 | Information being distributed from GP's to Seniors | 20/11/08 | A letter was to be sent to GP network | | Check |
| 10 | Albany Seniors Expo | 15/01/09 | | | Ongoing |
| 11 | Strategic Planning for Seniors | 2008 | Information Briefing document tabled at meeting | | Complete |
| 12 | City of Albany Pathway Masterplan | 15/01/09 | SAC reviewed and provided comment on the Pathway Masterplan | | Complete |
| 13 | Seniors articles for the Weekender | 15/01/09 | To be an ongoing agenda item | | Ongoing |
| 14 | Library Parking bays | 19/02/09 | Comment made that customers should have the closer bays instead of staff | | Check |
| 15 | 10 year anniversary of the SAC | 19/02/09 | First attempt cancelled due to lack of attendees. Discussion to hold it in December 09 | | Ongoing |
| 16 | Senior Service Directory | 19/03/09 | Comment that it requires revision | | Ongoing |
| 17 | Seniors Transport | 19/03/09 | Committee to explore what similar sized communities are doing to overcome transport problems | | Check |
| 18 | Heartmoves Program | 16/04/09 | Funding to train instructors has been submitted to DSR | | Ongoing |
| 19 | ACROD bay located outside Albany medical centre | 21/05/09 | Referred to the City Centre Masterplan project | | Redirected |
| 20 | City Centre Masterplan | 21/05/09 | Kim Butfield and John Beamon on steering group. Ongoing agenda item until completion of Masterplan | | Ongoing |

| | | | | | |
|----|---|---------------------|--|--|-----------|
| 21 | Safe Crossing points across North road | 18/06/09 | Terry White (Main Roads) and Kevin Ketter (COA) attended SAC and discussed issues. Kevin will provide North Rd design to SAC for comment when ready SAC indicated that they would like to submit a formal letter / recommendation to the appropriate party | | On hold |
| 22 | Invitations from Council | 16/07/09 | Committee members are to provide specific details of when invites were sent late. Tricia will forward these to Stuart Jamieson who will discuss with the Mayor Milton Evans Don Dufty represents the SAC for this project. | | |
| 23 | Albany Crime Prevention Plan | 16/07/09 | Tammy Flett (COA) will workshop plan on 15/10/09 | | Ongoing |
| 24 | Modified Indoor Beach Volleyball for Seniors | 20/08/09 | Funding that was submitted to run the program was unsuccessful | | Cancelled |
| 25 | Increasing Capacity and Networking '1 CAN' Project | 20/08/09 | An application for funding through the Dept of Health and Ageing was successful to run the program aimed at Chronic Condition Self Management. | | Ongoing |
| 26 | SAC Appointment Process 2009 | 15/10/09 | EOI have been requested for the 2009 appointment process of the SAC. | | Ongoing |
| 27 | SAC Terms of Reference review 2009 | 15/10/09 | Upon the 2009 SAC appointment process taking place, the Terms of Reference for the committee will be reviewed. | | Ongoing |



CITY OF ALBANY
2014/15 ANZAC CENTENARY STRATEGY COMMITTEE
REL164 (AM809896)

Minutes for the meeting held at 3:00pm on Wednesday 14 October 2009
in the Margaret Coates Boardroom

DECLARATION OF OPENING 3.00pm

1. ATTENDANCES:

M Evans Mayor
D Price Frederickstown Ward Councillor
K Stanton Vancouver Ward Councillor (from 3.36pm)
D Wolfe West Ward Councillor
L Fraser RSL (Albany sub-branch)
P Aspinall RSL (Albany sub-branch)

P Madigan Executive Director Corporate and Community Services

INVITED GUESTS:

Daphne Cotton
Geoff Hand

APOLOGIES/ RESIGNATIONS

Nil

2. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDATION

THAT the minutes of the 2014/15 Anzac Centenary Strategy Committee Meeting held on the 30th September 2009, as tabled, be CONFIRMED as true and accurate.

MOVED: Cllr D Price
SECONDED: Cllr D Wolfe
CARRIED:5-0

Cllr Price reported on progress with the plantings, including the possibility of incorporating a symbolic planting as part of the dedication.

3. DISCLOSURES OF INTERST

Nil

Geoff Hand indicated he may have interests in the future, due to his being:

- Regimental Colonel RWAR
- Business Consultant in Business and Tactics, involving local government, State and Federal governments and politicians
- Share Holder – Gallipoli 100
- Consultant – Military History Tours
- Member – Standby Reserve in the Army

Brigadier Hand circulated a copy of his biography, which is attached to the minutes.

4. ITEMS FOR DISCUSSION

4.1 Progress with Anzac Peace Park Dedication (24 April 2010)

The program was discussed, and the following suggestions were made for incorporation in the program:

- Symbolic Planting involving school captains / head boys / head girls;
- Community representative in the planting and community plaques. Further discussion is required on this suggestion;
- Invitations be extended to Major David Hoskins and Mark Day (The Australian Newspaper);
- City of Albany Band be invited to take part in the program;
- Flags be raised prior to the ceremony, and remain in place throughout the night. During the night the flags would need to be illuminated, and therefore temporary floodlights would be required.

Cllr Stanton arrived 3.36pm

4.2 Mt Clarence Infrastructure Improvement Program – Progress Report

An update on the program was presented.

The program, in priority order is:

- Lower Carpark
- Monument Area
- Avenue of Honour Entry

Confirmed that temporary railings would be installed for Dawn Service 2010.

Suggested that the Military Museum (Fremantle) be contacted and invited to undertake historical research to aid in the interpretation of the lower car park area. Contact pint: Curator, Wayne Gardiner.

4.3 Consultants brief for managing the 2014/15 program of events

To facilitate development of brief, Peter Aspinall will provide contact details for Jay McDaniel.

4.4 Risk management plan for 2010 Event and MOU on roles and responsibilities

The Risk Management Plan is in the initial stages, and is being gradually worked through.

- MOU - RSL need to progress ANZAC Day Planning
- Lotterywest funding not known until March 2010, although informal advice will be provided in February. It is necessary to determine who will be responsible for particular tasks / functions.
 - Should funding not be received to the level requested, the fall back position will be identified in the Risk Management Plan.

4.5 Update on Event Patron

Laurie Fraser reported he has attempted to contact General Jeffery. He has left message and is awaiting return call.

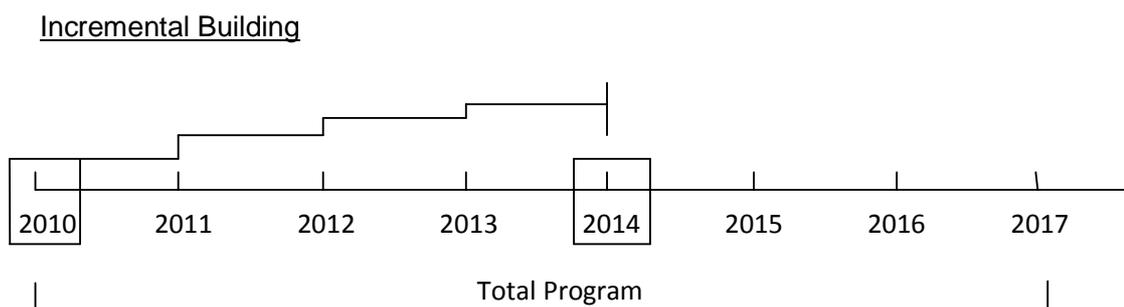
Mr Fraser provided General Jeffery's contact details to enable a formal invitation to be extended by the City for him to become patron of the event.

Kim Beasley declined the offer to be patron due to his posting to Washington, but is prepared to suggest other names for possible patrons, if required.

4.6 Organisational Structure – Merits of an independent Board

Peter Aspinall, Jon Berry and Daphne Cotton have discussed the formation of an independent board, and recommended that a board not be put in place at this time, as it would form a distraction to the 2010 ANZAC Day celebrations.

Geoff Hand diagrammatically outlined the total program as follows:



CITY OF ALBANY
2014/15 ANZAC CENTENARY STRATEGY COMMITTEE
Minutes for the meeting held at 3:00pm on Wednesday 14 October 2009
in the Margaret Coates Boardroom

The Committee is currently working on both the strategic and tactical level.

Recommendation:

In relation to the possible formation of a Board, the City is to investigate board structures, and all associated details, including (but not limited to): membership, terms of reference, delegations, resourcing, sources of funding, etc.

Moved: Cllr Wolfe
Seconded: Mayor Evans
Carried 6 – 0

4.7 Layout of Peace Park

The City is to provide details to the RSL in relation to the position of the Memorial Wall.

5. ITEMS TO BE DISCUSSED AT NEXT MEETING

- Feedback on Protocols – Department of Veteran Affairs
- Plantings
- Program – ANZAC Peace Park Dedication
- Community Plaques
- Consultant's Brief
- Risk Management Plan – Progress
- Event Patron
- Independent Board – Structure
- Access to western end – ANZAC Peace Park

6. DATE OF NEXT MEETINGS

25th November 2009

7. CLOSURE OF MEETING

There being no further business to discuss, the meeting closed at 4.45pm



MINUTES

CITY OF ALBANY COMMUNITY FINANCIAL ASSISTANCE – COMMITTEE MEETING

Friday 9th October 2009 @ 1.00pm
City of Albany Council Chambers, North Road, Yakamia

1.0 MEETING COMMENCED : 1.12pm

2.0 ATTENDANCE

Committee: Mayor M Evans
Cllr D Wolfe
Cllr J Matla
Cllr D Price

Officers: David Schober – Executive Manager Community Services

Apologies: Peter Madigan – EDCCS

Members of the public: 0

3.0 OPEN FORUM

- Nil

4.0 DISCLOSURE OF FINANCIAL INTEREST

Cr D Price – Item 4.1
Impartiality Interest
Member of Princess Royal Sailing Club.

Mayor M Evans – Item 4.1
Impartiality Interest
Wife is a member of Light Opera Company
Member of the Princess Royal Sailing Club.
Patron of City of Albany Band

D Schober – Item 4.1
Impartiality Interest
Wife's business leases space through Boatshed Markets with Albany Maritime
Foundation

5.0 CONFIRMATION OF MINUTES – 19 JUNE 2009

RECOMMENDATION:

THAT the minutes of the Community Financial Committee meeting held on 19 June 2009, be CONFIRMED as true and accurate record of proceedings.

**MOVED: Cllr Matla
SECONDED: Cllr Price
CARRIED: 4-0**

6.0 RATE SUBSIDIES - 2009/2010: COMMUNITY & SPORTING ORGANISATIONS

OFFICER RECOMMENDATION:

THAT the level of subsidies for the organizations detailed below be 100% of rates levied for 2009/2010;

| ASSESS | BILLING NAME | TOTAL SUBSIDY |
|---------|---|---------------------|
| A104446 | Senior Citizens Centre | \$6,512.51 |
| A116479 | North Albany Football club | \$4,299.77 |
| A124369 | Albany Girl Guides Assn | \$2,011.59 |
| A130471 | Albany Maritime Foundation | \$4,497.91 |
| A133873 | Albany Athletics Group | \$2,363.61 |
| A136770 | Albany Golf Club | \$17,727.11 |
| A140446 | Albany Model Railway | \$1,741.63 |
| A14758 | Albany Harness racing Club Inc | \$5,531.86 |
| A14780 | Albany Italian Club | \$2,061.88 |
| A149179 | Albany Club Inc (1932) | \$6,537.66 |
| A155029 | Emu Point Sporting Club | \$3,671.15 |
| A156611 | Albany Light Opera & Theatre Company | \$1,569.04 |
| A157843 | Spectrum Theatre Inc | \$2,301.26 |
| A161280 | Albany Bowling Club | \$3,570.57 |
| A161537 | Albany Bridge Club Inc | \$2,413.90 |
| A162430 | Jaycees Whaleworld (museum & shed only) | \$3,303.52 |
| A171336 | Albany Sprint Kart Club | \$799.26 |
| A174427 | Albany Equestrian Centre | \$8,951.56 |
| A176287 | Stirling Club Inc | \$7,543.45 |
| A179378 | Albany Boating & Offshore Fishing Club | \$2,212.75 |
| A185660 | Albany Taoist Tai Chi Society | \$2,301.26 |
| A187399 | Albany Speedway Club | \$1,204.01 |
| A204721 | Albany Model Aero Club | \$1,986.44 |
| A204735 | Albany Enterprise Group | \$4,916.32 |
| A30213 | City of Albany Band Inc | \$1,483.55 |
| A50479 | Merrifield park tennis Club | \$804.63 |
| A5879 | Lower King Community Kindergarten | \$2,401.33 |
| A6037 | King River Recreation Centre | \$3,329.18 |
| A64785 | South Coast Country Music Club Inc | \$614.81 |
| A64799 | Riverview Country Club | \$1,961.30 |
| A64820 | Princess Royal Sailing Club | \$7,090.84 |
| A64866 | WA Veteran Car Club | \$1,740.02 |
| A64947 | Albany Rowing Club | \$2,428.99 |
| A65539 | Green Range Country Club | \$2,873.55 |
| A65999 | King River Horse & Pony Club | \$3,027.44 |
| A6791 | Albany Racing Club Inc | \$3,168.25 |
| A74354 | Scout Assoc of WA | \$1,388.00 |
| A74368 | Lawley Park Tennis Club | \$864.48 |
| A79732 | Albany Play Group Incorporated | \$739.26 |
| A82145 | Albany Kindergarten | \$1,332.68 |
| A84446 | Middleton Beach Bowling Club | \$4,314.85 |
| A92223 | Railways Football Club | \$3,087.79 |
| A92354 | Royals Football Club | \$2,831.31 |
| A96087 | Great Southern Soccer Assoc | \$2,599.98 |
| A96429 | TS Vancouver Naval Cadets | \$1,760.14 |
| A97368 | Albany Women's Institute | \$784.52 |
| | | \$150,656.90 |

MOVED: Clr Wolfe
SECONDED: Mayor Evans
LOST: 1-3

AMENDED RECOMMENDATION:

That the recommendation for the level of subsidies for the organisations detailed above be laid on the table until validated by staff, as to which applicants are businesses or not for profit organisations. If they are a business 0% subsidy will apply.

AND

That staff determine which organisations have a bar or the ability to raise money through a bar service, have a 10% reduction to the subsidy applied.

**MOVED: Mayor Evans
SECONDED: Clr D Price
CARRIED: 4-0**

Reason: It is considered that it is more equitable to all community organizations for those organizations which are businesses, or which have revenue generating opportunities, to receive a lesser level of subsidy

7.0 APPLICATION FOR FINANCIAL ASSISTANCE – ALBANY PLAYGROUP ASSOCIATION INC. COMMUNITY FACILITIES FUND

During the last round of applications for financial assistance, the Albany Playgroup Association Inc applied for a grant of \$10,000 to install synthetic lawn and soft fall matting under the play equipment.

The Association had also applied to GSDC through the Royalties to Region Scheme for total funding of the project (\$12,781).

The Committee determined -

‘That financial assistance for the Albany Playgroup Association Inc be deferred pending the outcome of their Great Southern Development Commission application’

The Association has now confirmed that the application to GSDC has been declined, and has asked for its request to be reconsidered.

Should the Committee agree to reconsider this application at this time, the balance available in the Community Facilities allocation for Round 1, 2009/2010 is \$8,102, and it is considered an appropriate allocation to the Association towards this project would be in the vicinity of \$7,500.

MOTION

That the Albany Playgroup Incorporated listed in Item 4.1 needs confirmation as to whether or not it is the same organization as the Albany Playgroup Association Inc.

AND

That the application for Financial Assistance from the Albany Playgroup Association Inc be reconsidered in the second round of the Community Financial Assistance.

**MOVED: Mayor Evans
SECONDED: Clr D Price
CARRIED: 4-0**

8.0 CLOSURE

Meeting closed at 1.25pm

WORKS & SERVICES

Agenda Item Attachments

**Lower Denmark Road Reconstruction &
Widening - Tender Review & Evaluation.**
City of Albany
Contract C09019
Prepared by Graham Steel

*Tender Evaluation
Contract C09019
City of Albany*

Lower Denmark Road Reconstruction & Widening Tender Review & Evaluation

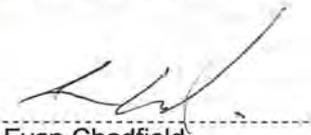
Prepared by Graham Steel

Prepared By



Graham Steel
Project team Leader

Reviewed By



Evan Chadfield
Branch Manager

Opus International Consultants (PCA) Ltd
Albany Office
Albany House
125 York Street, Albany WA 6330
PO Box 5236, Albany, WA 6332

Telephone: +61 8 9842 6155
Facsimile: +61 8 9842 6055

Date: 2nd November 2009
Reference: WAAY0082
Status: Final

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1 Introduction

The City of Albany issued Invitations to Tender for a contract to reconstruct and widen the Lower Denmark Road

The Tender date closing details were 2.00pm on Tuesday 27th October 2009.

Five Contractors submitted bids. In order of opening these were from:

- (a) Tricoast Holdings Pty Ltd
- (b) Armogedin Pty Ltd (Great Southern Sands)
- (c) Mako Civil Pty Ltd
- (d) A. D. Contractors Pty Ltd
- (e) Palmer Earthmoving (Australia) Pty Ltd

2 Inspection of Tenders Received

An initial inspection of the received bids indicated the following:

| Contractor | Lump Sum Tender Price |
|--|--------------------------|
| Tricoast Holdings Pty Ltd | \$ 759,833.80 incl. GST |
| Armogedin Pty Ltd (Great Southern Sands) | \$ 908,610.00 incl. GST |
| Mako Civil Pty Ltd | \$1,143,670.00 incl. GST |
| A. D. Contractors Pty Ltd | \$ 947,181.96 incl. GST |
| Palmer Earthmoving (Australia) Pty Ltd | \$ 850,592.93 incl. GST |

Opus completed arithmetic checks on all tenders submitted, as per the attached spreadsheet. We confirm all prices for Tricoast Civil, Mako Civil and A.D. Contractors submitted were correct. Insignificant errors (to the review process) were identified with the Great Southern Sands and Palmer Earthmoving submissions. We did not notify of the errors as they affect the outcome of the evaluation. It must be noted that Tricoast did not complete sections for miscellaneous costs for both parts of the tender.

2.1 Initial Inspection of Individual Tenders

(a) Tricoast Holdings Pty Ltd:

- Covering letter submitted with tender indicates that conditions and qualifications apply to the tender.
- Forms 1, 3, 6, 7 and 8 returned and signed.
- Provided (form 2) information for insurances.
- List (form 4) of Proposed Suppliers and Subcontractors is provided
- Provided (form 5) equipment / manpower listing.
- Claiming Regional Price Preference.
- Not intending to provide goods or services from another country.
- A Daywork Schedule of Labour rates has been included.
- A priced Schedule of Plant and Equipment has been indicated.
- A method statement for the proposed construction method has been included.
- Provided a list of current works that would be running at time of Lower Denmark Road.
- Contract Programme has been provided.

(b) Armogedin Pty Ltd:

- Forms 1, 3, 6, 7 and 8 returned and signed.
- Provided (form 2) information for insurances.
- List (form 4) of Proposed Suppliers and Subcontractors is provided.

- Provided (form 5) equipment / manpower listing.
- Claiming Regional Price Preference.
- Not intending to provide goods or services from another country.
- A proposed Works Programme has been included (No dates).
- Certificate of registration – Quality management system – ISO 9001:2000

(c) Mako Civil Pty Ltd:

- Covering letter submitted with tender indicates that conditions and qualifications apply to the tender.
- Forms 1, 3, 6, 7 and 8 returned and signed.
- Provided (form 2) information for insurances.
- List (form 4) of Proposed Suppliers and Subcontractors is provided.
- Provided (form 5) equipment / manpower (part of company profile).
- Claiming Regional Price Preference (no value entered).
- Not intending to provide goods or services from another country.
- A method statement for the proposed construction method has been included.
- Provided a list of current works that would be running at time of Lower Denmark Road.
- Programme of Work to Practical completion has been submitted with the tender.
- Company Profile provided.
- A Key Personnel chart has been provided with CV's of leading management.
- Company Plant & Equipment listing provided.
- A list of recent projects undertaken has been provided.
- A Statement of project management is included.
- Provided statements on the Companies Occupational Health and Safety Policy.
- Training, Workplace Relations and public relations statement provided.
- A Statement of the Companies capabilities and experience including road-works.
- Completed projects summary and selected past project information sheets.
- (not evaluated further due to price)

(d) A.D. Contractors Pty Ltd:

- Forms 1, 3, 6, 7 and 8 returned and signed.
- Provided (form 2) information for insurances.
- List (form 4) of Proposed Suppliers and Subcontractors is provided
- Provided (form 5) equipment / manpower listing.
- Claiming Regional Price Preference
- Not intending to provide goods or services from another country.
- A Schedule of Plant and Equipment has been indicated.
- No method statement for the proposed construction method has been included.
- Contract Programme has been provided.
- Provided a list of current works that would be running at time of Lower Denmark Road.
- Provided a brief history of completing similar projects

- (not evaluated further due to price)

(e) Palmer Earthmoving (Australia) Pty Ltd:

- Forms 1, 3, 6, 7 and 8 returned and signed.
- Provided (form 2) information for insurances.
- List (form 4) of Proposed Suppliers and Subcontractors is provided
- Provided (form 5) equipment / manpower listing (part of company profile).
- Claiming Regional Price Preference
- Not intending to provide goods or services from another country.
- A method statement for the proposed construction method has been included.
- Provided a list of current works that would be running at time of Lower Denmark Road.
- No Contract Programme has been provided.
- Company Profile included.
- Provided list of specialised plant
- Provided plant & equipment listing.
- Provided Company Personnel details
- Provided HESQ plan including organisational chart, structure, and OH&S management.
- OH&S, Environmental and Maintenance Policy statements
- Contract Management Plan
- Employee Manual
- Insurance Certificates of Currency.

2.2 Tender Evaluation

| TENDER C09019 - LOWER DENMARK RD RECONSTRUCTION AND WIDENING - NOVEMBER 2009 | | | | | | |
|--|--------------|-------|------------|-----------------|---------------------|-------|
| Tenderer | Tender Sum | Price | Compliance | Program of Work | Regional Preference | TOTAL |
| | | 70% | 10% | 10% | 10% | |
| Tricoast Holdings Pty Ltd | \$ 690,758 | 6.8 | 6 | 8 | 7 | 6.8 |
| Palmer Earthmoving Pty Ltd | \$ 771,619 | 5.8 | 7 | 5 | 7 | 6.0 |
| Armogedin Pty Ltd (GSS) | \$ 825,509 | 5.1 | 7 | 6 | 7 | 5.6 |
| A.D. Contractors Pty Ltd | \$ 861,074 | 4.7 | 7 | 8 | 7 | 5.5 |
| Mako Civil Pty Ltd | \$ 1,039,700 | 2.6 | 7 | 8 | 7 | 4.0 |
| MEAN | \$ 837,732 | | | | | |

Evaluation by: Graeme Hoey (City of Albany) and Graham Steel (Opus Consultants)

3 Section One – Tricoast Holdings Pty Ltd

3.1 Assessment of Bid Submitted by Tricoast Holdings Pty Ltd

- Tricoast Civil is known to have experience in the nature of the work required for the Lower Denmark Road Widening and Reconstruction. This is based on recent subdivisional road construction works both in urban and rural environments.
- Their methodology submitted specifically to support tender shows that they have understood the requirements of the Project.
- Current commitments Tricoast Civil have advised that their resources' will become available in Mid November they have reflected this based on the construction program provided.
- The tender has allowed for claiming regional price preference and for the works Tricoast are proposing to utilise the following local sub contractors :
 - (i) Pioneer Road Services – Bitumen sealing;
 - (ii) Harley Survey Group – survey services;
 - (iii) Palmer Earthmoving - Supply and cartage of gravel;
 - (iv) Bill Gibbs Excavations – minor plant hire;
 - (v) Campbell Contracting – kerbing.
- The program that has been submitted included times required for the key engineering areas for both, widening and reconstruction. An assessment of this would indicate a Contract Period for the Construction would be required in the order of 11 weeks.
- More detail is required for the miscellaneous section of the schedule. Items 9.1 to 9.3 (widening) and 10.1 to 10.4 (reconstruction) were not priced, this was for the reinstatement of line-marking, guideposts and signage. Tricoast Civil will need to clarify further.

3.1.1 Summary for Tricoast Holdings Bid

The submission made by Tricoast Civil will meet the requirements of the Lower Denmark Road Reconstruction and Widening subject to the following matters being addressed;

The miscellaneous section of the schedule to be confirmed for both the widening and the reconstruction sections of the contract.

The program accompanying the tender indicates that the practical completion date required for April 2009 will be achieved. From an overview of the information provided the Tricoast Civil program would gain practical completion at the earliest in late January 2010. Prior to final award, Opus has concerns (Based on previous contracts) that Tricoast Civil may not be able to keep to program. Should Tricoast Civil ultimately be the preferred Contractor for the project then the construction program will need to be closely monitored to ensure compliance and execution of the work plus quality standards met during the works.

There are details to be refined in construction program requirements and discussions / meetings with this Contractor should be arranged to confirm the final program and scope of works. It is probable that in the definition of the final scope of works the Contractor may seek an increase in the lump sum fixed price given in the tender as submitted.

There should however be no further issues arising out of the legalities for the Contract once the scope, price and program for the works have been mutually agreed.



**ASSESSMENT ON MERIT AGAINST SELECTION CRITERIA
INDIVIDUAL EVALUATION WORKSHEET**

CONTRACT C09019 – Reconstruction and Widening of 2.3km Lower Denmark Rd

CONTRACTOR: Tricoast Civil Pty Ltd.....

BUY LOCAL POLICY CLAIMED: YES

| CRITERIA | Weight % | Score 1-10 | Weighted Score | STRENGTHS | RESERVATIONS |
|---|-------------|------------|----------------|--|---|
| Compliance with the tender document | 10 | 6 | | met all requirements | did not fully price schedule items (miscellaneous sections) |
| Price | 70 | 6.8 | | | |
| Program of Work to include Critical Path identification | 10 | 8 | | provided detailed program with dates. Aiming to start as soon as possible. | did not consider holidays (Christmas/New Year) period. |
| City of Albany's Regional Business Preference Policy | 10 | 7 | | locally based company. | |
| TOTAL | 100% | | 6.8 | | |

Name: *Frank Stee* Signature:  Position: *Procurement* Date: *21st Nov 2009*

3.1.2 Selection Criteria – Tricoast Civil

4 Section 2 – Armogedin Pty Ltd

4.1 Assessment of Bid Submitted by Armogedin Pty Ltd (GSS)

- Great Southern Sands (GSS) is a well known local company well known for its earthmoving and civil works experience. The requirements of Widening & Construction for the Lower Denmark Road are within the abilities of this organisation and have been a previously successful contractor on another section of this road.
- The tender has allowed for claiming regional price preference and local industry may be engaged to supply components of the works. The most likely local involvement will be in the survey, traffic management and bitumen surfacing.
- The information provided with the Tender meets the basic requirements for submission.
- GSS have submitted a proposed works programme with the tender. This indicates a 12 week requirement for all construction activity.

4.1.1 Summary for Armogedin Pty Ltd

The overall impression from their submitted bid is that they have considered and priced for scope of work and the requirements for this project. No explicit reference is made to the methodology to be employed in undertaking the works. There is no date provided for when GSS proposes to commence the proposed works and current commitments of the organisation.

If this Contractor ultimately becomes the preferred company to undertake the contract early discussions / meetings need to be arranged to confirm the proposed the start date so that a date can be nominated date for Practical Completion.

4.1.2 Selection Criteria – Great Southern Sands

ASSESSMENT ON MERIT AGAINST SELECTION CRITERIA
INDIVIDUAL EVALUATION WORKSHEET

CONTRACT C09019 – Reconstruction and Widening of 2.3km Lower Denmark Rd

CONTRACTOR: Great Southern Sands.....

BUY LOCAL POLICY CLAIMED: YES

| CRITERIA | Weight % | Score 1-10 | Weighted Score | STRENGTHS | RESERVATIONS |
|---|-------------|------------|----------------|---|-------------------|
| Compliance with the tender document | 10 | 7 | | | |
| Price | 70 | 5.8 | | | |
| Program of Work to include Critical Path identification | 10 | 6 | | Program provided to determine duration of works | No dates included |
| City of Albany's Regional Business Preference Policy | 10 | 7 | | locally based company. | |
| TOTAL | 100% | | 5.6 | | |

Name: *Azhan Steel* Signature: *[Signature]* Position: *Ops Lead/Lead* Date: *2nd Nov 2009*



5 Section 3 – Palmer Earthmoving (Australia) Pty Ltd

5.1 Assessment of bid Submitted by Palmer Earthmoving (Australia) Pty Ltd

- Palmer Earthmoving Pty Ltd operations cover a range of civil engineering projects. Company track record includes a mixture of road construction works, drainage, clearing, dam / reservoir construction with gravel and sand supply. Client base includes Plantation Energy, ITC, City of Albany, Water Corporation, Main Roads WA, Verve Energy and various regional shire councils.
- The company management structure has been provided but no staff at this stage is nominated to undertake the particular project.
- Curriculum Vitae have been provided for all personnel. All personnel listed include experience, skills and qualifications.
- The tender submission includes as part of the Company Profile information incorporating HSEQ planning, Environmental Management and Occupational Safety and Health Management aspects.
- The tender has allowed for claiming regional price preference and local industry and will subcontract some aspects of the works to local business.
- The methodology statement does show a clear understanding of the whole content of construction works. However no program was provided to show an overall time requirement for the contract.
- The resources information confirms that the company owns most of its own equipment and has little dependency of subcontract and external hire for the majority of its plant requirements.

5.1.1 Summary for Palmer Earthmoving (Australia) Pty Ltd

The tender submitted by Palmer Earthmoving Pty Ltd does conform to the requirements of the conditions of tender.

If this Contractor ultimately becomes the preferred company to undertake the contract early discussions / meetings need to be arranged to provide a proposed program of works so that a date can be nominated date for Practical Completion.



**ASSESSMENT ON MERIT AGAINST SELECTION CRITERIA
INDIVIDUAL EVALUATION WORKSHEET**

CONTRACT C09019 – Reconstruction and Widening of 2.3km Lower Denmark Rd

CONTRACTOR: Palmer Earthmoving Pty Ltd.....

BUY LOCAL POLICY CLAIMED: YES

| CRITERIA | Weight % | Score 1-10 | Weighted Score | STRENGTHS | RESERVATIONS |
|---|-------------|------------|----------------|------------------------------|-----------------------------|
| Compliance with the tender document | 10 | 7 | | <i>met all requirements</i> | |
| Price | 70 | 5.8 | | | |
| Program of Work to include Critical Path identification | 10 | 5 | | <i>methodology included</i> | <i>no program submitted</i> |
| City of Albany's Regional Business Preference Policy | 10 | 7 | | <i>locally based company</i> | |
| TOTAL | 100% | | 6.0 | | |

Name: *Andrew Steel* Signature: *[Signature]* Position: *Opus Consultant* Date: *2nd Nov 2009*

6 Recommendation

6.1 Recommendation

The recommend is that Tricoast Holdings Pty Ltd (Tricoast Civil) is accepted subject to providing clarification on cost for the Items 9.1 to 9.3 (widening) and 10.1 to 10.4 (reconstruction) which were not priced in their submission of the tender, this was for the reinstatement of line-marking, guideposts and signage. This will need to be undertaken before the award of contract.



Council Policy

Graffiti Management

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Version: dd/mm/yy
Maintained By: Project Office
Document Reference: MAN186/Synergy Ref:

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

Revision Status

| Revision No | Status | Distribution | Issue Date | Comment |
|-------------|-------------|--------------------------------|------------|--|
| 01 | Preliminary | Examples: Council Agenda dated | | Working document |
| 02 | Draft | Council minutes dated | | Draft document no adopted |
| 03 | Adopted | | | Adopted by Council date and/or endorsed by CEO |
| 04 | Reviewed | | | Revision date, Council adopted reference |

Objective

1. The City of Albany recognises that graffiti vandalism is a costly community problem in terms of monetary loss, environmental vandalism and social discord. In an effort to reduce the effects of graffiti in the community the City acknowledges that there are three elements in the management of graffiti vandalism. These are timely removal, community education and providing appropriate recreational activities for the artistically challenged.

Scope

2. The Graffiti Management Policy has been formulated to enhance the City of Albany's environment by minimising the impact of graffiti. This policy provides the framework through which the City will respond to ongoing prevalence of graffiti in the Local Government area. This policy applies to all areas encompassing the municipality of Albany.

Definitions

3. The key term used in the policy.

| | |
|-----------------|--|
| Graffiti | Means any inscription, word, figure or word design that is marked, etched, scratched, drawn, sprayed, painted, pasted, applied or otherwise affixed to or on any surface of any assets and includes any remnants of same such as adhesives, glues, tape, shadows or colour variation remaining after removal |
|-----------------|--|

Policy Statement

4. The City will clean, remove or cover all graffiti on City of Albany free hold owned buildings, fences and structures that are within or constitute boundaries of all reserves under the care and control of the City, including but not exclusively parks, reserves, public access ways and road reserves.
5. The City will promote graffiti removal and disseminate information throughout the community, including schools, on various issues surrounding graffiti and its criminality.
6. The City will work with existing agencies to promote and develop a range of affordable, accessible and relevant community activities that contribute to the alleviation of boredom and feelings of alienation that may lead to petty crimes, such as graffiti vandalism.
7. The City's Graffiti Management Policy is based on the following principals:
 - The need for a holistic program that considers a broad range of community interests including removal of graffiti from private property;
 - Community concerns about graffiti and owner/occupier rights to graffiti free assets;

- That the community needs a legitimate means by which to display artistic expression and notices of community interest for the purpose of social, political and environmental comment;
- The careful management of the placement of posters and notices on any City public and private assets;
- Ensuring graffiti management strategies are efficient and cost effective;
- The importance of community consultation and solutions relating to graffiti and programs for youth;
- The need to involve all departments within Council and key government agencies regarding innovations to deter graffiti by way of design and planning concepts; and
- Optimise the four key elements to minimise the impact of graffiti; these elements include prevention, continual removal, prosecution and education.

Legislative and Strategic Context

8. Whilst it is not possible to eliminate graffiti altogether, the City has adopted a variety of strategies to reduce illegal graffiti. These strategies aim to:
 - Prevent a reoccurrence of illegal graffiti through rapid removal;
 - Educate the community about illegal graffiti;
 - Prevent reoccurrence of illegal graffiti through prosecution of offenders;
 - Provide local opportunities to the community to display notices and posters of community nature;
 - Lessen the negative financial and social impact of illegal graffiti; and
 - Reduce the fear of crime in the community.
9. The City's Graffiti Management Policy will be implemented focusing on the following fundamentals:
 - Removing graffiti from City asset "hot spots" on a regular basis;
 - Regular inspections and removal of graffiti on City assets within 5 days;
 - Provide a "graffiti initiative" to assist the community removing graffiti from private residences;
 - Promoting the "Goodbye Graffiti" website for the community to report graffiti;

- Promote reporting of graffiti to the local police by the community; and
- Provide community notice boards in key areas for the display of community information.

Graffiti Strategy Guidance

10. In order to combat graffiti on City assets, the City will implement the following:
 - The City will inspect “hot spots” regularly and remove graffiti as soon as possible of identification of the site; and
 - The City will inspect all other streets and assets and remove graffiti as soon as possible of identification of the site.
11. To assist the community in reducing graffiti occurrences, the City will educate the community on the following areas:
 - **Target hardening** - Making it difficult for the graffiti vandals to damage property by utilising anti-graffiti paints or climbing plants on walls and fences.
 - **Rapid removal** - The sooner graffiti is removed from property the less chance of being targeted again.
 - **Reporting** – The immediate reporting acts of vandalism, witnessed or any other relevant information directly to:
 - The Police on 9892 9300, or
 - The Goodbye Graffiti Hotline on 1800 442 255, or
 - Graffiti reporting form located at www.goodbyegrffiti.wa.gov.au.
 - **Adopt a Community Asset** - A site within the community which is frequently vandalised, a community group or club can take “control” of the asset as a project to report on for a year.
 - **Helping others** - If a property is graffiti damaged by vandals previously, initiate an education of a neighbour on how to protect the property from further graffiti vandalising.

Review Position and Date

12. This policy is to be reviewed by:

The Executive Director Works and Services on or before 30/6/2010.

Associated Documents

13. The following documents are applicable to this policy:

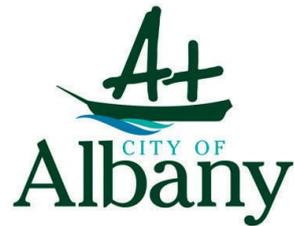
- Community Flyer - Graffiti Initiative (Commercial).
- Community Flyer – Graffiti Busters (Residential).

CEO Authorisation: _____

Date: ___/___/_____

GENERAL MANAGEMENT SERVICES

Agenda Item Attachments



Council Policy

Processing Planning Applications

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Adoption Date: 21 July 2009
Adoption Reference: Item 16.1.1
Review Date: 21 June 2010
Maintained By: Graeme Bride
Document Reference: NP099015

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

Objective

The purpose of this policy is to provide guidance to the development industry, public and staff charged with processing development applications.

The primary objectives of the Policy are:

- To ensure sufficient information is lodged to facilitate an informed decision;
- To promote a transparent planning process; that the community and the development industry can have confidence in; and
- To facilitate industry, community and regulator engagement.

Scope

The policy applies to all applications for planning scheme consent lodged with the City.

Policy Statement

All applications for Planning Scheme Consent received by the City of Albany are to be classified in accordance with appendix B (Decision Making Matrix), and processed in accordance with Table A (Application Level and Requirements) and decided upon in accordance with appendix A (Decision Mechanism).

Legislative Context

The Planning and Development Act 2005;
Town Planning Scheme No. 1A and 3.

Review and Position Date

Executive Director Development Services to review on or before 30 June 2010.

TABLE A – APPLICATION LEVEL AND REQUIREMENTS

| Level Application | Advertising (where required under Scheme) | Referral | Legislation | Detail Supplied | Processing Times |
|-------------------|--|---|---|---|------------------|
| 1 | <ul style="list-style-type: none"> • Sign on-site • Immediate Neighbours • Newspaper Advertising | <ul style="list-style-type: none"> • Neighbours Only[^] | <ul style="list-style-type: none"> • Single Policy Issue | <ul style="list-style-type: none"> • Plans • Justification Report • Neighbours Comments | 10 Working Days* |
| 2 | <ul style="list-style-type: none"> • Sign on-site • Newspaper advertising • Neighbourhood+ • Post Consultation Inspection • Pamphlet distributed | <ul style="list-style-type: none"> • Neighbourhood+ • Ward Councillors (copy plans) • Councillors Weekly Update | <ul style="list-style-type: none"> • Scheme Compliance • Council Policy Compliance • State Policy Compliance | <ul style="list-style-type: none"> • Plans • Justification Report • Images (elevations) | 30 Working Days* |
| 3 | <ul style="list-style-type: none"> • Consultation Pamphlet Distributed • Photomontage / or Image Provided • Letter to Locality# • Pre-assessment Councillor Inspection • Post Advertising Community Inspection • Sign(s) on site • Newspaper Advertising • Press Release (for major projects) • Developer Contact No. | <ul style="list-style-type: none"> • Community (Locality)# • All Councillors (copy plans) • Technical Input • Reports (independent) on Technical Information • Councillors to advise on issues requiring attention | <ul style="list-style-type: none"> • Scheme Compliance • Council Policy Compliance • State Policies Considered • Procedural Fairness • Legal Capacity to Make Decisions Determined • State Agency Guidelines Identified | <ul style="list-style-type: none"> • Plans • Constraints Map • Agency Consultation • Sub-Consultants Reports • Images • Justification/Audit Against All Planning Instruments • Contact Details (Liaison Officer) | 90 Working Days* |

* Where application is lodged complete.

[^] Except if proposal is an application under R-Codes (then referral to neighbours as per the definition within the R-Codes), notification to be sent to 3 properties either side of subject land on same side of street, 3 properties opposite and 3 properties behind.

+ Shall generally mean the street block the application is within, however the full extent of those to be consulted shall be at the discretion of assessing officer.

Shall generally mean the locality (suburb) the application is within, however the full extent of those to be consulted shall be at discretion of assessing officer.

Adoption Date: 21 July 2009
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APPENDIX 'A' – DECISION MECHANISM

(a) **SIMPLE APPLICATION**

The application will be determined by an officer within the Development Services Team following receipt of comment from an adjoining landowner. Councillors will receive a weekly register of the applications determined.

(b) **LARGER PROJECTS**

The application will be determined by either the Manager or Executive Director within the Development Services Team after landowners in the locality, plus the ward Councillors, have been consulted and the concerns raised have been “adequately addressed” *.

(c) **COMPLEX PROJECTS**

The application will be determined by Council after the community and all Councillors have been consulted, Councillors have had the opportunity to inspect the site and provided advice on areas of concern and the City has obtained an independent report on any technical information supplied by the applicant or his/her sub-consultants.

* “Adequately addressed” requires:

Where an application is advertised pursuant to the Town Planning Scheme and:-

- (a) No submissions were received or Councillor comment provided, the application is to be determined on it's merits.
- (b) Submissions objecting to the proposal or Councillor comments were lodged, but with non-substantive arguments the proposal, then a planning officer shall liaise with the person(s) who lodged the submission prior to determining the application. The Executive Director Development Services shall determine if it warrants Council's consideration.
- (c) Submissions were lodged with substantive arguments against the proposal then the EDDS may refuse the application or refer the application to Council for determination.

APPENDIX 'B' – DECISION MAKING MATRIX

Adoption Date: 21 July 2009
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Maintained By: Graeme Bride
Document Reference: NP099015

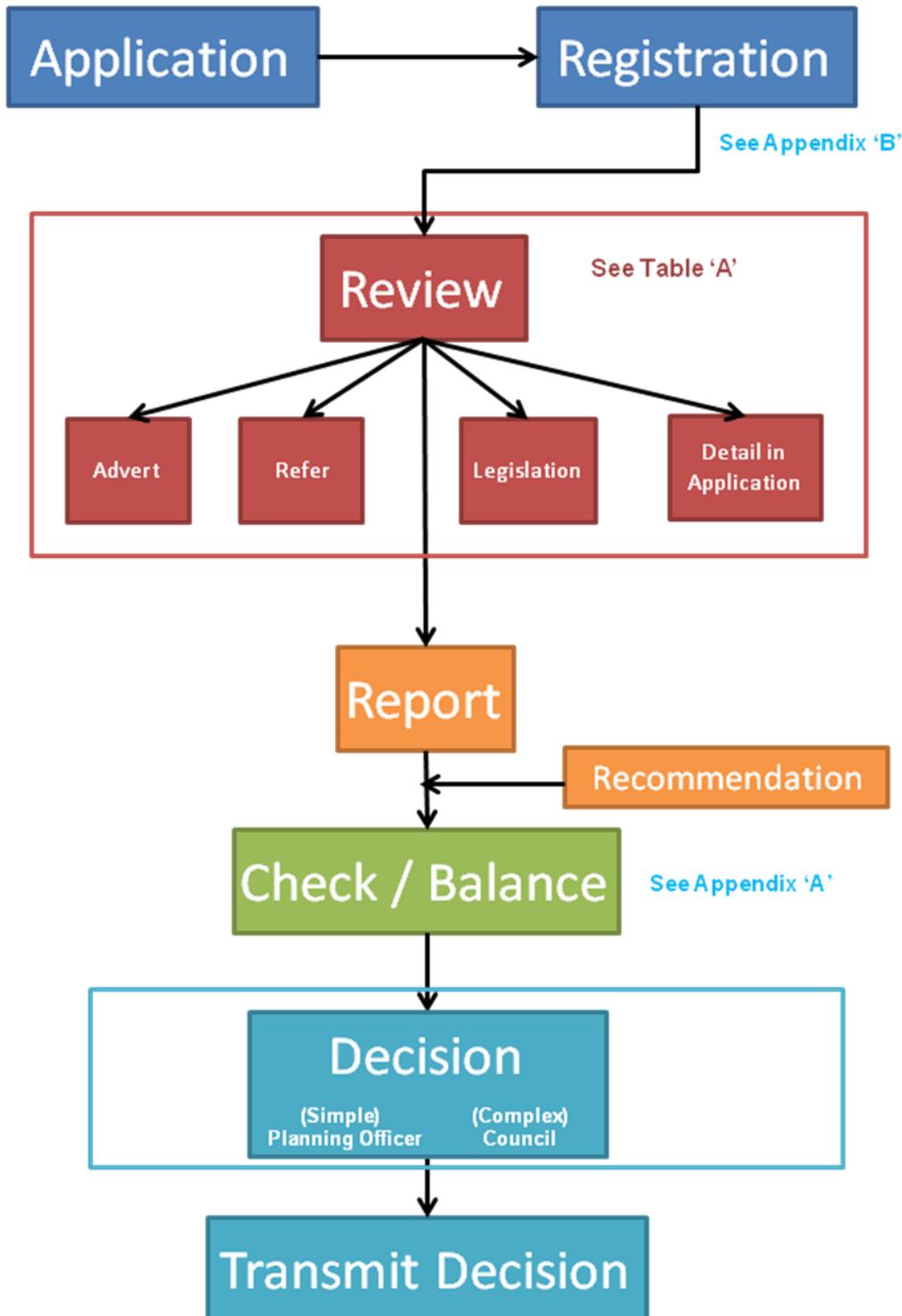
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| Application Type | Req. | Mech. | Application Type | Req. | Mech. |
|--|------|-------|---|------|-------|
| RESIDENTIAL | | | Veterinary Clinic | 1 | B |
| Single House (R-Codes) | 1 | A | Veterinary Hospital | 2 | B |
| Home Occupation | 1 | A | Funeral Parlour | 2 | B |
| Relocated Dwelling | 1 | A | Public Utility | 1 | A |
| Family Day Care | 1 | A | Public Amusement | 1 | B |
| Institutional Home | 1 | B | Cemetery | 3 | C |
| Grouped Dwellings (<10 units) | 1 | A | Garden Centre | 2 | B |
| Grouped Dwellings (10 - 25 units) | 2 | B | | | |
| Grouped Dwellings (>25 units) | 2 | C | | | |
| Aged Persons Dwellings (<20 units) | 1 | A | RURAL | | |
| Aged Persons Dwellings (>20 units) | 1 | B | Chalets | 1 | B |
| Multiple Dwellings (2 storeys) | 1 | A | Caravan Park | 3 | C |
| Multiple Dwellings (> 2 storeys) | 2 | B | Kennels (<10 kennels) | 2 | B |
| | | | Kennels (>10 kennels) | 2 | C |
| Home Business | 2 | B | Silviculture | 1 | A |
| Aged Persons Village | 2 | B | Stockyards | 2 | B |
| Residential Building (<10 rooms) | 1 | B | Horticulture | 1 | B |
| Residential Building (>10 rooms) | 2 | B | | | |
| Institutional Building (<10 rooms) | 2 | B | Winery | 2 | B |
| Institutional Building (>10 rooms) | 3 | B | | | |
| Nursing Home | 2 | B | Rural Industry | 2 | B |
| | | | | | |
| COMMERCIAL / CULTURAL | | | INDUSTRIAL | | |
| Consulting Rooms | 2 | B | Fuel Depot | 2 | C |
| Bulky Goods Outlet | 1 | B | Light Industry | 1 | A |
| Cinema | 2 | B | General Industry | 2 | B |
| Fast Food Outlet | 2 | B | Noxious Industry | 3 | C |
| Holiday Accommodation (<10 units) | 1 | A | Service Industry | 1 | A |
| Holiday Accommodation (10 – 25 units) | 2 | B | | | |
| Holiday Accommodation (>25 units) | 3 | C | | | |
| Hotel | 3 | C | Extractive Industry (Hard Rock) | 3 | C |
| | | | Extractive Industry (Other) | 2 | B |
| Office (<300m ² NLA) | 1 | B | Vehicle Repair Station | 1 | B |
| Office (>300m ² NLA) | 2 | B | | | |
| Liquor Store | 2 | B | Junk Yard | 2 | C |
| Motel | 3 | C | Transport Depot | 1 | B |
| Night Club | 3 | C | | | |
| Restaurant | 2 | B | EXCEPTIONS: | | |
| Service Station | 2 | B | • Expansion or upgrading of existing land uses within confine of current lot (notwithstanding above requirement). | 1 | A |
| Shop (<300m ² NLA) | 1 | B | • Where prescribed maximum number units/rooms/places application into alternate decision making category. | 2 | B |
| Shop (>300m ² NLA) | 2 | B | • Use not Listed and declared as prohibited land use. | - | A |
| Tavern | 3 | C | • Use not Listed and declared discretionary land use. | 2 | B |
| Vehicle Sales/Hire | 1 | A | • Applications that are inconsistent with Council Policy. | 2 | C |
| Education Establishment (<30 students) | 1 | B | | | |
| Education Establishment (>30 students) | 2 | C | | | |
| | | | | | |
| House of Worship (<30 seats) | 2 | B | | | |
| House of Worship (>30 seats) | 3 | C | | | |
| Day Care Centre | 2 | B | | | |
| Private Recreation | 2 | B | | | |
| Club Premises | 2 | B | | | |
| Hospital (<18 beds) | 2 | B | | | |
| Hospital (>18 beds) | 3 | C | | | |
| Medical Clinic | 2 | B | | | |
| Museum | 2 | B | | | |
| Restricted Premises | 3 | C | | | |

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

APPLICATION FLOW CHART





SCHEDULE 1 TOWN PLANNING SCHEME 1A

In accordance with Section 7.22 of the City of Albany Town Planning Scheme 1A and Section 5.42 of the Local Government Act 1995 and subject to the limitations noted, the Council delegates the Chief Executive Officer the authority to deal with those applications for approval to commence development stated below:

- A. Section 2.2: an application to carry out development on reserved land in accordance with the intended purpose of the Reserve.
Delegated
- B. Section 3.4: to determine a use class for a particular development application.
Delegated
- C. Section 3.6: to determine the particular use or purpose of a development where it is not mentioned in a use class and determine whether it should be carried out in a particular zone for the orderly and proper planning of the locality and the preservation of its amenity.
Delegated
- D. Section 3.8: to impose conditions upon developments upon Special Sites where the development is consistent with the Town Planning Scheme.
Delegated
- E. Section 4.1(a): to grant approval to develop land where the development complies with the zone development table.
Delegated
- ***all projects to comply with Council guidelines and policies***
 - ***in accordance with Council's Planning Processes Policy***
 - ***includes authority to refuse an application***
- F. Section 4.1(b): to develop land for the uses mentioned in the Use Development Table where the development is consistent with that table.
Delegated
- ***all projects to comply with Council guidelines and policies***
 - ***in accordance with Council's Planning Processes Policy***
 - ***includes authority to refuse an application***
- G. Section 4.5: to determine within a development site what constitutes landscaping areas for the purposes of Appendix III and IV.
Delegated

- H. Section 4.7: to seek details from applicants, in the form of a landscaping plan, on intended plantings and surface treatments and existing trees and shrubs to be retained.
Delegated
- I. Section 4.8: to determine which street is the street frontage for the purposes of determining setbacks where a lot has more than one street frontage.
Delegated
- J. Section 4.9: to determine whether a development should have vehicular access from the lot to a major road reserve.
Delegated
- K. Section 4.10: to relax the provisions of the scheme where the proposal would be consistent with the proper and orderly planning and the preservation of the amenity of the locality.
Delegated
 - ***all projects to comply with Council guidelines and policies***
- L. Section 4.20: to determine if the R20 Code standards for Attached Houses and Group Dwellings should apply in the R12.5 Code area after assessing the suitability of on-site effluent disposal.
Delegated
- M. Section 4.23: to permit within the front setback of property zoned Residential or Tourist Residential a vessel or caravan to remain for more than 4 days consecutively.
Delegated
- N. Section 4.24: to allow within the front setback of a property zoned Residential or Tourist Residential a persons to use land for a purpose other than landscaping, access or parking.
Delegated
- O. Section 4.27: to grant approval for open storage purposes which has been screened.
Delegated
- P. Section 4.38: to grant special approval to develop a shop in a Tourist Residential zone.
Delegated
- Q. Section 5.2: to grant approval for the alteration of a building or use upon a site where a non-conforming use right exists and the development is in conformity with the provisions and requirements of the scheme.
Delegated
- R. Section 5.3: to permit a change in land use upon a non-conforming use site where the new use is less detrimental to the amenity of the locality of the neighbourhood than the existing use.

Delegated

- S. Section 6.2: to permit the development of a Place of Heritage Value in accordance with a policy adopted by Council.

Delegated

- T. Section 7.1: to require further particulars from a person who desires to develop land.

Delegated

- U. Section 7.4: to determine further particulars which should form part of an application for Council's special consent.

Delegated

- V. Section 7.5: for a use marked SA in the Zoning Table arrange for the appropriate notices to be sent to owners and occupiers of adjoining land, for advertisements to be placed in a local newspaper and for a sign to be erected on the site.

Delegated

- ***In accordance with Council's Planning Processes Policy***

- W. Section 7.6: to decide whether to grant or refuse a special consent after the consideration of submissions lodged following the notification of a development application pursuant to Section 7.5.

Delegated

- ***In accordance with Council's Planning Processes Policy***

- AA. Section 7.8: to take into consideration certain matters when making a decision on an application for planning consent.

Delegated

- BB. Section 7.8A: to allow "Matters to be Considered" to be taken into consideration when making a decision on an application for planning consent.

Delegated

- CC. Section 7.9: to grant a planning consent with or without conditions or refuse to grant a consent, allows withdraw of planning approval, allows time periods to be specified and not use or occupy buildings without Council approval.

Delegated

- ***In accordance with Council's Planning Processes Policy***
- ***all projects to comply with Council guidelines and policies***

- DD. Section 7.10: to establish the value and agree to accept a bond pledging a fund of money to carry out works required as conditions of a planning or special consent.

Delegated

- EE. Section 7.11: to notify each person who made a submission following the publication of a notice of the decision of Council and any conditions imposed.

Delegated

FF. Section 7.12(b): to enter into agreements or arrangements with the owner of land in the Scheme Area for the conduct and management of the Scheme.

Delegated

GG. Section 7.14: to take action against the owner for non compliance with the Scheme

Delegated

HH. POLICIES (Various)

Delegated

- ***all projects to comply with Council guidelines and policies***

In addition to the Scheme provisions and policies adopted by Council, the delegate must comply with guidelines and procedures established by the Development Services Directorate for the processing and administration of development applications.

**Signed by Chief Executive
Officer**

Date

DELEGATION APPROVED TO CHIEF EXECUTIVE OFFICER ON

OCM 7.11.00 Item 12.2.5

Reviewed OCM 20.11.01 Item 12.2.1

Reviewed OCM 20.08.02 Item 12.2.6

Reviewed OCM 20.01.04 Item 12.2.1

Reviewed OCM 15.03.05 Item 12.2.3

Reviewed OCM 17.10.06 Item 14.2.2

Reviewed OCM 18.03.08 Item 14.4.2

Reviewed OCM 17.11.09 Item *****



SCHEDULE 2 TOWN PLANNING SCHEME 3

In accordance with section 6.10 of the City of Albany, Town Planning Scheme No. 3 and Section 5.42 of the Local Government Act 1995 and subject to the limitations noted, Council delegates to the Chief Executive Officer the authority of Council to deal with those applications for approval to commence development as stated below:

- A. Section 2.2(b): an application to carry out development on reserved land in accordance with the intended purpose of the Reserve.
Delegated
- B. Section 2.2(c): to confer with a public authority on using reserved land.
Delegated
- C. Section 3.2: to determine whether a use not listed in the Use Class Table should be prohibited or advertised and determine whether to permit or prohibit the use.
Delegated
- D. Section 3.5: to approve a shop or cafe as an incidental use in a Service Station Zone.
Delegated
- E. Section 3.6: to determine applications to uses specified in clause 5.3 and Schedule 1 and enforce special site provisions.
Delegated
- F. Section 3.7: to determine applications for uses - Special Site.
Delegated
- G. Section 3.8: to determine applications for uses – Additional Use sites.
Delegated
- H. Section 3.9: to determine applications for uses – Special Use sites.
Delegated
- I. Section 4.2(a): to grant approval to extend or alter a non-conforming use on Reserved land.
Delegated
- J. Section 4.3: to grant approval to approve the change of use of a non-conforming use to another use.
Delegated

- K. Section 5.1.1: to grant approval to commence development.
Delegated
- ***all projects to comply with Council guidelines and policies.***
 - ***in accordance with Council's Planning Processes Policy***
 - ***includes authority to refuse an application.***
- L. Section 5.2: to consult with statutory or public authority.
Delegated
- M. Section 5.3.1: to grant approval to commence development and place conditions.
- N. Section 5.3.4: to ensure conditions of Planning Scheme Consent have been complied with prior to occupancy of use.
Delegated
- ***all projects to comply with Council guidelines and policies.***
 - ***in accordance with Council's Planning Processes Policy***
 - ***includes authority to refuse an application.***
- O. Section 5.3.6: to allow planning scheme consents and conditions to be amended or revoked.
Delegated
- ***all projects to comply with Council guidelines and policies.***
- P. Section 5.4: to allow "Matters to be Considered" to be take into consideration when making a decision on an application for planning consent.
Delegated
- Q. Section 5.6(f): to require the preservation of tree(s) in a Special Rural Zone.
Delegated
- R. Section 5.8: to allow variation to minimum lot sizes in the R20 coded area and varying the setbacks specified in the Residential design Codes.
Delegated
- S. Section 5.10: to determine street setback for buildings.
Delegated
- T. Section 5.11: to determine the type of building finished to the facade of industrial buildings.
Delegated
- U. Section 5.12: to grant approval for the alternate use of a setback area on lots in Industrial Zones.
Delegated
- V. Section 5.13d: to reduce the size of the access way along the side of a building.

Delegated

W. Section 5.14(b)(i) – to reduce the setbacks to developments in the Milpara General Industry Zone.

Delegated

X. Section 5.14(b)(ii) – to require landscaping in the Milpara General Industry Zone to improve amenity.

Delegated

Y. Section 5.16 – to relax the Scheme Provisions where it is consistent with proper and orderly planning.

Delegated

- ***all projects to comply with Council guidelines and policies***

Z. Section 5.18(a) – to adopt a plan to guide subdivision in the Down Road Special Industry Zone.

Not Delegated

AA. Section 5.18(d)(ii) – to determine the setbacks to developments in the Down Road Special Industry Zone.

Delegated

BB. Section 5.18(e) – to allow alternate land uses within ten metres of a lot boundary in the Down Road Special Industry Zone.

Delegated

CC. Section 5.18(f) – to require landscaping as part of a development in the Down Road Special Industry Zone.

Delegated

DD. Section 5.18(g) – to refer applications for Special Industries in the Down Road Special Industry Zone to the Environmental Protection Agency.

Delegated

EE. Section 5.18(h) – to impose those conditions on a development consent in the Down Road Special Industry Zone that the Environmental Protection Agency sees fits.

Delegated

FF. Section 5.19(a) – to require an owner to prepare a submission to support the creation of a Special Residential Zone.

Delegated

GG. Section 5.19(b) – to determine what areas need to be set aside on a plan of subdivision forming part of the rezoning documents in a Special Residential Zone.

Not Delegated

- HH. Section 5.19(d) – to determine applications for uses listed in Schedule IV and enforce Scheme provisions
Delegated
- II. Section 5.20(a) – to grant approval for the use of a relocated dwelling on a lot.
Delegated
- **in accordance with Council’s Planning Processes Policy**
 - **all projects to comply with Council guidelines and policies**
- JJ. Section 5.20(c) – to impose conditions on a Planning Consent to relocate a dwelling on a lot.
Delegated
- KK. Section 5.20(c)(ii) – to seek a bond from an owner seeking to relocate a dwelling to ensure the completion of the dwelling.
Delegated
- LL. Section 5.21(a) – to prepare a submission supporting the creation of a Conservation Zone.
Delegated
- MM. Section 5.21(d) – to ensure buildings and effluent disposal systems are satisfactorily sited in a Conservation Zone.
Delegated
- NN. Section 5.21(g) – to ensure measures are taken to safeguard against dieback within Conservation Zones.
Delegated
- OO. Section 5.21(h) – to discourage the establishment of reticulated lawns in Conservation Zones.
Delegated
- PP. Section 5.21(j) – to ensure the satisfactory provision and maintenance of strategic firebreaks in Conservation Zones.
Delegated
- QQ. Section 5.21(k) – to require and set standards for limiting clearing around all structures in Conservation Zones.
Delegated
- RR. Section 5.21(e) – to require landowners to maintain satisfactory fire fuel levels on lots.
Delegated
- SS. Section 5.21(m) – to make arrangements to ensure landowners, on the transfer of lots, make prospective purchasers aware of Fire Management Guidelines.
Delegated

TT. Section 5.21(n) – to ensure developments are established in accordance with requirements for Visual Resource Protection.

Delegated

UU. Section 5.23(a)(iii) – to determine if a development is wholly within the relevant buffer area for the Elizabeth Street Special Industry Zone.

Delegated

VV. Section 5.23(a)(vii) – to determine the impact of the Elizabeth Street Special Industry Zone on adjoining residential development.

Delegated

WW. Section 5.23(a)(x) – to determine the suitability of stormwater disposal on lots in the Elizabeth Street Special Industry Zone.

Delegated

XX. Section 5.23(a)(xi) – to determine the adequacy of effluent disposal systems on lots in the Elizabeth Street Special Industry Zone.

Delegated

YY. Section 5.23(a)(xiii) – to determine the satisfaction of landscaping plans for developments on lots in the Elizabeth Street Special Industry Zone.

Delegated

ZZ. Section 5.23(a)(xiv) – to determine if landscape areas and remnant vegetation retention areas are managed and maintained and if vegetation should be removed from those areas.

Delegated

AAA. Section 5.27 – to determine on site effluent disposal systems.

Delegated

BBB. Section 6.5(a) – to serve notices on any person who contravenes the Scheme.

Delegated

CCC. Section 6.6(c) – to direct that certain action be taken to ensure compliance with the provisions of the Scheme.

Delegated

DDD. Section 6.6(d) – to determine the necessity to enter upon land to remedy a default when notice is given to a person.

Delegated

EEE. Section 6.8 – to enter into agreements with owners of occupiers of land in respect of any matter pertaining to the Scheme.

Delegated

FFF. Policies Introduced Pursuant To Section 6.9.1 of the Scheme.

Delegated

- ***all projects to comply with Council guidelines and policies***

In addition to the scheme provisions and policies adopted by Council, the delegate must comply with guidelines and procedures established by the Development Services Directorate for the processing and administration of development applications.

**Signed by Chief Executive
Officer**

Date

***DELEGATION APPROVED TO CHIEF EXECUTIVE OFFICER ON
OCM 7.11.00 Item 12.2.5
Reviewed OCM 20.11.01 Item 12.2.1
Reviewed OCM 20.08.02 Item 12.2.6
Reviewed OCM 20.01.04 Item 12.2.1
Reviewed OCM 15.03.05 Item 12.2.3
Reviewed OCM 17.10.06 Item 14.2.2
Reviewed OCM 18.03.08 Item 14.4.2
Reviewed OCM 17.11.09 Item ********

GENERAL REPORTS

General Report Items

CITY OF ALBANY
REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Building
Subject : Building Activity – October 2009
Date : 2 November 2009

1. In October 2009 ninety six (96) building licences were issued for building activity worth \$11,190,241.00. This included one (1) demolition licence.

It is brought to Council's attention that these figures included building licence #290786 for new commercial offices and detached store for \$1,600,000.00.

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 October 2009, the fourth month of activity in the City of Albany for the financial year 2009/2010.



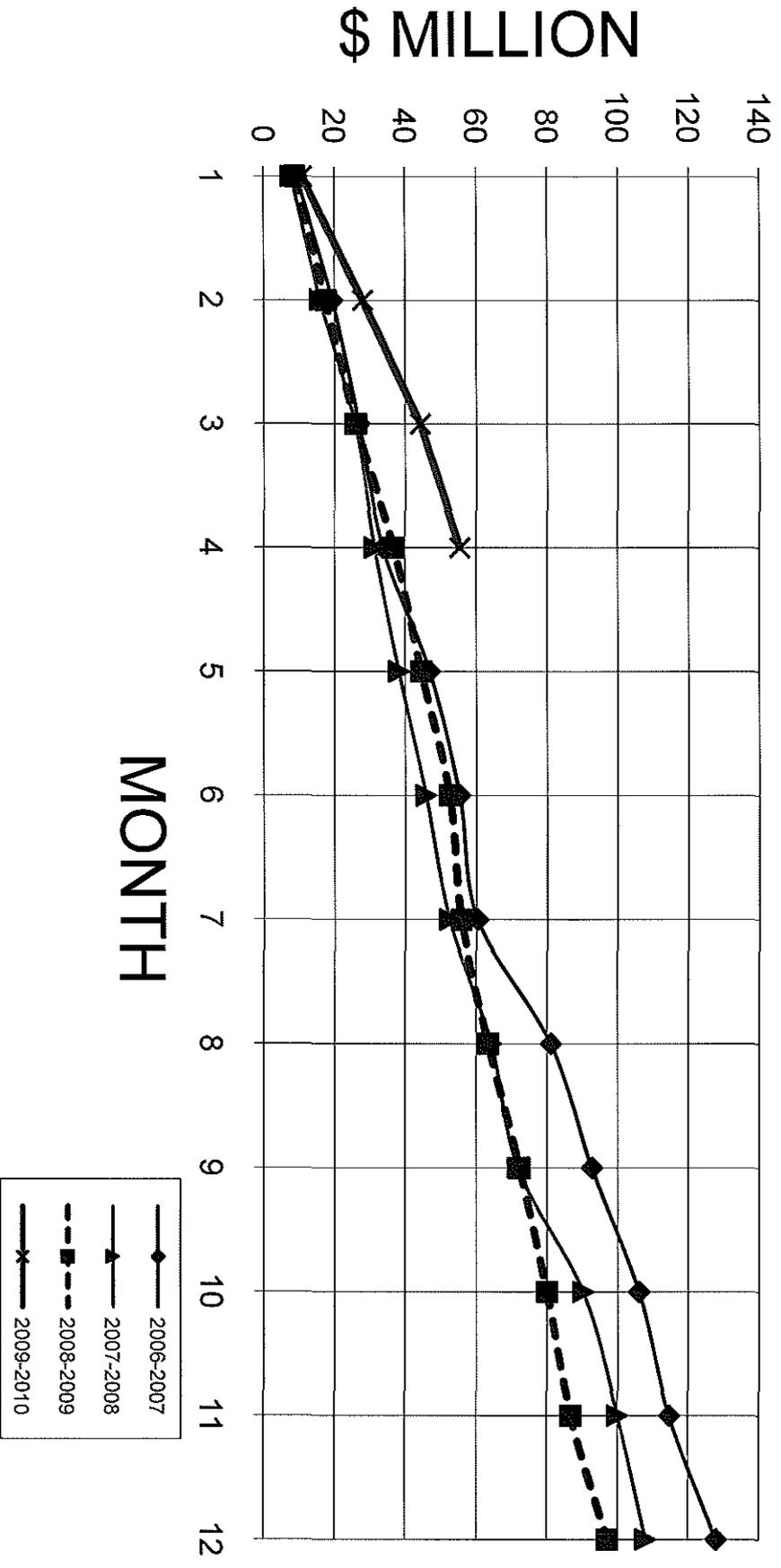
Kerry Fyffe
Administration Officer – Building

CITY OF ALBANY

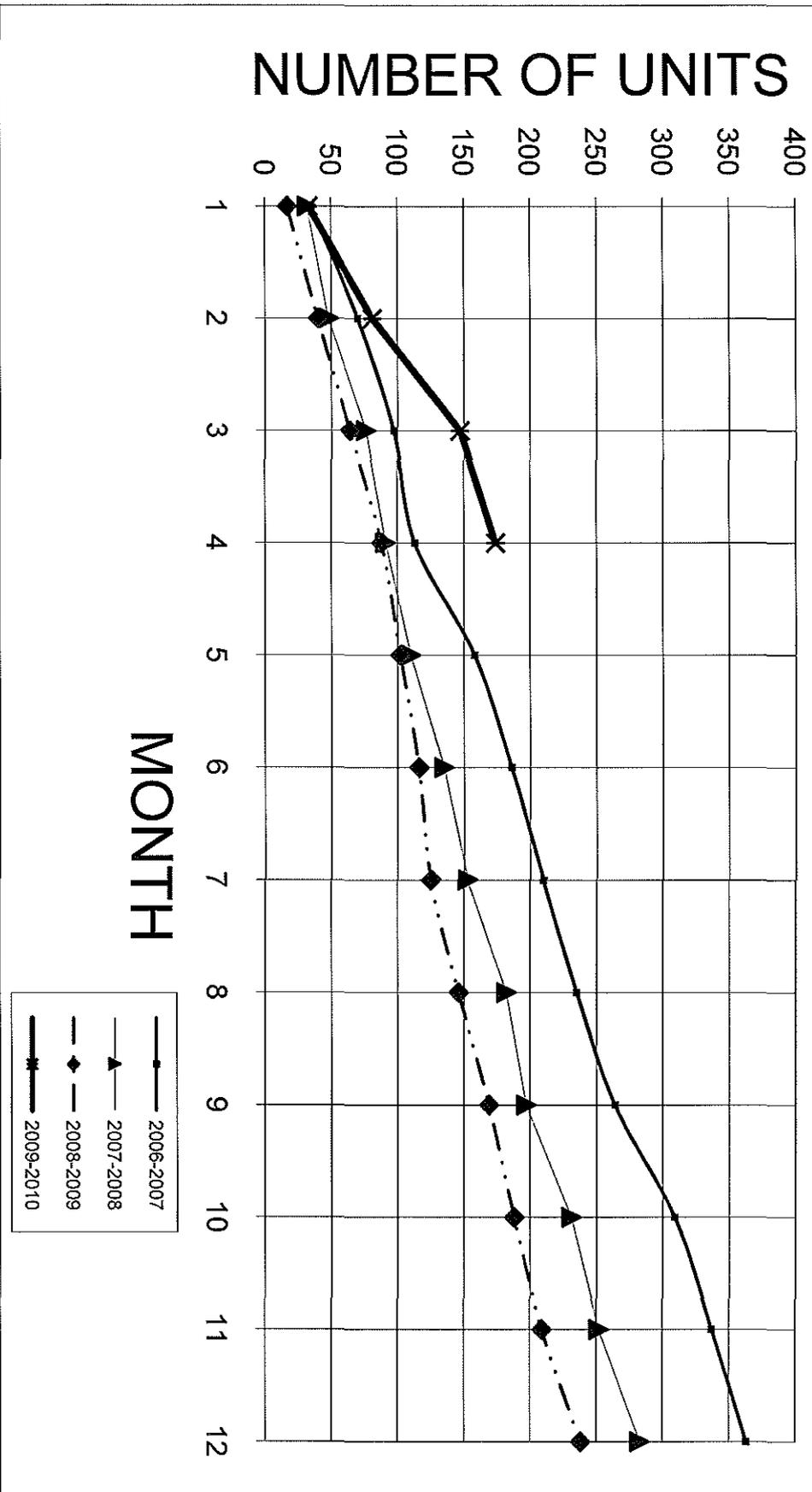
BUILDING CONSTRUCTION STATISTICS FOR 2009 - 2010

| 2009/2010 | SINGLE DWELLING | | GROUP DWELLING | | Avg Log | 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 | 31 | 6,894,101 | 2 | 363,500 | 33 | 16 | 258,102 | 40 | 864,472 | 0 | 0 | 1 | 1,000,000 | 8 | 1,042,946 | 13 | 388,290 | 10,811,411 |
| AUGUST | 37 | 7,803,923 | 11 | 2,007,784 | 48 | 17 | 400,128 | 21 | 1,008,076 | 0 | 0 | 2 | 1,557,000 | 7 | 4,367,595 | 9 | 49,836 | 17,194,342 |
| SEPTEMBER | 39 | 13,956,728 | 0 | | 39 | 21 | 326,526 | 37 | 607,000 | 0 | 0 | 1 | 187,140 | 7 | 977,595 | 11 | 165,807 | 16,220,796 |
| OCTOBER | 26 | 6,734,277 | 1 | 169,836 | 27 | 22 | 361,251 | 34 | 1,538,977 | 0 | 0 | 2 | 1,950,000 | 1 | 180,000 | 10 | 255,900 | 11,190,241 |
| NOVEMBER | | | | | 0 | | | | | 0 | 0 | | | | | | | 0 |
| DECEMBER | | | | | 0 | | | | | 0 | 0 | | | | | | | 0 |
| 2010 | | | | | 0 | | | | | 0 | 0 | | | | | | | 0 |
| JANUARY | | | | | 0 | | | | | 0 | 0 | | | | | | | 0 |
| FEBRUARY | | | | | 0 | | | | | 0 | 0 | | | | | | | 0 |
| MARCH | | | | | 0 | | | | | 0 | 0 | | | | | | | 0 |
| APRIL | | | | | 0 | | | | | 0 | 0 | | | | | | | 0 |
| MAY | | | | | 0 | | | | | 0 | 0 | | | | | | | 0 |
| JUNE | | | | | 0 | | | | | 0 | 0 | | | | | | | 0 |
| TOTALS TO DATE | 133 | 35,389,029 | 14 | 2,541,120 | 147 | 76 | 1,346,007 | 132 | 4,018,525 | 0 | 0 | 6 | 4,694,140 | 23 | 6,568,136 | 43 | 859,833 | 55,416,790 |

BUILDING ACTIVITY \$M Value



DWELLING UNITS



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for October 2009

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|--------------------------|----------------------------|----------------------------------|----------|----------------------|--------------------------|--------------|
| 290764 | BAR & DA DOCKING | D P & T D OORSCHOT | CHANGE OF CLASS. FROM 9b TO 6 | 222-226 | STRILING TERRACE | Location ALB TOWN Lot 25 | ALBANY |
| 290786 | M & J WAUTERS | ANGLICAN PARISH OF ALBANY | OFFICES & DETACHED STORE | 155-163 | YORK STREET | Location ALBANTS Lot 117 | ALBANY |
| 290801 | K & T CASTLEHOW | Owner's Name & Address | DWELL ADDITIONS & ALTS. | 39 | ROWLEY STREET | Location AT346 Lot 2 | ALBANY |
| 290831 | BUILDERS | not shown at their request | RETAINING WALL | 18 | FREDERICK STREET | Location AT336 Lot 1 | ALBANY |
| 290861 | CONSTRUCTION | not shown at their request | RETAINING WALL & STAIRWAY | 14 | PEELS PLACE | Location ATL 118 Lot 4 | ALBANY |
| 290891 | BAR & DA DOCKING | S M HEWETT | DWELL ALTS. & ADDITIONS | 141 | SERPENTINE ROAD | Location SL119 Lot 21 | ALBANY |
| 290974 | OWNER BUILDER | J H & S GLADMAN | PATIO | 10 | VIEW STREET | Location ATL 496 Lot 102 | ALBANY |
| 290816 | GLENHAY HOLDINGS PTY LTD | Owner's Name & Address | DWELL ADDITION & NEW DECK | 18 | RANGE COURT | Location 281 Lot 22 | BAYONET HEAD |
| 290890 | METROOF ALBANY | not shown at their request | PATIO | 26 | WATERS ROAD | Location 4790 Lot 614 | BAYONET HEAD |
| 290942 | OUTDOOR WORLD | not shown at their request | SHED | 4 | PITT RISE | Location 4790 Lot 679 | BAYONET HEAD |
| 290944 | OWNER BUILDER | not shown at their request | UNAPPROVED GARAGE & STORAGE AREA | 3 | FREEMAN CLOSE | Location 4635 Lot 111 | BAYONET HEAD |
| 290937 | SCOTT PARK HOMES PTY LTD | not shown at their request | DWELL & GARAGE | 12 | PRICE STREET | Location 3040 Lot 457 | BAYONET HEAD |
| 290938 | SCOTT PARK HOMES PTY LTD | HOUSING AUTHORITY | DWELL GARAGE & ALFRESCO | 8 | MCCARDELL CRESCENT | Location 4790 Lot 643 | BAYONET HEAD |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|--------------------------|--|-------------------------------|----------|----------------------|---------------------------|---------------------|
| 291014 | OUTDOOR WORLD | Owner's Name & Address | CARPORT | 8 | CLIVE STREET | Location 281 Lot 515 | BAYONET HEAD |
| 290847 | J R GOMM | not shown at their request J R GOMM | UNAPPROVED RETAINING WALL | 9-11 | NAKINA STREET | Location ASL 08 Lot 64 | CENTENNIAL PARK |
| 290918 | KENT CORPORATION PTY LTD | KNIGHTS PARKS AND PROPERTIES PTY LTD | PARK HOME & CARPORT - SITE 11 | 40 | WELLINGTON STREET | Location ALB TOWN Lot 733 | CENTENNIAL PARK |
| 290973 | T & W BRADE | KNIGHTS PARKS AND PROPERTIES PTY LTD | PATIO FOR UNIT 21 | 40 | WELLINGTON STREET | Location ALB TOWN Lot 733 | CENTENNIAL PARK |
| 290168 | M A BOCCAMAZZO | Owner's Name & Address Owner's Name & Address | PATIO | 31 | ECLIPSE DRIVE | Location 43 Lot 58 | COLLINGWOOD |
| 290927 | TURPS STEEL FABRICATIONS | not shown at their request J & T M GALANTINO | PATIO AND SHED | 6 | BREAKSEA CRESCENT | Location 43 Lot 68 | HEIGHTS COLLINGWOOD |
| 290965 | MEUZELAAR | Owner's Name & Address | DWELL ADDITION | 20 | LOWER KING ROAD | Location 43 Lot 5 | HEIGHTS COLLINGWOOD |
| 291013 | ENTERPRISES PTY LTD | not shown at their request D SEDERLAN | RETAINING WALL & GARAGE | 263 | SOUTH COAST HIGHWAY | Location GLEDHOW 21 Lot 1 | HEIGHTS GLEDHOW |
| 290775 | CREATIVE LANDSCAPES | C K SINGER | RETAINING WALL | 10 | ROSSITER ROAD | Location 2471 Lot 113 | GOODE BEACH |
| 290688 | OWNER BUILDER | L L BOSTON | GARAGE | 193 | COOMBES ROAD | Location TAA 41 Lot 400 | KRONKUP |
| 290874 | PAUL SMITH | P A SMITH | DWELL & VERANDAH | | FORSYTH GLADE | Location TAA 34 Lot 114 | KRONKUP |
| 290924 | OWNER BUILDER | P A SMITH | SHED | | FORSYTH GLADE | Location TAA 34 Lot 114 | KRONKUP |
| 290993 | AIKEN PTY LTD | M B BOWMAN | DWELL GARAGE & ALFRESCO | 9 | ELARAY WAY | Location 7181 Lot 221 | LANGF |
| 290939 | S & A LEAM | SF LEAM | PATIO | 50 | GROVE STREET WEST | Location 24 Lot 18 | LITTLE GROVE |
| 290967 | OWNER BUILDER | Owner's Name & Address not shown at their request | SEMI ENCLOSED PATIO | 10 | VIVIAN CRESCENT | Location PL236 Lot 428 | LOCKYER |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|---------------------------------------|--|----------------------------|----------------------------|----------------------|-----------------------|------------|
| 290976 | WA COUNTRY BUILDERS PTY LTD | Owner's Name & Address | DWELL & CARPORT | 4A SINCLAIR STREET | | Location 228 Lot 503 | LOCKYER |
| 291004 | KOSTERS STEEL | not shown at their request C W T & J GORDON | PATIO | 22 MUELLER STREET | | Location 236 Lot 496 | LOCKYER |
| 290882 | CONSTRUCTION PTY LTD FRANK & RENAE | Owner's Name & Address | 2 STOREY DWELL CARPORT | 318 BON ACCORD ROAD | | Location 50 Lot 403 | LOWER KING |
| 290970 | LOMBARDO METROOF ALBANY | not shown at their request Owner's Name & Address | PATIO & ALFRESCO | 17 RUTHERFORD ROAD | | Location 520 Lot 189 | LOWER KING |
| 290975 | KOSTERS STEEL | not shown at their request D E KELLY | SHED | 19 HILLVIEW RISE STREET | | Location 520 Lot 2 | LOWER KING |
| 291003 | CONSTRUCTION PTY LTD KOSTERS STEEL | D T & E L HEPWORTH | PATIO | 65 BUSHBY ROAD | | Location 50 Lot 12 | LOWER KING |
| 291010 | CONSTRUCTION PTY LTD OUTDOOR WORLD | Owner's Name & Address | PATIO | 4 FRANCIS STREET | | Location 7 Lot 28 | LOWER KING |
| 291015 | R & R LOMBARDO | not shown at their request Owner's Name & Address | SHED | 318 BON ACCORD ROAD | | Location 50 Lot 403 | LOWER KING |
| 291030 | MICHAEL & JENNIFER SMITH | not shown at their request M R SMITH & J HUNT | DWELL ADDITIONS & ALTS. | 192 BUSHBY ROAD ROAD | | Location 50 Lot 9000 | LOWER KING |
| 290946 | OWNER BUILDER J A WILLIAMSON | J A WILLIAMSON | SHED | 76 LAITHWOOD BOULEVARD | | Location 401 Lot 49 | MARBELUP |
| 280574 | OWNER BUILDER D P & N J BAIN | D P & N J BAIN | SHED | 61 PEGASUS BOULEVARD | | Location 492 Lot 311 | MCKAIL |
| 290908 | SCOTT PARK HOMES PTY LTD | Owner's Name & Address | DWELL & GARAGE | 79 RADAIATA DRIVE | | Location 2174 Lot 289 | MCKAIL |
| 290919 | RH ESKETT | not shown at their request B R WEST & N G TIMPERLEY | SHED | 63 GLADVILLE ROAD | | Location 390 Lot 176 | MCKAIL |
| 290938 | OWNER BUILDER R O WEAVER | R O WEAVER | GARAGE | 24 EDINBURGH ROAD | | Location 381 Lot 31 | MCKAIL |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|------------------------------------|---|----------------------------|----------|----------------------|----------------------|--------|
| 290960 | FORMATION HOMES PTY LTD | Owner's Name & Address | DWELL AND GARAGE | 22 | LUNAR RISE | Location 492 Lot 143 | MCKAIL |
| 290971 | IMETROOF ALBANY LTD | not shown at their request Owner's Name & Address | SHED | 58 | CLYDESDALE ROAD | Location 399 Lot 606 | MCKAIL |
| 290984 | SCOTT PARK HOMES PTY LTD | not shown at their request LAKE SIDE NORTH PTY LTD | DWELL & GARAGE | 14 | ORION AVENUE | Location 381 Lot 759 | MCKAIL |
| 290985 | RYDE BUILDING COMPANY PTY LTD | F A ORZEL | DWELL GARAGE & ALFRESCO | 11 | GODDARD WAY | Location 399 Lot 725 | MCKAIL |
| 290986 | SCOTT PARK HOMES PTY LTD | MORVEN RURAL DEVELOPMENTS PTY LTD | DWELL & GARAGE | 320 | NEPTUNE RAOD | Location 492 Lot 320 | MCKAIL |
| 290990 | SCOTT PARK HOMES PTY LTD | T R WILKINSON | DWELL GARAGE & ALFRESCO | 18 | MOON PARADE | Location 492 Lot 177 | MCKAIL |
| 290996 | PULS PATIOS | Owner's Name & Address | PATIO | 16 | LANCASTER ROAD | Location 386 Lot 50 | MCKAIL |
| 291000 | OUTDOOR WORLD | not shown at their request Owner's Name & Address | SHED | 59 | BEAUDON ROAD | Location 5490 Lot 27 | MCKAIL |
| 291007 | RYDE BUILDING COMPANY PTY LTD | not shown at their request CA & CJ DAYMAN | DWELL GARAGE AND ALFRESCO | 3 | CORDERY WAY | Location 381 Lot 767 | MCKAIL |
| 291025 | KOSTERS STEEL CONSTRUCTION PTY LTD | P C & D A MAHER | PATIO | 70 | CLYDESDALE ROAD | Location 399 Lot 701 | MCKAIL |
| 291044 | RYDE BUILDING COMPANY PTY LTD | Owner's Name & Address | DWELL CARPORT & ALFRESCO | 22 | ORION AVENUE | Location 381 Lot 755 | MCKAIL |
| 291049 | OWNER BUILDER | not shown at their request CA & J A JACKSON | CARPORT AND SHED | 36 | COSTIGAN STREET | Location 399 Lot 152 | MCKAIL |
| 291061 | OWNER BUILDER | Owner's Name & Address | CARPORT | 21 | ETHEREAL DRIVE | Location 492 Lot 78 | MCKAIL |
| | | not shown at their request | | | | | |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|---------------------------------------|--|-------------------------------------|----------|----------------------|--------------------------|--------------------|
| 290570 | OWNER BUILDER | Owner's Name & Address | RETAINING WALL | 66 | HARE STREET | Location SA05 Lot 106 | MIDDLETON |
| 290880 | GREG LEEDER BUILDING SERVICES | not shown at their request B O & L M GARDINER | 3 STOREY DWELL | 17 | FLINDERS PARADE | Location TM08 Lot 4 | BEACH MIDDLETON |
| 291002 | DOWNWRITE DEMOLITION | Owner's Name & Address | DEMOLITION OF DWELL | 7 | WITTENOOM STREET | Location ASL A07 Lot 19 | BEACH MIDDLETON |
| 280834 | GR GOLDING | not shown at their request Owner's Name & Address | ENCLOSURE OF PATIO | 530 | ALBANY HIGHWAY | Location 135 Lot 9 | BEACH MILPARA |
| 291006 | FLEETWOOD | not shown at their request Owner's Name & Address | PARK HOME - SITE 99 | 550 | ALBANY HIGHWAY | Location 418 Lot 4 | MILPARA |
| 291040 | CORPORATION LTD. WREN (WA) PTY LTD | not shown at their request Owner's Name & Address | DWELL ADDITIONS NEW | 8 | BONDI STREET | Location 240 Lot 26 | MILPARA |
| 290991 | SCOTT PARK HOMES PTY LTD | not shown at their request P TRAINER | LIVING & BATHROOM DWELL & GARAGE | 29 | HENLEY GROVE | Location 45 Lot 231 | MIRA MAR |
| 290953 | OWNER BUILDER | M A & W C BELLETTE | FRONT BRICK FENCE | 215 | MIDDLETON ROAD | Location AT284 Lot 19 | MT CLARENCE |
| 290926 | TJRPS STEEL FABRICATIONS | W HARTLEY | PATIO | 27 | ROBINSON ROAD | Location 33 Lot 110 | MT ELPHINSTONE |
| 290905 | PG YOUNG HOMES PTY LTD | G J L HEWARD | DWELL ALTS. & ADDITIONS | 7 | CARLISLE STREET | Location ALBAN T Lot 579 | MT MELVILLE |
| 290979 | KOSTERS STEEL CONSTRUCTIONS PTY LTD | A J PAUNICH | PATIO | 1172 | NANARUP ROAD | Location 416 Lot 7 | NANARUP |
| 290859 | CRL WILMOT | Owner's Name & Address | DWELL GARAGE & | 652 | REDMOND-HAY | Location 3704 Lots 1 & 2 | REDMOND |
| 290964 | DENMARK SHEDS & | not shown at their request Owner's Name & Address | ALFRESCO SHED | 654 | REDMOND-HAY | Location 3412 4566 | REDMOND |
| | PATIO CONSTRUCTION | not shown at their request | | | RIVER ROAD | | |

| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|--|----------------------------|--|-------------------------|----------------------|------------------------|--------------|
| 290886 | KOSTERS STEEL CONSTRUCTION PTY LTD | M A & J A FERRELL | SHED | ALLMORE DRIVE | | Location 33 Lot 201 | ROBINSON |
| 290951 | OUTDOOR WORLD | Owner's Name & Address | SHED | 184 FRENCHMAN BAY | | Location 33 Lot 10 | ROBINSON |
| 290785 | OWNER BUILDER | not shown at their request | ALTS TO EXISTING GARAGE | 600 ALBANY HIGHWAY | ROAD | Location 267 Lot 105 | RENUUP |
| 290968 | RYDE BUILDING COMPANY PTY LTD | not shown at their request | & NEW PATIO DWELL GARAGE AND ALFRESCO GARAGE | 58B DREW STREET | | Location SL381 Lot 2 | SEPPINGS |
| 290911 | CHESTERS CONSTRUCTIONS | R T GOUGH | PRIVACY SCREEN FENCE EXTENSION | 101 COLLINGWOOD ROAD | | Location 43 Lot 74 | SPENCER PARK |
| 290948 | PETER WHYATT CONSTRUCTIONS | ALBANY WOMEN'S CENTRE | SHED | 29 WARDEN AVENUE | | Location PL42 Lot 9 | SPENCER PARK |
| 290949 | KOSTERS STEEL CONSTRUCTION PTY LTD | C G NOAKES | DWELL GARAGE & DECK | 78 ULSTER ROAD | | Location 42 Lot 601 | SPENCER PARK |
| 290955 | JR GOMMI | M J EASTON | DECK | 29-31 PARK ROAD | | Location PL42 Lot 13 | SPENCER PARK |
| 290972 | RP & CM LITTLE | Owner's Name & Address | not shown at their request | 2 CLINT TERRACE | | Location 42 Lot 571 | SPENCER PARK |
| 290980 | WA COUNTRY BUILDERS PTY LTD | Owner's Name & Address | not shown at their request | 48 DAVID STREET | | Location 42 Lot 16 | SPENCER PARK |
| 290981 | OWNER BUILDER | not shown at their request | SHED | 8 RYCRAT DRIVE | | Location 43 Lot 157 | SPENCER PARK |
| 291036 | KOSTERS STEEL | JAYGEE HOLDINGS PTY LTD | PATIO | 77 ANGOVE ROAD | | Location 42 Lot 48 | SPENCER PARK |
| 290665 | BLUE WREN RAILWAY CONSTRUCTION PTY LTD | K R GRAHAM | SHED | 1813 LOWER DENMARK ROAD | | Location TAA Lot 167 | TORBAY |
| 290931 | TURPS STEEL FABRICATIONS | S A & V MARTINEK | SHED | 106 WILGIE ROAD | | Location TAA 167 Lot 1 | TORBAY |

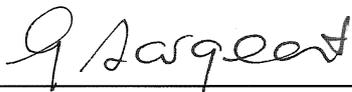
| Application Number | Builder | Owner | Description of Application | Street # | Property Description | Street Address | Suburb |
|--------------------|-------------------------------------|---|--|----------|----------------------|----------------------------|----------|
| 290701 | KEVAN DUDLEY WALLIS | Owner's Name & Address | WAREHOUSE | | COPAL ROAD | Location 401 Lot 88 | WILLYUNG |
| 290932 | TURPS STEEL FABRICATIONS | not shown at their request C A FEARNLEY | SHED AND CARPORT | 14 | PINMASTER ROAD | Location 441 Lot 52 | WILLYUNG |
| 290957 | TECHNICS CONSTRUCTIONS GROUP | Owner's Name & Address | SHED | | RIVERWOOD | Location 439 Lot 213 | WILLYUNG |
| 290966 | PTY LTD GAVIN MACDOUGALL | not shown at their request G R MACDOUGALL & U O MACDOUGALL-HULL | DWELL | | ROAD KELTY VIEW | Location 618 Lot 423 | WILLYUNG |
| 290726 | WA COUNTRY BUILDERS | Owner's Name & Address | DWELL GARAGE & ALFRESCO | 73 | TARGET ROAD | Location 243 Lot 606 | YAKAMIA |
| 290867 | PTY LTD LOCHLAN NEWMAN | not shown at their request THE BAPTIST UNION OF WA | RETAINING WALL | 20 | BETHEL WAY | Location RES 44636 Lot 381 | YAKAMIA |
| 290906 | NEW HORIZON HOMES | Owner's Name & Address | DWELL GARAGE PATIO EXTENSION & RETAINING WALLS | 14 | SUSAN COURT | Location PT474 Lot 333 | YAKAMIA |
| 290937 | (WA) PTY LTD WA COUNTRY BUILDERS | not shown at their request Owner's Name & Address | DWELL & GARAGE | 20 | NOTLEY STREET | Location AT356 Lot 826 | YAKAMIA |
| 290962 | PTY LTD OWNER BUILDER | not shown at their request D & L R HALL | PATIO | 13-15 | ANUAKA ROAD | Location PL230 Lot 290 | YAKAMIA |
| 290969 | WREN (WA) PTY LTD | Owner's Name & Address | DWELL AND GARAGE | 24 | HALL RISE | Location AT122 Lot 221 | YAKAMIA |
| 291012 | PULS PATIOS | not shown at their request Owner's Name & Address | PATIO | 11 | PYRUS GARDENS | Location 243 Lot 617 | YAKAMIA |
| 291018 | KENNETH JOHN HORTIN | not shown at their request Owner's Name & Address | GARAGE | 48-50 | KAMPONG ROAD | Location PT 474 Lot 375 | YAKAMIA |
| 291043 | GREG LEEDER BUILDING SERVICES | not shown at their request M W WALLIS | DWELL GARAGE & ALFRESCO | 6 | NOTLEY STREET | Location AT356 Lot 817 | YAKAMIA |
| 291046 | OUTDOOR WORLD | Owner's Name & Address | PATIOS X 4 | 77 | TARGET ROAD | Location 243 Lot 604 | YAKAMIA |
| | | not shown at their request | | | | | |

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – October 2009
Date : 2nd November 2009

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of October 2009.
2. Within the period there was a total of thirty five (35) decisions made on active Planning Scheme Consents ;
 - Twenty nine (29) Planning Scheme Consents approved under delegated authority;
 - One (1) Planning Scheme Consents was conditionally approved;
 - One (1) Planning Scheme Consent was approved
 - Two (2) Planning Scheme Consents withdrawn
 - One (1) Planning Scheme Consent was refused
 - One (1) Planning Scheme Consent was cancelled



Gayle Sargeant
Administration Officer (Planning)

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for October 2009

| Application Number | Application Date | Applicant | Street Address | Locality | Description of Application | Decision | Decision Date | Assessing Officer |
|--------------------|------------------|-------------------------|-------------------|-----------------|--|------------------------|---------------|-------------------|
| 295160 | 15/06/2009 | Landcorp | Princess Royal Dr | Albany | Partial Demolition of Town Jetty | Withdrawn | 14/10/2009 | Ian Humphrey |
| 295266 | 17/09/2009 | D Higgins | York St | Albany | Restaurant (Additions) | Conditionally Approved | 28/10/2009 | Ian Humphrey |
| 295201 | 21/07/2009 | Karel Murdock | Spencer St | Albany | Holiday Accommodation | Delegate Approved | 28/10/2009 | Taylor Gunn |
| 295251 | 3/09/2009 | Larry Boston Design | Burgoyne Rd | Albany | Single House (Additions) design code relaxation overlooking side setback relaxations | Delegate Approved | 30/10/2009 | Taylor Gunn |
| 295280 | 24/09/2009 | T Docking | Stirling Tre | Albany | Restaurant (Change of Use & internal fit out) | Delegate Approved | 21/10/2009 | Tom Wenbourne |
| 295291 | 5/10/2009 | Bin Chen & W Shen | York St | Albany | Shop (Massage) | Delegate Approved | 22/10/2009 | Jessica Anderson |
| 295007 | 16/01/2009 | Stanley Howard | Alison Pde | Bayonet Head | Grouped Dwelling (x2) - (new dwelling to adjoin existing dwelling) | Delegate Approved | 27/10/2009 | Jessica Anderson |
| 295268 | 17/09/2009 | S Williams | The Outlook | Bayonet Head | Single House - design codes relaxation - overlooking & side setback relaxation | Delegate Approved | 15/10/2009 | Jessica Anderson |
| 295257 | 9/09/2009 | Howard & Heaver | Sanford Rd | Centennial Park | Service Industry (Extensions) | Delegate Approved | 28/10/2009 | Taylor Gunn |
| 295243 | 27/08/2009 | Concept Building Design | Mutton Bird Rd | Elleker | Single House - front setback relaxation | Delegate Approved | 30/10/2009 | Tom Wenbourne |
| 265072 | 14/02/2006 | Dykstra Planning | Frenchman Bay Rd | Frenchman Bay | Holiday Accommodation - (107 Unit Resort) | Approved | 14/10/2009 | Ian Humphrey |
| 295240 | 25/08/2009 | M Barrett | South Coast Hwy | Gledhow | Single House & Home Business | Delegate Approved | 16/10/2009 | Jessica Anderson |
| 295249 | 3/09/2009 | T Pomery | Oxford St | Gledhow | Home Occupation (mobile hairdresser) storage of vehicle tools & equipment | Delegate Approved | 15/10/2009 | Jessica Anderson |

| Application Number | Application Date | Applicant | Street Address | Locality | Description of Application | Decision | Decision Date | Assessing Officer |
|--------------------|------------------|----------------------------------|------------------|------------------|--|-------------------|---------------|-------------------|
| 295245 | 1/09/2009 | R Ryan | Rosster Rd | Goode Beach | Development - Earthworks in excess of 600mm (retaining wall) | Delegate Approved | 6/10/2009 | Jessica Anderson |
| 295229 | 13/08/2009 | E Woodhams & K Wignall | Henty Rd | Kalgan | Outbuilding (reduction in size to comply with outbuildings policy) | Cancelled | 5/10/2009 | Ian Humphrey |
| 295285 | 30/09/2009 | E Woodhams & K Wignall | Henty Rd | Kalgan | Single Dwelling | Delegate Approved | 6/10/2009 | Jessica Anderson |
| 295252 | 4/09/2009 | A Goad | Chillinup Rd | Kojaneerup South | Grouped Dwelling (x2) (Relocated Dwelling) | Delegate Approved | 5/10/2009 | Taylor Gunn |
| 295258 | 10/09/2009 | K McCrackan | Peet Rise | Kronkup | Single Dwelling | Delegate Approved | 28/10/2009 | Taylor Gunn |
| 295259 | 10/09/2009 | P Smith | Forsyth Rd | Kronkup | Single House and Outbuilding | Delegate Approved | 1/10/2009 | Jessica Anderson |
| 295178 | 1/07/2009 | Blair Ireland | Rivervale Chase | Lower King | Single House & Outbuilding (side & rear setback relaxations & overlooking) | Delegate Approved | 6/10/2009 | Tom Wenbourne |
| 295269 | 17/09/2009 | WA Country Builders | Bushby Rd | Lower King | Single Dwelling | Delegate Approved | 16/10/2009 | Taylor Gunn |
| 295281 | 25/09/2009 | F Lombardo | Bon Accord Rd | Lower King | Single House and Outbuilding | Delegate Approved | 15/10/2009 | Taylor Gunn |
| 295282 | 25/09/2009 | J Williamson | Lathwood Circuit | Marbelup | Single House (Outbuilding) | Delegate Approved | 12/10/2009 | Jessica Anderson |
| 295230 | 14/08/2009 | UWA Advanced Timber Concepts Res | Radiata Dr | Mckail | Single House (carport at rear rather than double garage as per Detailed Area Plan) | Delegate Approved | 12/10/2009 | Tom Wenbourne |
| 295276 | 23/09/2009 | R Eskett | Gladville Rd | Mckail | Single House (Outbuilding) | Delegate Approved | 6/10/2009 | Jessica Anderson |
| 295275 | 23/09/2009 | D & J Shann | Stephen St | Milpara | Single House - Verandah Enclosure | Delegate Approved | 14/10/2009 | Jessica Anderson |
| 295267 | 17/09/2009 | Bert Neuzelaar Homes | Cockburn Rd | Mira Mar | Vehicle Repair Station (Spray Painting-Extension) | Delegate Approved | 15/10/2009 | Taylor Gunn |
| 295215 | 6/08/2009 | TR Ackley | Rowney Rd | Robinson | Single House (determination of building envelope) | Refused | 12/10/2009 | Jessica Anderson |

| Application Number | Application Date | Applicant | Street Address | Locality | Description of Application | Decision | Decision Date | Assessing Officer |
|--------------------|------------------|-----------------------------|-----------------|-----------------|---|-------------------|---------------|-------------------|
| 295290 | 5/10/2009 | Kosters Steel Constructions | Allmore Drive | Robinson | Single House - Outbuilding | Delegate Approved | 15/10/2009 | Taylor Gunn |
| 295270 | 18/09/2009 | Chesters Constructions | Collingwood Rd | Spencer Park | Single Dwelling (Outbuilding - garage) | Delegate Approved | 7/10/2009 | Jessica Anderson |
| 295214 | 6/08/2009 | Michael Swain | Chester Pass Rd | Walmsley | Light Industry (construction of prefabricated homes - some storage of building materials on site) | Delegate Approved | 28/10/2009 | Taylor Gunn |
| 295298 | 15/10/2009 | G MacDougall | Kelty View | Wilyung | Single Dwelling | Delegate Approved | 22/10/2009 | Jessica Anderson |
| 295155 | 12/06/2009 | Joy Power | Bethel Way | Yakamia | Educational Establishment (Additions - Multi Purpose Hall and Retaining Wall) | Delegate Approved | 16/10/2009 | Tom Wenbourne |
| 295279 | 23/09/2009 | J Power | Bethel Way | Yakamia | Development - Earthworks in excess of 600mm (Retaining Wall) | Withdrawn | 16/10/2009 | Tom Wenbourne |
| 295274 | 22/09/2009 | Kosters Steel Constructions | Prior St | Centennial Park | Warehouse - additional storage | Delegate Approved | 22/10/2009 | Jessica Anderson |

CITY OF ALBANY

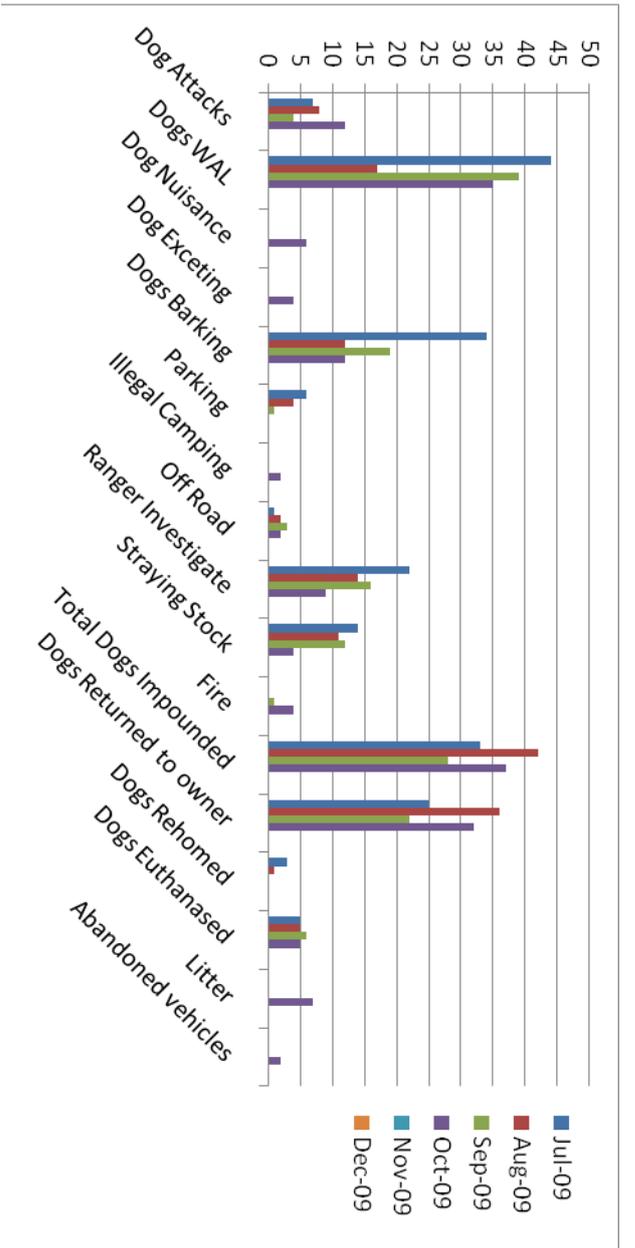
REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer – Ranger
Subject : Ranger Activity – October 2009 plus July 2008 to December 2008
Date : 2nd November 2009

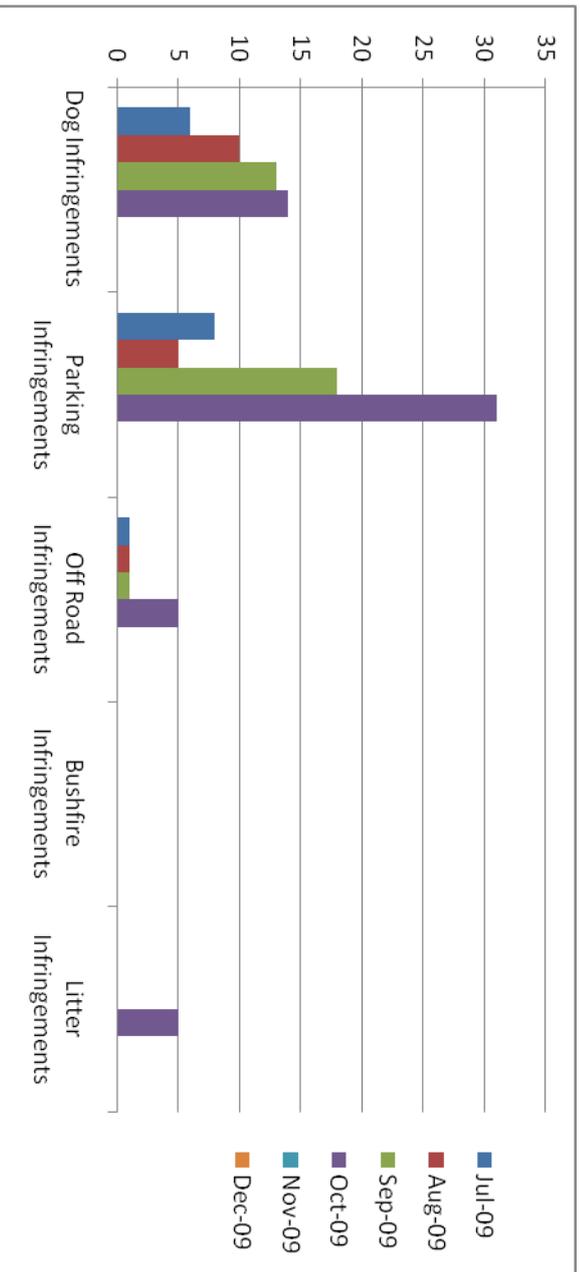
1. The attached graph shows Customer Service Requests and Infringements issued for the month of October 2009.
An additional graph shows the Customer Service Requests and Infringements issued during the months of July 2008 to December 2008 for comparison purposes.
2. Within the month of October 2009 a total of 105 Customer Service Requests were logged and attended by the City of Albany Rangers.
3. A total of 37 dogs impounded, with 32 returned to their owners. It is worthy to note that 2 of the 5 dogs euthanised this month were surrendered to the City of Albany as a result of a dog attack.
4. Within the month of October there were a total of 55 infringements issued.
5. Firebreak Exemption renewals that expired in 2009 were sent to 49 Landowners.

Deborah Walker
Administration Officer – Rangers

Customer Service Requests 2009



Enforcements 2009





City of Albany Records
Doc No: ICR8090359
File: PRO298

Date: 13 OCT 2009
Officer: MAYOR1

Attach:

7 October 2009

Mayor Milton Evans
City of Albany
102 North Road, Yakamia
ALBANY WA 6331

Bulletin

Dear Mayor Milton Evans

Re Parks and Leisure Australia Awards of Excellence 2009

Parks and Leisure Australia (PLA) would like to congratulate City of Albany for winning the prestigious Design, Development and Management Awards for Parks with the project – "Anzac Peace Park (Stage One)". Mike Richardson represented City of Albany to receive the award when it was presented at the PLA National Conference in Darwin on 15 September 2009.

PLA is the leading professional association that represents parks and leisure professionals in Australia. It promotes and supports its members, their vocations and the parks and leisure industry through its leadership in advocacy, training, communication, professional development opportunities and product innovation.

The PLA Awards of Excellence were established to encourage professional development and highlight the very high standard and range of best practice and innovation the industry offers. The PLA awards are now in their 11th Year.

These awards are the industry's highest accolades, showcasing excellence in innovation, contribution and achievement. It is a chance for organisations to promote themselves and be recognised for the outstanding projects. The winners will be promoted on the PLA website – www.parks-leisure.com.au, in the PLA journal and has already been promoted in the Awards Brochure at the Conference. Please contact us if you require more information to promote this success in your area.

Again we thank you for your time and energy in applying for the PLA Awards and we hope you will continue to be involved in the future.

Yours sincerely

Bruce Fordham
National President
Parks and Leisure Australia



National Office: 16 Neale Street, Bendigo Vic. 3550
Postal: P.O. Box 210, Bendigo Central, Vic 3552
Tel/Fax: 03 5444 1763
Email: awards@parks-leisure.com.au
Web: www.plaawards.com.au



City of Albany Records
 Doc No: ICR8090549
 File: REL122
 Date: 15 OCT 2009
 Officer: MAYOR1

LIONS DISTRICT 201W2 CONVENTION 0 Attach:
P.O. BOX :

Bollan

The Mayor The Hon Milton Evans JP
 City of Albany Council
 2 North Road
 ALBANY WA 6330

Dear Mr Evans,

Re: Sponsorship - Lions Convention Albany September 2009

We write to thank you most sincerely for your kind donation of Amazing Albany bags and stickers etc. for use of our 250 Conventioneers. We also thank you for the Civic Reception on Friday evening, and for the willing assistance of Louise Burgler in so many ways during the weeks leading up to the Conventon weekend.

The theme of our Convention this year is "Youth Our Future" and we are endeavouring to reach out and communicate with the young people in our community, to encourage them to become service-minded people now and into the future.

Your assistance and input was much appreciated by our Conventioneers and has greatly enhanced the success of this Convention.

Yours sincerely

Lion JAMIE MAWER
 Chairman
 CONVENTION ORGANISING COMMITTEE
 LIONS CLUB OF ALBANY INC.

Date: *13th October '09*

