

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

**ORDINARY
COUNCIL MEETING**

Tuesday 19th December 2006

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN
19th December 2006

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 Development Application - Hotel (Esplanade) - 1 - 3 Flinders Parade, Middleton Beach
[Agenda Item 11.1.1 refers] [Pages 6-8] 3 pages
- 1.1.2 Development Application - Multiple Dwellings - 4 Barry Court, Collingwood Park
[Agenda Item 11.1.2 refers] [Pages 9-18] 10 pages
- 1.1.3 Development Application – Multiple Dwellings – Lots 9 & 12 Earl Street, Albany
[Agenda Item 11.1.5 refers] [Pages 19-41] 23 pages
- 1.1.4 Planning Compliance - Lot 3 (27-29) Golf Links Road, Middleton Beach
[Agenda Item 11.1.6 refers] [Pages 42-46] 5 pages
- 1.1.5 Advertisement of Subdivision Guide Plan for Amendment 179 - Lots 50 & 51, Link Road, Marbellup
[Agenda Item 11.3.1 refers] [Pages 47-49] 3 pages
- 1.1.6 Final Scheme Policy - Lockyer Residential Development Zone and Future Urban Zone - Conceptual Structure Plan
[Agenda Item 11.3.2 refers] [Pages 50-75] 26 pages
- 1.1.7 Initiate Scheme Amendment – Loc 6511, 304 Two Peoples Bay Road, Kalgan
[Agenda Item 11.3.3 refers] [Pages 76-97] 22 pages
- 1.1.8 Initiate Scheme Amendment - Conservation Zone - Nullaki Pensinsula
[Agenda Item 11.3.4 refers] [Pages 98-103] 6 pages
- 1.1.9 Initiate Scheme Amendment - Lots 17, 18, 19, 20, 21, 22, 27, 28 and 29 Mead Road and Lot 30 Nanarup Road, Kalgan
[Agenda Item 11.3.5 refers] [Pages 104-125] 22 pages

1.2 Corporate & Community Services

- 1.2.1 List of Accounts for Payment
[Agenda Item 12.1.1 refers] [Pages 126-144] 19 pages
- 1.2.2 Senior Advisory Committee meeting minutes – 16th November 2006
[Agenda Item 12.7.1 refers] [Pages 145-149] 5 pages
- 1.2.3 Albany Arts Advisory Committee meeting minutes – 8th November 2006
[Agenda Item 12.7.2 refers] [Pages 150-159] 10 pages

1.3 Works and Services

- 1.3.1 Environmental Code of Conduct – Guidelines for Works on Council Controlled Land
[Agenda Item 13.7.4 refers] [Pages 160-193] 34 pages
- 1.3.2 Bushcarers Advisory Committee meeting minutes
[Agenda Item 13.8.1 refers] [Pages 194-198] 5 pages

1.4 General Management Services

- 1.4.1 Albany Tourism Marketing Advisory Committee minutes – 6 November 2006 & 4 December 2006
[Agenda Item 14.4.1 refers] [Pages 199-215] 17 pages
- 1.4.2 Special Meeting of Electors minutes – 4 December 2006
[Agenda Item 14.4.2 refers] [Pages 216-231] 16 pages
- 1.4.3 General Meeting of Electors minutes – 5 December 2006
[Agenda Item 14.4.3 refers] [Pages 232-237] 6 pages

2.0 MINUTES OF ADVISORY & OTHER COMMITTEES OF COUNCIL

Nil

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

- 3.1.1 Building Activity Report – November 2006
[Pages 238-248] 11 pages
- 3.1.2 Planning Scheme Consents – December 2005
[Pages 249-251] 3 pages

3.2 Corporate & Community Services

Nil

3.3 Works & Services

Nil

3.4 General Management Services

- 3.4.1 Incoming correspondence to City of Albany
 - Country High School Hostels Authority
 - Western Australia Local Government Association
 - Bicycle Victoria
 - Meeting Masters[Pages 252-255 refers]

3.4.2 Common Seals

- NCSR061746 Contract C06018 Supply and Delivery of Skid Steer Loader
City of Albany & Toyota Material Handling (WA) Pty Ltd
OCM 17-Oct-06 13.4.2
- NCSR061747 Contract C06032H Panel of Suppliers Construction Plant & Equipment
City of Albany & FE & JL Rybinski (trading as FJ Excavator Service)
OCM 17-Oct-06 13.4.3
- NCSR061752 Extinguishment of Easement Lots 113 & 114 Barnesby Drive, Yakamia
City of Albany (applicant) & Ford Road Syndicate Pty Ltd
OCM 15-Mar-05 12.2.3
- NCSR061753 Lease Torbay Agricultural Community Hall - Reserve 13507
City of Albany and Torbay Agricultural Community Hall Inc.
OCM 16-Nov-04 12.2.5
- NCSR061759 Contract C06040 Construction of concrete footpaths
City of Albany & B. Campbell Contractors
OCM 17-Oct-06 13.4.5
- NCSR061761 Contract C06015 Supply and Delivery of Single Axle Two-way Tipping Truck (16,000GVM)
City of Albany & WA Hino
OCM 17-Oct-06 13.4.2
- NCSR061783 Lease of Crown Land Form L1C Torbay Agricultural Community Hall - Reserve 13507
City of Albany and Torbay Agricultural Community Hall Inc.
OCM 16-Nov-04 12.2.5
- NCSR061788 Section 70A Notification Lot 323 (HN85) Dempster Road, Kalgan
City of Albany & Lois Doreen Drygan
OCM 15-Mar-05 12.2.3
- NCSR061812 Deed of Restrictive Covenant Preventing direct access to Range Road from all future developed Lots at Lot 9002
City of Albany and Hofrad Pty Ltd
OCM 18-Apr-06 12.2.3
- NCSR061813 Deed of Assignment of Lease Hangar and Land on Lot 213 Albany Highway, Drome, Albany
City of Albany & Vincent Calleja, assigned to David Ilton Ferguson & Anthony Roderick Cusack
OCM 18-Apr-06 12.2.3
- NCSR061814 Lease of Reserve 2681 Mt Melville Lookout
City of Albany & Tarossa Pty Ltd
OCM 19-Sep-06 13.5.2
- NCSR061815 TPS No. 1A, Amendment No. 157 Altering the zoning table as it relates to a group dwelling or a multiple dwelling in the Future Urban zone
City of Albany
OCM 21-Nov-06 11.3.7

Item 3.4.2 continued

NCSR061816 TPS No. 3, Amendment No. 256 Amending Table II - Shopping Centre to increase maximum net lettable area from 600m² to 4,385m².

City of Albany

OCM 21-Nov-06 11.3.8

NCSR061834 Deed of Easement Drainage easement on Lot 36 Ulster Road, Albany

City of Albany & John Colin Manley & Gwenda Joy Manley

OCM 18-Apr-06 12.2.3

NCSR061835 Deed of Easement Drainage easement on Lot 35 Ulster Road, Albany

City of Albany & John Colin Manley & Gwenda Joy Manley

OCM 18-Apr-06 12.2.3

4.0 STAFF MEMBERS

4.1 Disclosure To Engage In Private Works

Nil

4.2 New Appointments

Lucy Sadler- Tourism Project Officer (Part Time)

Joe Gimondo- Ranger Firebreaks (Casual)

Agenda Item Attachments

DEVELOPMENT SERVICES SECTION



Department for Planning and Infrastructure
Government of Western Australia

Coastal and Natural Resource Planning

Your ref: A89428/PA17663/P265505
Our ref: 862-6-1-9PV3
Enquiries: Julia Horsley

30 November 2006

City Of Albany
PO Box 484
ALBANY WA 6331

Attention: John Devereaux

Dear Mr. Devereaux

Re - Development Application for 1-3 Flinders Parade, Middleton Beach, Albany

I refer to your correspondence dated 26 October 2006 regarding the above application, and subsequent email correspondence.

The Environment and Sustainability directorate of the Department for Planning and Infrastructure (ESD) has reviewed the proposal as set forth in the report attached to your letter dated 26 October 2006. In regard to the proposal I wish to make the following comments that include consideration of Statement of Planning Policy 2.6 State Coastal Planning Policy (SPP2.6) and Development Control Policy DC6.1 Country Coastal Planning Policy (DC6.1), which is used in practice throughout the entire state (not just country areas).

SPP2.6 & DC6.1 - Applicable State Coastal Policy

SPP2.6 was gazetted in June 2003, and is the principal document at State government policy level for coastal planning guidance in Western Australia. SPP2.6 states that the application of DC6.1 is to be viewed in light of SPP2.6, and that SPP2.6 is the higher order and prevailing policy.

Building Height Restrictions

Currently, SPP2.6 does not directly stipulate maximum building heights. However, as noted in the development application report, the WAPC is currently in the process of amending SPP2.6 to include a provision on height restrictions on development that falls within a 300m setback distance from the horizontal setback datum (HSD). Within this setback, development may be not more than five storeys (not exceeding 21m) unless a lower height maximum is specified within a local government Local Planning Scheme. The hotel development proposes a maximum height of 17.9 metres from natural ground level. The proposed building height(s) of this development would not be inconsistent with SPP2.6, or the maximum allowable upon gazettal of the amendment.

DC6.1 states that within 500m of the coast, buildings shall not exceed 12m in height. As noted above, Section 2.2 of SPP2.6 provides that its provisions prevail over the

469 Wellington Street, Perth, Western Australia 6000
Tel: (08) 9264 7777 Fax: (08) 9264 7566
www.dpl.wa.gov.au ABN 40 996 710 314

provisions of DC6.1. However, as the SPP2.6 amendment is not yet in force, the height restriction under DC6.1 remains a relevant (not necessarily deciding) factor to be considered in the context of other local, regional and State planning principles and policy applicable to this proposal.

Physical Processes Setback Requirements

With respect to setback requirements for physical processes under SPP2.6 (Section 5.1(xxii) and (xxiii); Schedule One), 98m from the horizontal setback datum (HSD), is the minimum default distance stated in SPP2.6. In some cases, the recommended setback distance for physical processes will exceed this general default distance. In this case, as the proposed land is relatively low lying. DPI's coastal engineers advise that: (i) the developer undertakes an assessment of the finished floor levels for the new development in terms of assessing protection from storm surge; (ii) the location and structural integrity of the existing sea wall is assessed; and (iii) there be a commitment by the City of Albany to maintain the seawall.

Public Interest

The proposed development should be considered having due regard to the requirement in SPP2.6 that development applications and planning decisions should maintain and enhance public enjoyment of the coast, ensuring public access and recreational opportunities on the coast are not diminished (SPP2.6: Section 5.1(ii);(iii)) and giving the public the opportunity to participate in coastal planning (SPP2.6: Section 5.1(i)). There is nothing in the proposal to suggest that it is inconsistent with policy in this regard.

Coastal Strategies and Management Plans

The development should ensure the physical processes of the foreshore reserve are given due consideration and be compatible with an existing foreshore management plan (FMP). Should an FMP not be in existence for the subject foreshore reserve, an FMP should be prepared as part of a development approval. The determination of the width of the foreshore, must also take into account non-physical factors referred to in SPP2.6 Section 5.1(viii) such as ecological values, landscape, seascape, visual amenity, indigenous and cultural heritage, public access, public recreation needs and safety to lives and property.

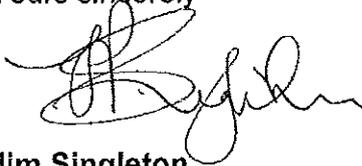
Environment

Development located on or adjacent to the coast should not discharge waste and/or storm-water in a manner that may degrade the coastal environment (including the coastal foreshore reserve, coastal waters and marine ecosystems). All potential negative impacts (either on site or off site) on the environment and coastal processes should be avoided (SPP2.6 Section 5.1 (xiii), (xiv)).

The above matters should be considered in assessment of the proposed development, prior to determination by the local government to approve or refuse the application. Subject to the outcome of the physical processes setback assessment by DPI's coastal engineers, the Coastal Planning branch of the ESD supports the approval of this proposed development.

If you require any further clarification in regard to this matter please contact Julia Horsley on 9264 7579 or at Julia.Horsley@dpi.wa.gov.au or Ben Bassett on 9264 7801 or at Ben.Bassett@dpi.wa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'J. Singleton', written over a light blue horizontal line.

Jim Singleton

Director, Environment and Sustainability



Department for Planning and Infrastructure
Government of Western Australia

Coastal and Natural Resource Planning

Your ref: A179283/PA17004/LT605418
Our ref: 862-6-1-9PV3
Enquiries: Ben Bassett

3 November 2006



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

City of Albany Records
Doc No: ICR6018934
File: A179283
Date: 08 NOV 2006
Officer: EDDS

Attention: Robert Fenn

Dear Mr. Fenn

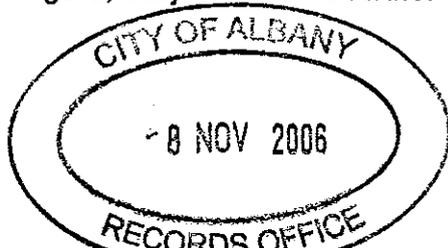
Re - Development Application for Thirty Multiple Dwellings at Lot 150 No 4 Barry Court, Collingwood Park, Albany

I refer to your correspondence dated 4 October 2006 regarding the above application. While your letter is responsive to the requests for further information and clarification from the Coastal Branch in our letter dated 25 September 2006, there seems to be continuing confusion regarding the respective roles of the WAPC and the City of Albany in approving or refusing this application. This letter aims to address this confusion of the approval process and to clarify outstanding issues in the application of Development Control Policy 6.1(DC 6.1) and State Planning Policy 2.6 *State Coastal Planning Policy* (SPP2.6).

Approval Process

Generally, with respect to development applications where there is no applicable regional scheme, the decision maker will be the local government administering the local planning scheme (LPS). In making this decision, the decision-maker is obliged by the *Planning and Development Act 2005* to have due regard to State Planning Policies and other relevant planning principles, in addition to local policies and the LPS - which will have priority in the case of a conflict. While there have been various expressions of concern from a number of parties regarding the manner in which Council has considered this application so far (which may or may not give rights to appeal in the future), the primary concern from WAPC's perspective is whether or not applicable State coastal planning policy has been given due consideration.

In the case of the current application and request for advice, there was no indication that the provisions of SPP2.6 had been considered, as required by law, nor any statements as to whether or not the application was consistent with its provisions. Your letter largely addresses the information requirements in this regard, subject to some further comments below.



With respect to DC6.1, as you rightly note, the main consideration seems to be the issue of building heights. Section 3.5.5. of DC 6.1 states "to avoid intrusive development, the following should be considered", further stating under Section 3.5.5(i) that "no building within 500 metres of the coast, shall exceed 12 metres in height unless it is approved by the State Planning Commission". The wording of this particular subsection of DC 6.1 appears to be the cause of confusion regarding approval responsibility. Though the language suggests that it is a matter over which the WAPC has approval, the status of DC6.1 is that it is a policy only and has no statutory effect. The wording does not alter the statutory process of approval under planning legislation which provides that development approvals for land zoned under a local government's LPS are to be approved by the relevant local authority.

The role of the coastal planning branch of the DPI is to provide technical advice on the provisions of DC6.1 and SPP2.6 to ensure that they are given due consideration. While a decision that is contrary to advice from the branch may be open to appeal by a relevant party, if it can be shown that proper principles were not properly taken into account or applied, the WAPC cannot legally compel local government to comply with the requirements of State planning policies. Further, a local government cannot solely base its decision on the advice of the WAPC in this regard, as it may indicate a failure to take into account all other relevant factors including its own local policy and the TPS.

Accordingly, set forth below is the technical advice on the application of State Coastal Planning Policy to this proposal for the Council to consider in making its determination. It addresses specific issues of this application as well as responding to your statements regarding the general application of the policy for the purposes of clarification.

Application of SPP2.6 and DC6.1

Coastal Setbacks

Generally, all proposed developments are required to comply with the setback provisions of SPP2.6. The policy, which came into operation in 2003, applies equally to green fields development as well as to modifications to existing developed areas.

In this regard, any setback that was determined prior to 2003, may need to be reviewed with respect to subsequent development applications even if the corresponding subdivisions were previously approved under a prior policy. While a 100 metre setback would likely have satisfied the requirements under DC6.1 it will not automatically, without further examination, necessarily comply with the physical processes setback factors set forth in SPP2.6 5.1(xxii) and (xxiii), and Schedule One. The example setback calculation set forth in the Schedule in Section E, arrives at a minimum estimate of 98 metres for the general case. However, once the methodology is applied to a particular location, the range of the setback actually required may be as low as 50 metres or as high as 300 metres. Therefore, although in practice a general setback of 100 metres will satisfy the requirements, this issue needs to be assessed and justified in each case. For this reason we requested further information on the

setback proposed for this application. We have forwarded the aerial photo included with your letter to DPI's coastal engineers for their input to confirm that there are no factors that may need further consideration. The fact that MP Rogers and Associates undertook modelling in 2002 is useful information which will likely facilitate the assessment by the engineers.

Building Height Restrictions

I note your response on building heights as being the key issue of concern in this application. As it appears that Council have duly considered the provisions of DC6.1 and the proposed amendment to SPP2.6 regarding height restrictions, the Coastal Planning Branch does not have any objections to raise on this point. The SPP2.6 amendment is a seriously entertained planning instrument which is entitled to be considered in your decision.

Public Interest

The key issue of concern from the public with respect to this application appears to be visual amenity. Your letter suggests that Council has given consideration to this matter. Provided that the public consultation process on the Barry Court Design Guidelines gave the public adequate opportunity to comment upon visual amenity issues, and that the responses were taken into consideration, the requirements of SPP2.6 in this regard would be met.

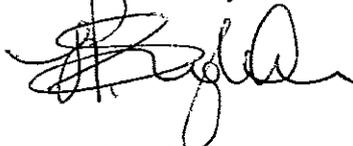
Other Matters

We note your response to questions we raised concerning Coastal Strategies and Management Plans, and Environmental and Infrastructure issues to be considered under SPP2.6. The consideration of these issues seems to be consistent with the requirements of SPP2.6.

In conclusion, it is up to the City of Albany to make the decision to approve or refuse this application. In order to have due regard to State Planning Policy as required by the Planning and Development Act 2005, it is appropriate to receive technical advice on the provisions of applicable WAPC policy from the relevant State agency. The only outstanding issue in this respect is confirmation on the adequacy of the physical processes setback. We shall revert back to you on this point once we hear back from the Coastal engineers.

If you require any further clarification in regard to this matter please contact Ben Bassett on 9264 7619 or at Ben.Bassett@dpi.wa.gov.au.

Yours sincerely



Jim Singleton

Director, Environment and Sustainability

Our Ref: A179283/PA17004 / LT605418
Cross Ref: EF6016402
Your Ref: 862-6-1-9PV3
Enquiries: Robert Fenn

4 October 2006

Barbara Pedersen
Manager Coastal Planning
Department for Planning and Infrastructure
469 Wellington Street
PERTH WA 6000

Dear Barbara

DEVELOPMENT APPLICATION – LOT 150 (4) BARRY COURT, COLLINGWOOD PARK

I refer to your letter of the 25 September 2006.

Your advice provides City staff with information on the requirement of the Western Australian Planning Commission's policies SPP 2.6 and DC 6.1. The requirements of those policies were understood by City of Albany staff and the outstanding issue, from the City's point of view, was the height of the proposed development.

I apologise for not documenting the background on the project's compliance with SPP 2.6 as I understood that you would have been adequately aware of the site and its relationship to Middleton beach. The land under development was excised from a Crown Reserve in the early 1990's, around the time that SPC Policy DC 6.1 (Country Coastal Planning Policy) was created. Council fully supports the resolution of coastal planning issues at the subdivisional stage of the land conversion process and in this instance a 100m coastal reserve exists between the development lot and the permanent vegetation line at the rear of Middleton Beach.

I wish to also make the point that the WAPC and the Department of Environment have also supported a further subdivision of the original allotment and provided supporting advice in regards to several development applications, for lots across the coastal frontage of the original land parcel, since policy DC 6.1 was introduced. Also Section 5.1 of SPP 2.6 continually uses terminology such as "*when identifying areas for development*", "*when selecting a development location*" and "*encourage urban development to be constructed in and around existing settlements*" when making reference to the strategic planning and the decision-making process. I reiterate that this development is to take place on an existing land parcel located within an existing settlement cluster.

The intent of the SPP 2.6 is to require "green fields" developments to give due consideration to coastal processes and for community aspirations for the development of coastal areas. The objectives for the policy are clear in that it sets out to;

- Protect, conserve and enhance coastal values, particularly in areas of landscape, nature conservation, indigenous and cultural significance;
- Provide for public foreshore areas and access to these on the coast;

- Ensure the identification of appropriate areas for the sustainable use of the coast for housing, tourism, recreation, ocean access, maritime industry, commercial and other activities; and
- Ensure that the location of coastal facilities and development takes into account coastal processes including erosion, accretion, storm surge, tides, wave conditions, sea level change and biophysical criteria.

Putting aside the history of development on lots in this locality, I will provide the City of Albany staff's analysis of the matters to be considered under SPP 2.6, to verify that this policy has been adequately addressed in the development application process.

Building Height Restrictions

Notwithstanding that the WAPC intends to increase the height limits of buildings along the coastal fringe of the State, the current WAPC policy states at clause 3.5.5;

"To avoid intrusive development, the following should be considered;

- No building within 500 metres of the coast, shall exceed 12 metres in height unless it is approved by the State Planning Commission. For the purposes of this policy 'height' means 'the vertical measurement taken between the mean point of the natural ground level within the area occupied by the structure and the highest point of the roof vertically above that point on the ground, excluding minor vertical projections such as chimneys and vent pipes.'*

Clause 3.5.5 is drafted in a manner which is in direct contrast to other clauses in policy DC 6.1. Elsewhere the wording states that the policy is intended to provide a set of general guidelines (clause 1.5), it is intended to deal with new development and not areas previously developed and subdivided (clause 1.6) and it favours a flexible, common sense application (clause 1.9). Clause 3.5.5 is unambiguous and requires the Commission to issue to the City "an approval" for the development; it is that approval that Ms. Brown originally sought from your office.

I have reviewed the plans submitted by the proponent and matched some detailed site contours to the original documentation. In so doing, I have concluded that the 14.5m height mentioned by Ms Brown is the height of the building measured at ground level at its extremity. When considered against the definition of height mentioned in clause 3.5.5 of WAPC policy DC 6.1, I note that the land varies two (2) metres under that part of the building footprint where the policy is exceeded. Therefore, under clause 3.5.5 (i) the application before the WAPC is actually for a building with a height of 15.5m (14.5m from ground floor level to uppermost point of roof, plus one metre of ground adjustment).

If the entire building footprint is considered, a land variation of three (3) metres exists, however the height of the four storey component remains at 15.5m (the land rises away from the coast but the floor levels remain unchanged), the three storey component becomes 12.0m and the two storey components become 9.0m, for the purposes of the policy.

I note in your reply that the WAPC policy is in the process of being modified and I leave you to determine what weight you will give to that potential change when considering the current application.

Physical Processes Setback Requirements

No mention was made to the physical processes in the officer's report as the officers were aware that the original subdivision has been previously checked for compliance with WAPC standards for coastal processes. Attached is an aerial photograph showing the property boundary is located 100m from the front of the permanent vegetation line on Middleton Beach directly in front of the land. The building is to be located 5.0m inside the property, resulting in the overall development exceeding the WAPC default setback applying to coastal developments.

The City has previously engaged the services of Rogers and Associates to undertake modelling of coastal processes along Middleton Beach and two relevant reports have been prepared;

- Rogers and Associates, 1997. *Middleton Beach Coastal Management Study*. Report R039 Rev 0 prepared for the City of Albany. and
- MP Rogers and Associates, 2002. *Emu Point Management Strategy*. Report R113 prepared for the City of Albany

Those reports acknowledge the impacts of storm surge, sea level rises, etc and indicate that the section of beach fronting the proposed development is accreting sand.

Public Interest

The policy adopted by Council for developments adjacent to Middleton Beach seeks to ensure the height of buildings are not dominant upon, or unreasonably overlook activities conducted on the beach. The community currently enjoy Middleton Beach for animal exercising and for bathing. Within the foreshore reserve a pathway system has been developed. The visual landscape qualities of the Middleton Beach foreshore has been documented by the University of WA and those qualities are understood. In total, the City is aware of and considers the public interest has been well accommodated in the current planning framework.

Where individual developments have taken place adjacent to Middleton Beach additional infrastructure has been incorporated into the public domain as a condition of that development, where Council considers the infrastructure is required and it can be maintained into the future.

It is also worth noting that the Barry Court Design Guidelines were adopted as a policy by Council pursuant to the Town Planning Scheme and were subjected to a public consultation process. The current application is listed as a discretionary land use under the scheme and it also was subjected to a public consultation process; five submissions were received during the advertising period, notwithstanding that the proposal received additional editorial comment in the local press.

Coastal Strategies and Management Plans

The City of Albany has been working with community members and interest groups to prepare a foreshore management plan which is capable of being implemented by the City of Albany. A final draft of that plan has been completed and will be implemented in due course, as community expectations dictate and financial resources permit.

As detailed above, a number of detailed reports have been prepared to address specific environmental issues affecting this locality and those reports remain active inputs to all decision-making within the foreshore reserve and on adjacent private allotments.

Environment

The original subdivision required the subject land to be serviced by the Minister's reticulated sewerage mains and an outfall drainage system has been constructed, with drainage flowing into a nutrient retention system between the development and Lake Seppings. The proposed development has access to all required services without the need for environmental or physical encroachment onto the foreshore reserve. Pedestrian access from the development to the beach can also be accommodated along an existing pathway network.

I trust that these additional comments assist you in considering this project in more detail and confirm that the matters raised in SPP 2.6 have not been ignored by Council. Council is supportive of the project, but any decision to issue a Notice of Planning Scheme Consent is being withheld until I receive the Commission's approval pursuant to Section 3.5.5 (i) of Policy DC 6.1.

Should you require further information do not hesitate to contact me.

Yours sincerely

Robert Fenn
Executive Director Development Services

rjf:tm



Department for Planning and Infrastructure
Government of Western Australia

Coastal and Natural Resource Planning

Your ref: A179283/PA17004/P265284
Our ref: 862-6-1-9PV3
Enquiries: Ben Bassett

25 September 2006

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

Attention: Lisa Brown

Dear Madam

Regarding - Development Application for Thirty Multiple Dwellings at Lot 150 No 4 Barry Court, Collingwood Park, Albany

Thank you for your correspondence dated 4 September 2006 in which you request comment by 25 September 2006 on the proposed Multiple Dwelling development, at the above address.

In commenting on the proposal I refer to the Western Australian Planning Commission's (WAPC) State Planning Policy No.2.6 State Coastal Planning Policy (SPP2.6), which delineates criteria for the assessment of coastal development. Also, Development Control Policy DC6.1 Country Coastal Planning Policy (DC6.1), which is used in practice throughout the entire State (not just country areas).

SPP2.6 & DC6.1 - Applicable State Coastal Policy

SPP2.6 was gazetted in June 2003, and is the principal document at State government policy level for coastal planning guidance in Western Australia. SPP2.6 states that the application of DC6.1 is to be viewed in light of SPP2.6, and that SPP2.6 is the higher order and prevailing policy.

It is noted that the application refers to DC6.1 in the *Application For Planning Scheme Consent*, however there is no reference to SPP2.6. The application should not only reference SPP2.6, but also demonstrate the proposal's compliance with the requirements set forth in SPP2.6. Some of the requirements - those regarding physical processes setback, coastal foreshore reserves, environmental issues and public interest measures - are discussed below.

Building Height Restrictions

Currently, SPP2.6 does not directly stipulate maximum building heights. However, the WAPC is currently in the process of amending SPP2.6 to include a provision on height restrictions on development that falls within a 300m setback distance from the horizontal setback datum (HSD). Within this setback, development may be not more than five storeys (not exceeding 21m) unless a

469 Wellington Street, Perth, Western Australia 6000
Tel: (08) 9264 7777 Fax: (08) 9264 7566
www.dpi.wa.gov.au ABN 40 996 710 314

lower height maximum is specified within a local government Town Planning Scheme. Also within the HSD setback, development may propose eight storeys (not exceeding 32m) where certain requirements are satisfied. This proposed amendment is being seriously considered by the WAPC and therefore is a relevant factor to take into account. The proposed building height(s) of this development would not be inconsistent with SPP2.6, or the maximum allowable upon gazettal of the amendment.

DC6.1 states that within 500m of the coast, buildings shall not exceed 12m in height. As noted above, Section 2.2 of SPP2.6 provides that its provisions prevail over the provisions of DC6.1. However, as the SPP2.6 amendment is not yet in force, the height restriction under DC6.1 remains a relevant factor to be considered in the context of other local, regional and State planning principles and policy applicable to this proposal.

Physical Processes Setback Requirements

With respect to setback requirements for physical processes under SPP2.6 (Section 5.1(xxii) and (xxiii); Schedule One), 98m from the HSD, is the minimum default distance stated in SPP2.6. The plans are not clear with regard to this requirement, and the City should ensure that the setback adequately allows for the physical processes on the coast. Please provide the WAPC with supporting documentation that establishes that the setback requirements have been complied with including an aerial photograph which marks up the horizontal setback datum (HSD) and the proposed setback line for physical processes.

Public Interest

The proposed multiple dwelling development should be considered having due regard to the requirement in SPP2.6 that development applications and planning decisions should maintain and enhance public enjoyment of the coast, ensuring public access and recreational opportunities on the coast are not diminished (SPP2.6: Section 5.1(ii);(iii)) and giving the public the opportunity to participate in coastal planning (SPP2.6: Section 5.1(i))

Coastal Strategies and Management Plans

The development should ensure the physical processes of the foreshore reserve are given due consideration and be compatible with an existing foreshore management plan (FMP). Should an FMP not be in existence for the subject foreshore reserve, an FMP should be prepared as part of a development approval. The determination of the width of the foreshore, must also take into account non-physical factors referred to in SPP2.6 Section 5.1(viii) such as ecological values, landscape, seascape, visual amenity, indigenous and cultural heritage, public access, public recreation needs and safety to lives and property.

Environment

Development located on or adjacent to the coast should not discharge waste and/or storm-water in a manner that may degrade the coastal environment (including the coastal foreshore reserve, coastal waters and marine ecosystems). All potential negative impacts (either on site or off site) on the environment and coastal processes should be avoided (SPP2.6 Section 5.1 (xiii), (xiv)).

The above matters should be considered in assessment of the multiple dwelling development, prior to determination by the local government to approve or refuse the application.

If you require any further clarification in regard to this matter please contact Ben Bassett on 9264 7619 or at Ben.Bassett@dpi.wa.gov.au.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Barbara', followed by a long horizontal flourish.

Barbara Pedersen

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DEVELOPMENT PROPOSAL
40 MULTIPLE DWELLINGS
LOTS 9 & 12 EARL STREET, ALBANY

October 2006

Report Purpose & Content

The purpose of this report is to provide information in support of a development proposal for a 40 multiple dwelling unit complex on Lots 9 and 12 Earl Street, Albany.

The report provides a summary of the proposal and the statutory planning framework within which the proposal is made, and provides an analysis of how the proposal meets the planning requirements in place. It concludes that the proposal is compliant with either the standards and/or objectives / performance criteria of all key documents and would represent an excellent addition to the urban fabric of the Albany City Centre. It is submitted with a clear rationale for this conclusion and a respectful request for support and approval from the Albany City Council for the application.

Site Description & Contextual Analysis

The subject site comprises two lots (proposed to be amalgamated), namely Lots 9 and 12 Earl Street, Albany. These comprise 1389m² and 1539m² respectively, totalling 2928m² in area.

The sites are located within the centre of the Albany City Centre, the capital of the Great Southern region of Western Australia. They are located a street block from Albany's 'main' or 'high street', York Street, and a block from the Albany foreshore. The surrounding area is fully developed with a range of commercial and residential developments. Albany's traditional building stock remains strongly apparent in some locations, but has been significantly altered or replaced in others, resulting in a mixed streetscape.

The subject site currently contains a contemporary showroom / commercial development. It abuts a single storey, R30 zoned property to the east, setback only slightly from its front and side boundaries. This is currently being used for commercial purposes. Three modest, single storey character dwellings are located to the west, again all providing only relatively small setbacks to the street and boundaries. Opposite is a modern sales car yard.

The site falls 4metres from north to south along the eastern boundary, with a two metre cross fall east to west. Earl Street presents a relatively flat appearance in this locality, though the site (and indeed, the Albany CBD) is framed to the east by relatively intact, vegetated hills.

Earl Street appears to be a relatively wide though low volume, local street, with on-street parking provided on both sides.

A number of relatively mature street trees exist down the street, though somewhat inconsistently spaced.

Proposal Description

The proposal comprises 40 two and three bedroom multiple dwellings within a cluster of six separate (though interconnected) storey buildings, divided by a central driveway and pedestrian access, with two levels of undercroft parking provided.

The dwellings comprise:

- 4 x 3 bedroom units 166m² each (Type A);
- 4 x 3 bedroom units 112m² each (Type B);
- 6 x 3 bedroom units of 113m² each (Type B1);
- 20 x 2 bedroom units of 87m² each (Type C); and
- 6 x 2 bedroom units of 73m² each (Type D).

The total residential unit floorspace equates to 3968m².

One and a half levels of undercroft parking, comprising 74 bays is provided, with access / egress provided from Earl Street, and to the rear through a Right of Way to Frederick Street.

The development responds to the sites level changes, 'stepping' down to the rear, and predominantly constitutes three storeys in height above ground level.

Statutory Framework

This section provides a brief overview of the statutory planning framework within which this application is made and is to be determined.

Town Planning Scheme No 1A

The site is subject to the City of Albany's Town Planning Scheme No 1A, gazetted on 30 December 2003 under the then operational Town Planning and Development Act.

The site is zoned 'Central Area' which is a mixed use zone applied to the central area of the Albany City centre. The zone applies a residential coding of R160 to residential developments within the area. Multiple Dwellings are classed as AA an land uses by the Scheme which means that the use is "not permitted unless planning consent to it is granted by Council (Cl. 3.4). Public notice is accord with Cl 7.5 is not required for this use.

Clauses 4.29 – 4.31 of the Scheme provide for the application of the Central Area Policy Plan and the adoption and application of specific policies for this zone.

The Scheme also provides the mechanisms by which planning approval is required for the development and specifies the standards applicable.

Residential Design Codes

The Residential Design Codes are a State Planning Policy adopted by the Western Australian Planning Commission (WAPC) under the provisions of the Planning and Development Act 2005. They apply to all residential development within the state and are adopted (and, in some areas varied) by the City of Albany under Clause 4.12 and the subsequent clauses of the Planning Scheme.

The R-Codes seek to provide for a consistent standard of residential development and provide for approval through demonstration of compliance with either 'Acceptable Development' standards or more responsive 'Performance Criteria' addressing 10 elements.

The Codes also prescribe submission requirements for residential developments (Section 2.4) which this report seeks to respond to.

In some instances, they require consultation with affected neighbours (section 2.5).

Policies

The Town Planning Scheme provides for the adoption of policies with the key one pertinent to this development being the 'Central Albany Urban Design Town Planning Scheme Policy' 2006. This policy seeks to guide urban design decisions in the Albany Centre and addresses:

- Land Use;
- Density;
- Heritage;
- Environment and Amenity; and
- A range of design considerations for various precincts.

The subject site falls on the boundary of the Central Business District precinct and the 'Residential' precinct of the policy.

State Administrative Tribunal

The refusal of a previous, much larger development proposal for the site was the subject of a request for review (appeal) to the State Administrative Tribunal (DR 599 of 2005). The appeal was not upheld however in its decision on the matter, the presiding member made a number of comments on the acceptability or otherwise of components of the proposal. Whilst not binding on the Council, the views of the Tribunal, as an independent, professional and potentially determining body are worthy of consideration in the assessment of this revised proposal.

Submission Requirements

The following is submitted in support of the proposal, in accordance with the provisions of the Scheme and the R-Codes (s2.4):

- Site feature survey;
- Existing Site Analysis Plan;
- Proposed Development Site Plan;
- This report, providing:
 - additional information;
 - advice of areas where the discretion of the Council is sought under the Scheme or the Codes, and justification for these addressing the relevant criteria;
 - a written response to the provisions of the Central Albany Urban Design Policy; and
 - information on materials and landscaping treatments.
- Information on consultation undertaken with affected adjoining neighbours;
- Information on service availability

Scheme & Associated Policy Provisions

Land Use

The land use of 'multiple dwellings' is classed AA in the Central Area zone and so is acceptable at the discretion of the Council. The Central Albany Urban Design Policy provides guidance on desired land use stating that, amongst other things, these should:

- Strengthen the economy of central Albany: which the proposal achieved both through the investment and employment the construction itself involves, and the flow on economic opportunity provided by the additional residents the development will provide through location in the central area;
- Promote a complex fine grained mix of land uses to provide diversity and choice: which the proposal achieves through the provision of one component of such as mix, namely multiple dwellings (few of which exist of this type in the area);
- Encourage residential development in appropriate locations: which the proposal does, on the boundary between the Central Business District and the Residential precinct of the Centre;
- Encourage a range of housing opportunities in central Albany: which the proposal does both through the range of dwelling sizes

proposed and the variation this provides to the existing building stock, responding particularly to the increasing demand for smaller, lower maintenance but well located dwellings that the aging population and smaller household sizes are generating;

Other criteria (relating to commercial encroachment into residential areas, heritage and the like) are not relevant to the proposal.

Development Standards

The majority of development standards (relating to density, parking, setbacks, landscaping and so forth) are prescribed in the Residential Design Codes, supplemented by the Central Albany Urban Design Policy.

Residential Design Code Provisions

1. *Density*: Meets 'Acceptable Development' criteria 3.1.

An R-Coding of R160 applies to the site, which requires a minimum site area of 62.5m² per unit. This would allow a maximum of 46 units on the subject site. 40 are proposed, complying with the 'Acceptable Development' criteria of this element.

2. *Streetscape*

3.2.1 Set Back of Buildings Generally: Meets 'Performance Criteria' in that:

- The setback (minimal to balconies, though varying between 2.6m and 5.2m to the building façade) contributes to the desired streetscape, as specified in the Centre Albany Urban Design Policy (discussed below);
- Adequate privacy and open space for dwellings is provided through the provision of significant balconies and courtyards, well connected to dwellings from principle living areas. Where in the front setback at ground floor, these areas are screened to provide an element of privacy, and are supplemented by the provision of secondary outdoor living areas on the ground floor at the rear of dwellings. The nature of this type of higher density dwelling demands lesser areas than expected and provided for traditional 'suburban' single houses with an emphasis on 'useability' which the development meets.
- No easements or service corridors are impacted upon by the front setback proposal

3.2.2 Minor Incursions into Street Setback Area: Meets 'Performance Criteria' in that the incursions of balconies into the front setback are not considered to detract from the character of the streetscape as this is of a mixed, semi-commercial nature with a range of setbacks (including nil) provided to developments. Further, the Central Albany Urban Design policy seeks to promote 'active' edges with minimal setbacks within its commercial core.

To note the existing "Retravisation Store" building on Lot 12 has a zero setback with verandahs protruding over the footpath.

3.2.3 Setbacks of Garages and Carports – Meets 'Acceptable Development' criteria in that no parking areas are proposed within the street setback area (except where underground), and are setback the required distance from boundaries and rights of way. When viewed from Earl Street, no parking is visible.

3.2.4 Surveillance of the Street: Meets 'Acceptable Development' criteria in that the all front units provide surveillance of the street, and all units provide surveillance of their approaches from habitable rooms. Also meets 'Performance Criteria' in that the building provides excellent surveillance between dwellings and the street.

3.2.5 Street Walls and Fences: Generally meets 'Acceptable Development' criteria in that the front wall is not higher than 1.2m above natural ground level, except where located on top of retaining where a maximum of 1.8m is required on the western boundary of the site. Meets 'Performance Criteria' in that:

- The additional height above 1.2m is only required in a small location, to provide 1m fencing (on top of retaining) to outdoor living spaces;
- The 1m fencing is required to provide adequate screening to living spaces;
- All affected living spaces are north-facing;
- The slight height variation (limited only to a small portion of the fence) does not affect surveillance of the street, or the streetscape, given existing development, and the interaction between this building and the street, given its scale.

Incorporation of additional open-style sections could be provided to further address this aspect.

3.2.6 Sightlines of Vehicle Access Points & Street Corners: Meets 'Acceptable Development' criteria in that adequate truncations and provided to meet sight line requirements at all access and egress points, and along movement corridors.

3.2.6 Building Design: Meet Local Planning Policy for area – refer subsequent section.

3.2.8 Garage Doors: Not applicable.

3.2.9 Appearance of Retained Dwelling: Not applicable.

3. Boundary Setbacks

3.2.1 Building Set Backs from the Boundary: Meets 'Performance Criteria' in that:

- Adequate sunlight and ventilation is provided to all dwellings within the building, which provides for excellent solar access, and maximised north-south orientation;
- Adequate sunlight and ventilation to adjoining dwellings is achieved through the side elevations being broken up along the side boundaries to avoid excessive impact, and provide large areas of

solar access and opportunities for cross breezes and air movement. Overshadowing to the rear (southern boundary), where impact is greatest, predominantly affects a 14m deep parking area (refer Element 9: Design for Climate below for more information);

- Building bulk is addressed through the breaking up of building facades and varying setbacks;
- Privacy to adjoining buildings is assisted through the nil setbacks proposed in some locations, as no windows, openings or other opportunities for overlooking are provided in these locations;
- Given the commercial nature of adjoining properties, impact on amenity is far lesser than for residential properties (which the Codes assume);

The existing and evolving (desired) nature of this area, as a Central Business District, is of an urban rather than suburban character. The applicable Urban Design policy promotes continuous building facades requiring a reduction in side setbacks to achieve this. Indeed, CI 7.3.2 of the policy states "to ensure continuity of the urban edge, buildings shall generally be built boundary to boundary"

3.2.2 Buildings on the Boundary: Behind the front setback line, walls on the boundary are proposed for less than the two thirds of the lengths of these boundaries provided for in the Codes. However, heights do exceed the 3.5m prescribed and so require assessment under the 'Performance Criteria'. These are achieved in that:

- The proposal uses nil setbacks in certain locations to make effective use of space: provision of setbacks in these locations would achieve little benefit, particularly given the non-residential nature of adjoining properties;
- Privacy is enhanced through the location of walls on boundaries, in that no opportunity for overlooking is provided in these locations;
- The amenity of adjoining properties is not overly affected by the walls, given their non-residential nature. Indeed, the walls on boundaries provide additional design flexibility in the event of these properties redeveloping themselves (which event could reasonably be contemplated, given their zoning);
- The walls on the boundaries are located on the east and west elevations, and so do not affect access to desirable northern and southern light. Impact is further mitigated through the breaks in building form provided along both elevations, ensuring that continuous expanses of wall (and overshadowing) is avoided.

Again, it should be noted that the local planning policy for this area encourages developments with nil side setback to encourage a continuous 'edge' to the street.

4. Open Space

3.4.1 Open Space Provision: Meets the 'Performance Criteria' in that open space provision:

- Complements the building, providing a landscaped setting in which the development is set;

- Allows an attractive streetscape, with open space areas provided along the length of the front elevation;
- Suits the future needs of residents, providing significant areas of both private and public open space, meeting their recreational needs. Additionally, the high density nature of the development and its location in the heart of Albany, with excellent access to a range of parks, bushland, recreational, social, cultural and commercial pursuits ensure that the needs of residents are likely to be more than met.

It is further noted that the restriction on height of the development necessitates a larger building footprint than would be required for a taller building. Therefore, in order to achieve a higher density development of this nature (as is sought under the applicable local policy, and is consistent with the zoning as well as local and regional planning policies relating to the provision of housing diversity, intensification in areas of high amenity, provision for smaller households, provision for an aging population, provision of more affordable housing etc), variations to some standards (such as site cover) are necessary.

3.4.2 Outdoor Living Areas: Not applicable.

3.4.3 Balconies for Multiple Dwellings: Meets 'Acceptable Development' criteria in that each unit is provided with either a courtyard or a balcony in excess of 16m², in excess with the 'Acceptable Development' requirements for multiple dwellings. Some of the front and rear terraces and balconies exceed the 'acceptable' percentage of cover from the balconies above however access to sunlight remains excellent for these, irrespective, because of their orientation, particularly for those at the north. All balconies meet the 'Performance Criteria' in providing 'outdoor areas capable of use in conjunction with habitable rooms' given that they are of significant size and regular shape, directly accessed off living areas. Additionally, the views provided to the south with balconies having folding windows over balustrade level make these areas highly desirable and useable.

3.4.4 Communal Open Space: Meets 'Acceptable Development' and, in any respect, 'Performance Criteria' in that paved and landscaped 'communal open space' areas exist on either side of the central driveway on the ground floor, and in landscaping provided around the complex. This provides an opportunity for informal interaction between tenants and is considered more than adequate, given the excellent access the site also affords to a range of recreational and social opportunities within the Albany Centre.

3.4.5 Landscaping Requirements: Meets majority of 'Acceptable Development' and all of 'Performance Criteria'
Full compliance with these requirements are hard to definitively demonstrate until the detailed landscaping plan has been developed for the proposal. However, it does clearly comply with the majority of the Acceptable Development and all of the Performance Criteria in that:

- No car-parking is proposed in the front setback;
- Pedestrian paths providing for wheelchair access are provided through the central access to the site, and through common access ways;
- Landscaping between parking bays is inapplicable, these being underground;
- Lighting of communal pathways, parking and communal areas will be provided, though no detailed design of this order has yet been undertaken;
- Bin stores are conveniently located at the entry point to basement parking, with access from the communal Right of Way. It is screened from view and located to the rear of the development;
- No significant trees exist on site worthy of retention;
- The proposal provides adequate sight lines for pedestrians and vehicles;
- Communal clothes drying areas are inappropriate for this style of development, and private screened areas cannot be provided for every unit because of the location of balconies. However, each unit provides for the installation of a 5 star energy efficient clothes drier, and a number of units provide screened courtyards allowing air drying;
- No unroofed visitor parking bays are proposed.

The development is fully expected to meet the projected needs of residents, to provide a safe and secure environment and to contribute positively to the streetscape.

5. Access and Parking

3.5.1 On-Site Parking Provision: Meets Acceptable Development as demonstrated below:

0.35 spaces required per dwelling plus 0.015 spaces per m² plot ratio (to a maximum of two per dwelling):-

40 units / bays x 0.35 + 3968m² plot ratio area x 0.015 = 73.52 bays (ie 74 bays) required.

Minimum of one space per dwelling for its exclusive use = 40 bays

Not less than 10% of required number of spaces for exclusive use of visitors (where more than 4 dwellings proposed) = 8 bays

74 bays provided including at least one for each dwelling and a minimum of 8 for visitors. This can be further enforced through condition of approval.

3.5.2 Off-Site Parking: Not applicable.

3.5.3 Design of Parking Spaces: Meets 'Acceptable Development' and 'Performance Criteria' in that Parking spaces have been designed to

provide excellent access and maneuverability and generally exceed requirements. They are all concealed from the street, are safe to use and consistent with streetscape objectives. Landscaping is not provided in parking areas because they are below ground (to minimise streetscape impact).

3.5.4 Vehicular Access: Meets majority of 'Acceptable Development' criteria, and 'Performance Criteria', as follows:

Sole access is not proposed from the rear Right of Way as this would not be appropriate for the scale of the development or the configuration of the ROW, however it use to support access and minimise vehicular crossovers is proposed (consistent with the Performance Criteria).

Only one, central driveway is proposed, minimising crossovers, streetscape and pedestrian interruption (consistent with the Performance Criteria) and this is not greater than 6m in width (flanked by pedestrian access to a total of 8.0m but still within the total aggregate 9m width stipulated as 'Acceptable Development').

The driveway location is not closer than 0.5m from a boundary or street pole or within 6m of an intersection. It is at right angles to the street and, whilst requiring the removal of a street tree, more than compensates for this with the proposed provision of two additional street trees in its place. Relocation to avoid the street tree, whilst investigated, is not feasible. The tree in question, whilst appearing healthy and attractive, is not particularly mature or significant and its loss, it is suggested, will be adequately compensated for by the provision of two new trees to Council's specification.

The driveway is designed for vehicles to enter the street in forward gear and allows vehicles to pass in opposite directions.

3.5.5 Pedestrian Access: Meets 'Performance Criteria' in that two pedestrian paths of 1 metre wide have been provided on both sides of the central driveway allowing comfortable access for pedestrians between communal car parking areas and the street. Lift access is provided to all dwellings, and an integrated network of pedestrian walkways (with weather protection) is provided.

6. Site Works

3.6.1 Excavation or Fill: Meets 'Performance Criteria' in that the development presents the appearance of being 'at grade' with the street, then cutting into the ground level behind the front setback line, to provide access to undercroft parking. The development generally follows the line of natural ground level, though minimises height and bulk through excavation, which is screened from view from all public places and adjoining properties.

3.6.2 Setback of Retaining Walls: Meets 'Performance Criteria' in that all retaining is provided within the building envelop and is predominantly

provided to undercroft parking areas, presenting no or very minimal impact on adjoining properties and the street.

7. Building Height

The building complies with the relevant Local Planning Policy (which overrides the Code provisions) in respect of height, as detailed below. It should be noted that because of the fall of the site, it may present the appearance of being greater than 3 storeys from the rear. However, the majority of the bottom two levels are undercroft and therefore the development is considered to be only three storeys. This is well demonstrated in the elevations and section diagrams provided.

8. Privacy

3.8.1 Visual Privacy: Meets 'Performance Criteria' of Codes in that the positioning of balconies minimises overlooking of adjoining properties' through placement addressing the street, at the front, and overlooking a right of way and 14m deep parking area to the south. Screening is provided to those few balconies on the eastern and western boundaries, excepting those in the centre of the development, which orient east and west. These are setback 5.5m from boundaries and minimise overlooking issues on adjoining properties through this and, most significantly, because of the non-residential use of these properties (which do not require protection of privacy under the Codes).

9. Design for Climate

3.9.1 Solar Access for Adjoining Sites: Meets the 'Acceptable Development' criteria of the Codes, overshadowing the property to the rear (to the south) lot 100 (3015m²) less than 50% of its site area at midday on 21 June (refer overshadowing diagram attached). Overshadowing of properties adjoining to the east and west at this time is negligible.

3.9.2 Stormwater Disposal: Stormwater arrangements have been discussed with the City's Engineer. Excess stormwater will be discharged into the Council's stormwater main in Fredrick Street. Details of which will be submitted with the Building Licences

10. Incidental Development

3.10.1 Outbuildings: Not applicable (other than bin stores and unit stores required under other clauses of the Codes, and comply with the Acceptable Development criteria relating to Outbuildings in any respect).

3.10.2 External Fixtures: Details yet to be determined by anticipated to meet 'Acceptable Development' criteria in that no unusual fixtures are proposed, and antennas will be screened from the street. Compliance with this can be secured through condition on approval.

3.10.3 Essential Facilities: Meets 'Acceptable Development' and, in the case of A3.3, 'Performance' criteria in that:

- Each unit is provided with a lockage store, integrated into the design of the development, with a minimum area of 4m² and a minimum dimension of 1.5m;
- Provision for communal and individual bins has been provided in a central, accessible and screened bin store at the entry to the undercroft parking, at the rear of the development;
- As detailed above provision for clothes drying in communal areas is not considered appropriate for a development of this quality in this market. Instead, those dwellings without courtyards are proposed to be provided with capacity for 5 Star Energy Rated clothes driers. Which are considered to be adequate for the needs of residents and will have no detrimental impact on the amenity of the locality (in accordance with the 'Performance' criteria).

Central Albany Urban Design Policy Provisions

Objectives

The objectives for the Central Business District precinct within which the site is located are summarised as follows:

- Reinforce the existing townscape (massing, common building lines and relatively uniform height and scale);
- Ensure new development is articulated to respond to the scale of the existing townscape;
- Ensure the height of new buildings is not out of scale with the existing fabric of the central business district;
- Establish streets with continuous built edges clearly defining the public domain;
- Establish active edges to the public domain;
- Rationalise access and parking.

The proposal, on the boundary between the Central Business District precinct and the adjoining Residential precinct, responds well to these criteria, providing something of a transition between the two areas.

As is noted on the site context analysis, the streetscape in this area is inconsistent, with a range of building styles, scales and uses. The proposal is of similar scale or slightly larger scale to the newer commercial developments occurring in the street, though seeks to minimise bulk through the location of parking street level, through articulation and the 'breaking up' of the building façade, and through the distribution of mass across the site. Whilst the scale of the building is certainly larger than the cottages to the west, this is true of the existing building and virtually any new proposal to be submitted. The proposal is, however, consistent with the scale of "the existing fabric of the central business district" as a whole. Additionally, of particular note, the Tribunal, in its decision on the previous proposal, found that a building of three storeys would, in its view, be acceptable in this location.

The proposal presents the appearance of two buildings, and provides a high degree of articulation and surveillance of the street, consistent with the precinct objectives.

It provides an 'active edge' through the location of terraces, balconies and the primary vehicular entry point to Earl Street, and rationalises access and parking.

A continuous and clearly demarcated built edge is achieved, with the building responding to the setback of adjoining buildings, but providing a 'hard' edge to the street and a clear demarcation between the public and private realms.

Townscape

The mass and scale of the building is discussed above.

The roof form provides an attractive and articulated appearance, both from the street and the surrounding hills. The use of wave-forms and skillions, and the 'stepping' of the development down the site break up the roof form without creating overly harsh contrasts and angles.

Streetscape

The Policy requires this site neither to be built up to the street nor to provide pedestrian cover. It does, however, build boundary to boundary, as required by Clause 7.3.2 of the policy, providing only one, central break to provide of access into the development, and breaking up the bulk of the building somewhat.

The development addresses the street and provides frontage, access to and surveillance of the street as required under Clause 7.3.4 of the policy. It also provides an interesting and attractive edge, with the courtyards and balconies along the street, having a northern aspect, likely to be the source of considerable (though relatively passive) activity.

Screening of front courtyards is proposed, to provide some degree of privacy, however this is broken up through the inclusion of open-style panels. Additionally, the height of the development above the wall and the extensive balconies provided on this elevation should limit the potentially appearance of 'blankness' and lack of surveillance solid front walls can create.

Built Form

The building provides a high degree of articulation, with extensive balconies across the front elevation and the use of panels and some staggering of setback breaking up the façade and adding interest to it. The roof form also provides for an interesting and attractive presentation to the street.

The varying levels of the site have been used to minimise disruption to the streetscape by locating parking underground. As a consequence, there is some difference in level between ground floor units at either end of the site however this is relatively minor, and is not of particular relevance given the non-commercial nature of the development. Certainly, a clear and direct visual relationship between the building and the passing pedestrian and footpath are maintained.

A number of the other criteria listed under this heading relate to commercial tenancies and so are of limited relevance to this proposal (being at the interface between the commercial and residential precincts). However, the proposal does respond to the majority, including the requirement for balconies and terraces to be provided to provide articulation and surveillance and for services to be integrated into roof lines to limit streetscape impact.

The building materials are interesting, attractive and contemporary in feel, without being controversial, and should blend in well. The building material predominantly comprises concrete tilt up panels but designed to ensure an articulated and attractive façade. These are proposed to be predominantly lighter, contemporary colours such as 'light mushroom'. Window frames will be powdercoated in a contrasting 'Anoteck Grey' whilst balustrading will be tinted 'safety glass'. The roof is proposed to be of white colourbond 'Custom Orb'. Pedestrian access ways will be of exposed aggregate 'Urbanstone', complimenting an exposed coloured aggregate concrete finished driveway.

Clear pedestrian access into the development is provided through the central entrance.

Landscaping and planting is provided in accordance with the R-Codes and is supplemented by the proposed provision of additional street trees in front of the development. A detailed landscaping plan to Council's satisfaction is proposed to be submitted for the development, prior to the issue of a Building Licence, in accordance with R-Code requirements.

Building Height

The proposal complies with the maximum number of storeys (3) from the street, though the slope of the land translates this into four storeys at the rear, where undercroft levels become exposed. Floor to floor heights specified in the Policy.

Access and Parking

The proposal incorporates parking bay provision consistent with the R-Code and thereby the Policy requirements. This is located undercroft, as preferred by the policy and restricts vehicle access points to one from the street, reducing impact on pedestrian movement.

The car park has been designed to ensure safe and easy use by residents and visitors, and allows all vehicles adequate turning and manoeuvring to allow access and egress in forward gear.

Environment and Amenity

Above all, the proposal provides for a significant number of residential dwellings, responsive to changing demographics, in a highly accessible location, reducing suburban 'sprawl' and dependence on the private car for access to employment, education, goods and services. This is consistent with core principles of sustainable development.

In addition, the proposal demonstrates good passive solar orientation, maximising access to northern light and providing appropriate shading of balconies and major openings.

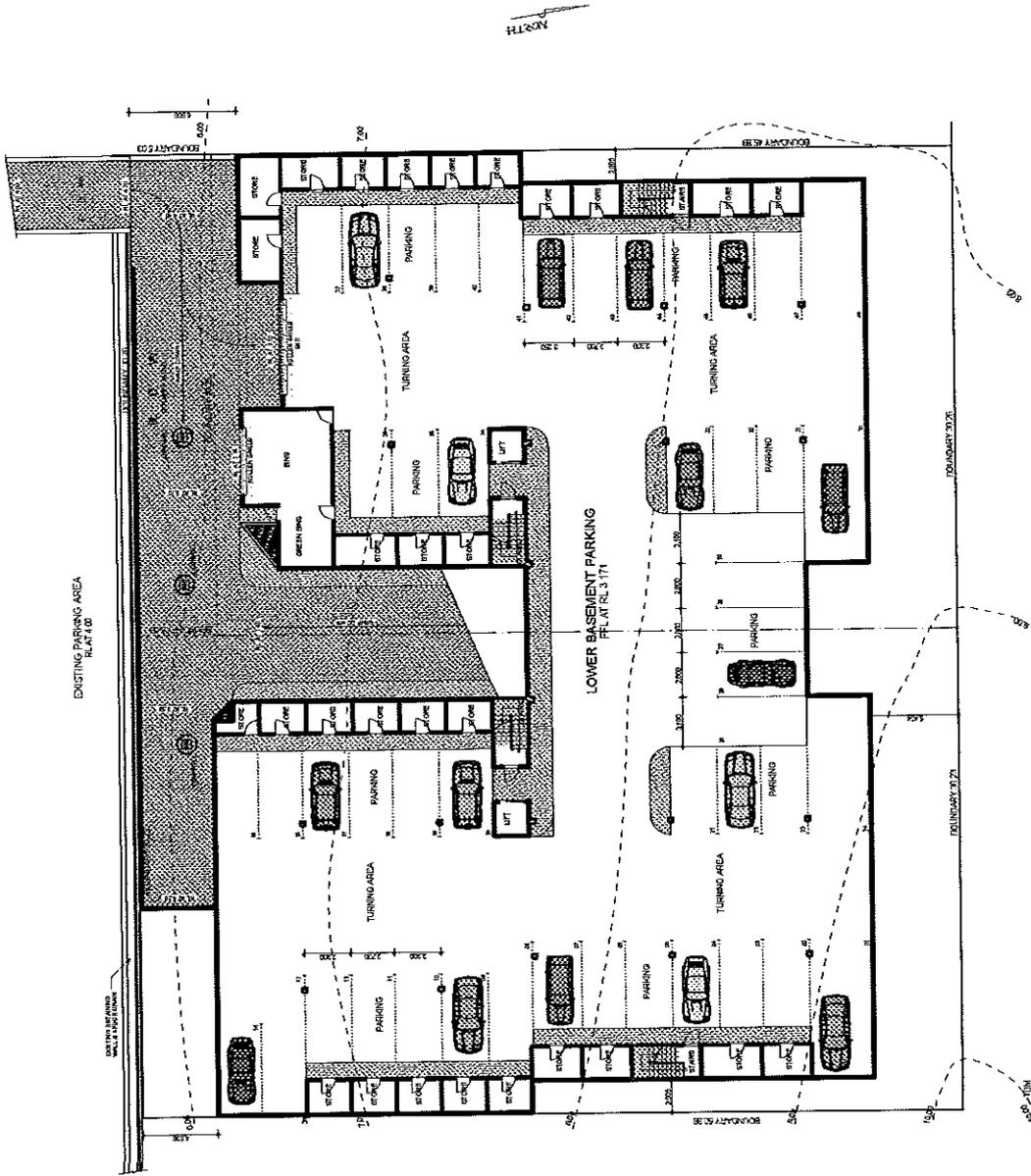
The proposal demonstrates a high quality of contemporary design which is functional, aesthetically pleasing and environmentally responsible, consistent with policy objectives and criteria. It responds to changing demands for housing and the changing form of Albany without being disrespectful to the existing form and fabric of the place. Overall, the proposal demonstrates a very high degree of consistency with the policy objectives and criteria, with only a few minor areas of variation reflecting, more than anything, the transition nature of this development on the interface of two zones or precincts.

Conclusion

In conclusion, the proposal is considered to represent a highly desirable addition to the Albany City Centre, providing for a greater diversity of housing type in response to market and demographic demand. It demonstrates excellence in design and performs well against the Design Guidelines and Policies in place. The proposal is consistent with the City's planning scheme for this area and will represent an excellent addition to the area. Council's support for the proposal, in recognition of its alignment with Council objectives, policies and the relevant statutes is requested.

Prepared By Lou Marchesani. Should you have any further queries please contact me on phone 9344 5622 or email.

Lou Marchesani



EARL STREET

BASEMENT FLOOR PLAN

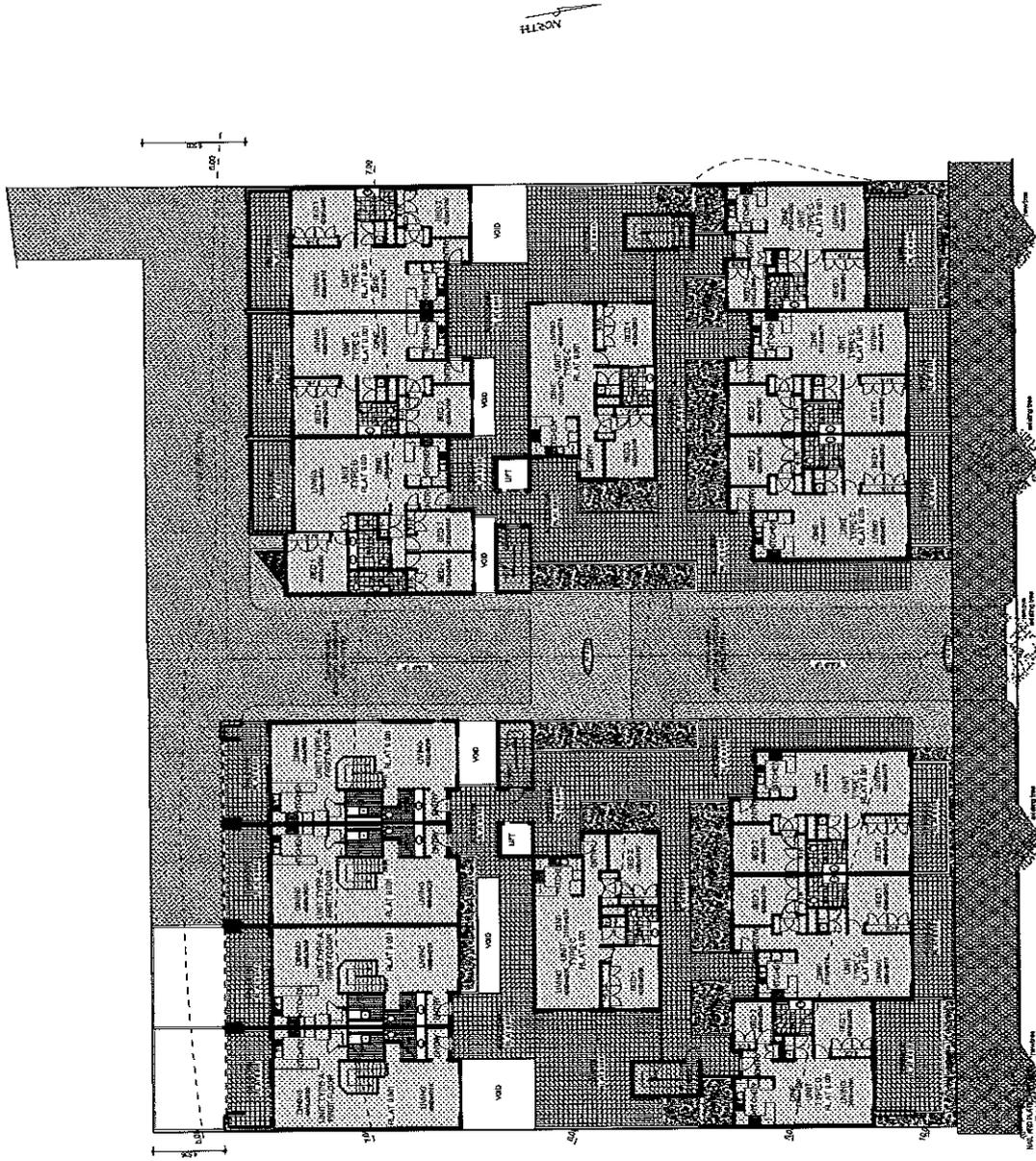
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JOB No. 4979
 DATE: 28/09/2006
 SCALE: AS SHOWN
 DRAWN: E. CAVALLARO



L. MARCHESANI & ASSOCIATES
DESIGNERS & DRAFTERS
 175 MAIN STREET
 OSBORNE PARK TEL 9344 5622

PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING P



EARL STREET

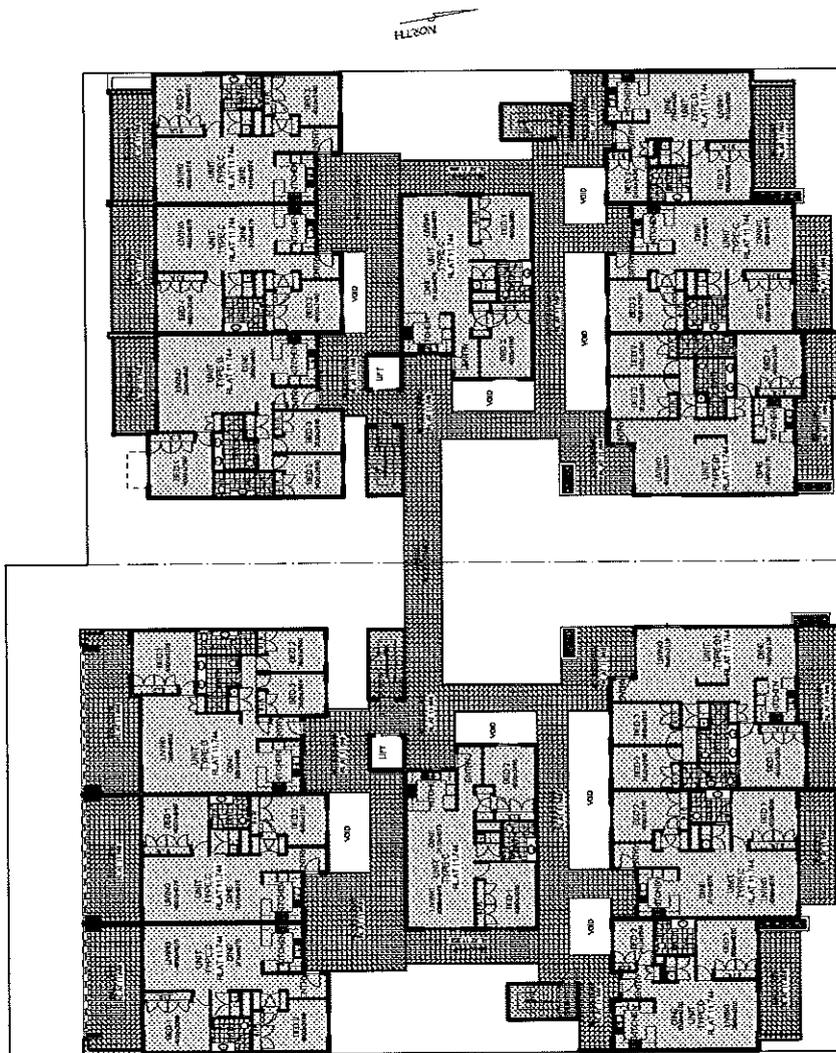
FIRST FLOOR PLAN
SCALE 1:450

JOB No. 4979
DATE: 28/09/2006
SCALE: AS SHOWN
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L. MARCHESANI & ASSOCIATES
DESIGNERS & DRAFTERS
175 MAIN STREET
OSBORNE PARK TEL 9344 5622

PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING P



EARL STREET

SECOND FLOOR PLAN

SCALE 1:450

PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING P

L. MARCHESANI & ASSOCIATES
DESIGNERS & DRAFTERS
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JOB No. 4979



EARL STREET

THIRD FLOOR PLAN

SCALE 1:450

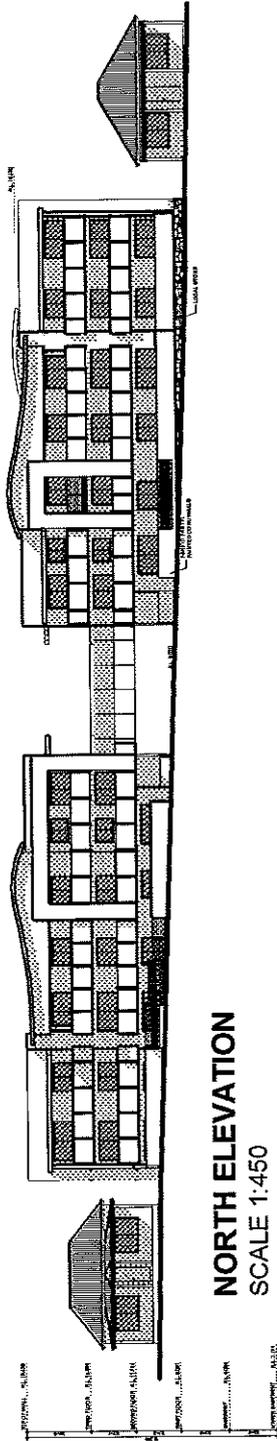
PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING P

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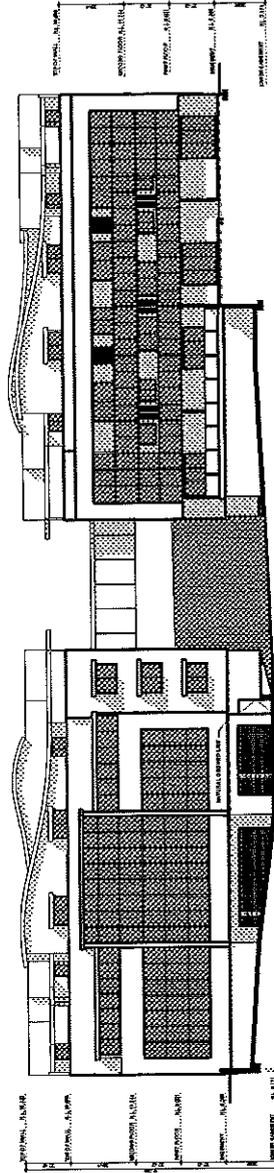


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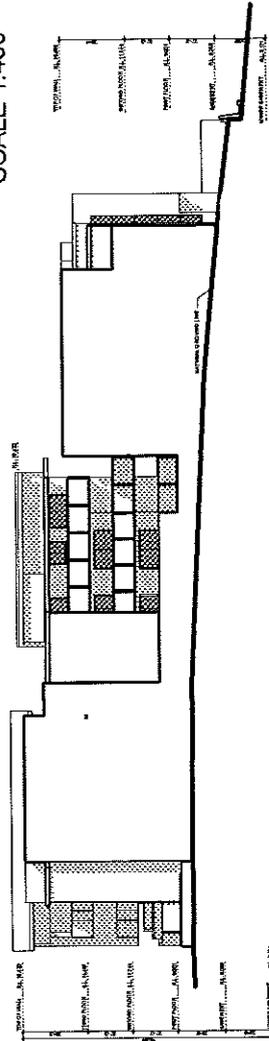
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NORTH ELEVATION
SCALE 1:450



SOUTH ELEVATION
SCALE 1:450



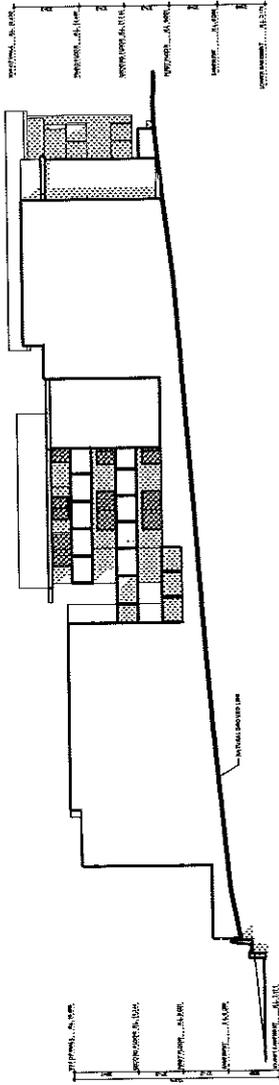
WEST ELEVATION
SCALE 1:450

PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING P

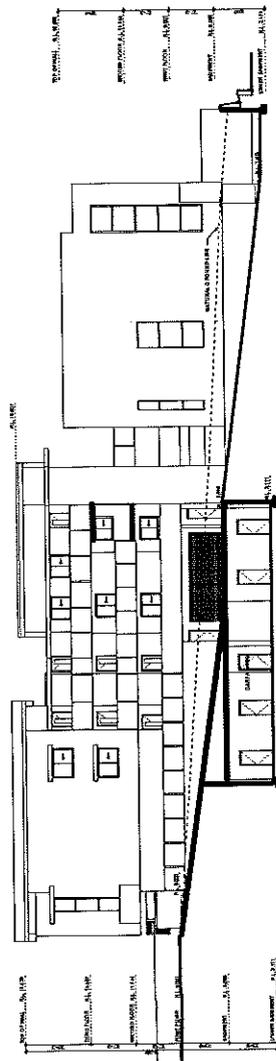
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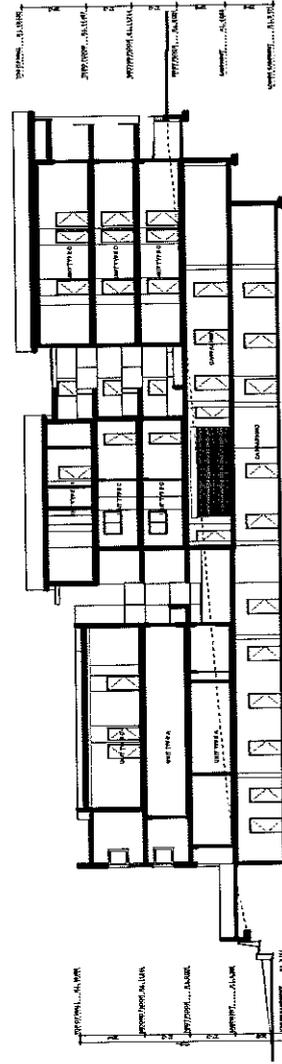
JOB No. 4979
DATE: 28/09/2006
SCALE: AS SHOWN
DRAWN: E. CAVALLARO



EAST ELEVATION
SCALE 1:450



SECTION A-A
SCALE 1:450



SECTION B-B
SCALE 1:450

<p>JOB No. 4979</p> <p>DATE: 28/09/2006 SCALE: AS SHOWN DRAWN: E. CAVALLARO</p>	 <p>BUILDING DESIGNERS ASSOCIATION</p> <p>L. MARCHESANI & ASSOCIATES DESIGNERS & DRAFTERS 175 MAIN STREET OSBORNE PARK TEL 9344 5622</p>	<p>PROPOSED APARTMENTS ON LOTS 9&12 EARL STREET ALBANY FOR RIDGECITY HOLDING P/L</p>
--	--	---



To: _____
 Cc: _____
 Subject: _____

We the undersigned approve of the continuation of Greenacres floral studio at 27 Golf links rd. Albany 6330
 Providing floral & carft services, for births ,gifts, weddings, flora tributes and retailing house / garden plants & seedlings.

-----name address and
 please sign *Jul Taylor 6 Woodsmoor View Albany*
 CRAIG MARSHALL 7 RIVERVIEW PLACE CAPEL West 02
 Linda Clark 91 Nylie Cres Albany
 Elsie Kilpatrick 27 H Kampong Rd Yaka mia
 Gwen Bowman
 Jacquie Scanlan 22 Gerald St Speerwood 6163
 Cheryl Hanson 28 Solace Gardens Attwell 6164
 John Frost 45 Peppas Blvd Attwell
 Alex Melph 29 Bubbly Rd Lower King 6330
 Colin Lyall 26 PROVISION ST
 Justin McGinnigle 370 Serpentine Rd Albany 6330 *Therese*
 Frances Millward 95 Hillman St Albany *Frances Millward*
 Lillian Kenward 5/2 Gymses Street Albany
 MARY YATES 21 Osborn Rd Mt Barker
~~BRANDIE DEXTER~~ 620 GREAT HWY ALBANY
 Nola Hazelwood 718 Frenchman Bay Rd Little Grove
 Lester Hazelwood " " " " " "
 Nat Wenfield 12 Denman Rd Albany
 Ann Shepherd 5 Ardros Crescent Albany
~~Blair~~ *Blair*
~~M. West~~ *Kempes Rd Albany*
~~...~~ *Boonaced Rd King River*
 JILL FERTNERSTONE 18 ECLIPSE DRIVE
 M. WILSON HARRISON 29 BOSCHBY RD LOWER KING
 Sue Purford *Gardens St*
 Lavaine Lee 607 Garden St Little Grove
~~...~~ *31 KATOOMBA STREET ALBANY*
 B. COSTA *55 MELVILLE STR ALBANY*
 Ellen Kerry 7 Camfield St Albany
 m carver 43 Festing St Albany
 ROZ MAS " " " "
 Maura Colman 718 Murray St, Pt HWY
 NORMA & CHARLIE JENKINS 55 ANGOVE ST ALBANY

To: _____
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-----name address and
 please sign-----

Susany Mortimer	Kalgan Glyn
H. Anderson	Kungahook
Steph. Wood	Blount Rd, Albany
Margaret Brian	Jerkamungwa
Jenny Gaylard	P.O. Box 5513 Albany
Gordon Capell	48 Symon St Little Grove
JAN BANYARD	" " " " " "
R M Montach	44 Wylie Cres Albany
Don Mountzell	54 Amulet Pde Albany
Arthor offerman	10 Sermonat Str Albany
Melissa Benson	PO BOX 5618 Albany
Colin Gibson	PO Box 5618 Albany
Claire Heffernan	173 Collingwood rd Albany
Lesley Heffernan	Quaker 22 STirling St
Tracy Bkiszlaw	175 Golf Links Rd Albany
Clive Walk	Clayton Bldg 136 Middle Rd Albany 6330
Barney Bayard	15 Humphreys St Albany 6330
Rachael Doyle	SUE BUCKLE 7 Griffith St Albany
SUE BUCKLE	LES JOYCE " " " "
J. M. Linn	29 Canbarr Rd Albany
R Dawson	29 Canbarr Rd Albany
J. Hall	3 Swastick Albany W.A.
Anne Johnson	177 Bayview Drive Little Grove
Pat Wasler	1 Clifton St Albany
NASAN MELLISWOOD	25 BRUCE ST ALBANY
PERK JACO	25 BRUCE ST ALBANY
Kathina Simpson	7 Steeman av Albany
Kuana Quinlan	41 Canbarr Street Albany
Baronnie Bates	Village Hall
Elzaba Mooney	Emu Point
J. J. Hales	Emu Point
A. Hall	MIRA WIDE
J. Smith	Emu Point

35

To: _____
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 Subject: _____

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name address and please sign _____

- Steve Johnson 177 Bas View Dr Little Grove
- David Hanbold 60 Meunanger Cr Albany
- Milip Mortimer 4554 5th West Hwy Kalgas
- lyn Taylor lower Kalgas
- a o... Albany
- May Ann Broom St Albany
- John Marks Unit 2/46 Seymour Street Albany
- Roslyn King Unit 2/46 Seymour Street Albany
- A. GRENINGALE EMU BEACH HOLIDAY PARK Albany
- Vanessa Marks 19 Neppitt Rd Albany
- Sandy Graham Albany
- Rita Charlton 8 Wakefield Cres Albany
- 13/17 Wetherill
- Kenny Machine 3 Golf Links Road Albany
- Sona... Little Grove
- Alan St Martin 402 Longhills Rd Albany
- FRANCIS... 442
- Rob + Jenny Humfrey 41 Kelly View Albany
- CRAIG + ... 8A/61 via Challenge Close Albany
- Emily Shiel 8A Challenge Close Albany
- Kathryn Hollingworth 37A Mermaid Avenue, Emu Point
- Chris Crowe 11 Cordoba Way Albany
- Rosie Smith
- Catnie Denery 23 Seymour St Albany WA
- Jonja Berworth 7 Walker Rise Albany
- Leah Luxton 2 Lishman Equity Bayonet Head
- Bob Spurr 161 Gray Street Albany
- 188 Sepulchre Rd
- 2 Honier St Emu Point
- 2/12 Raine Rd Spencer Park
- 2/12 Raine Rd Spencer Park
- T Scullagh 16 Bottema Rd YAKAMIA
- K Tamlin 16 Chandler St Albany
- L Wright 38 M'Leod St Albany
- Wright 35 Seymour St Albany

9

To: _____
 Cc: _____
 Subject: _____

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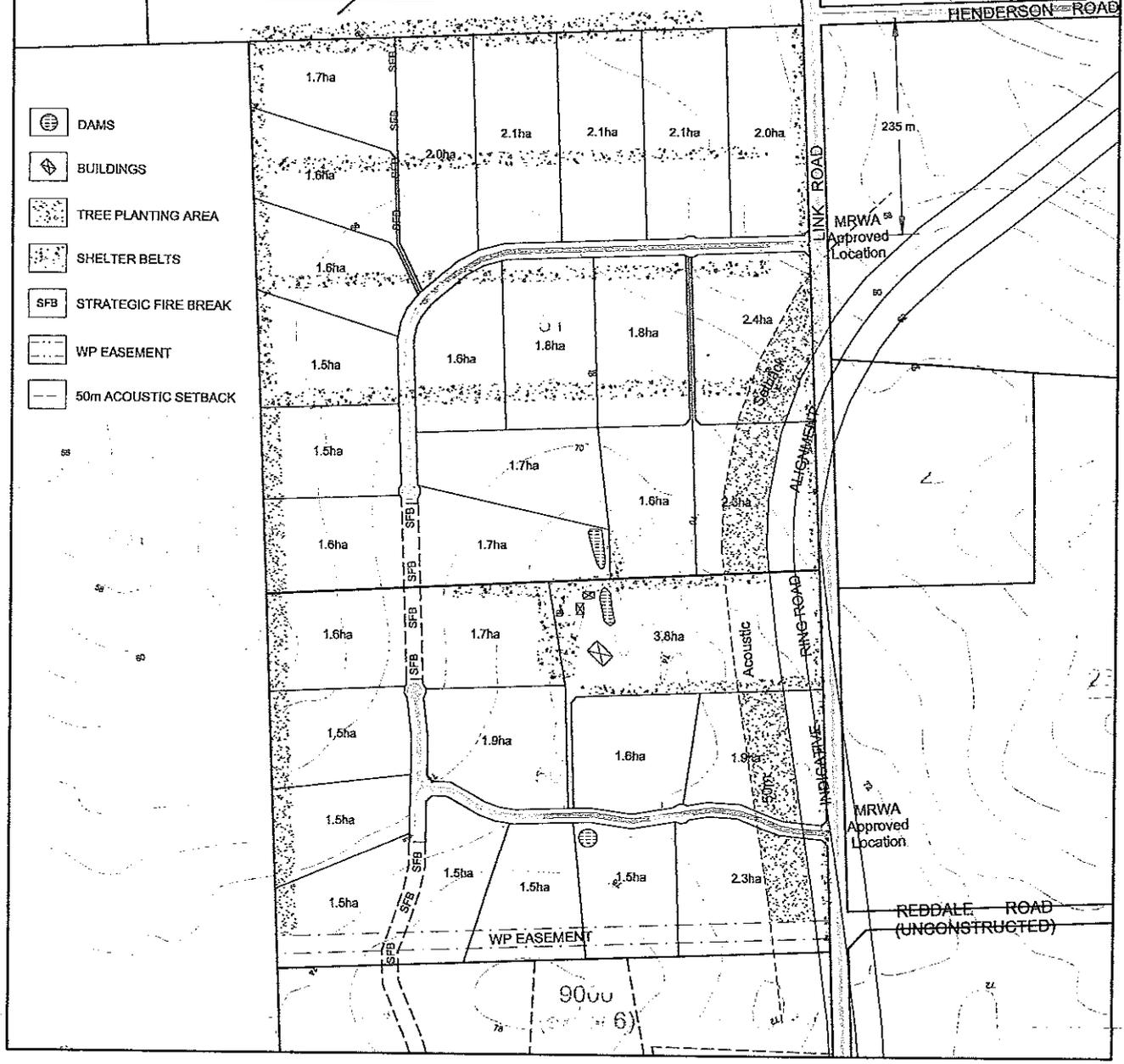
-----name address and please sign-----

- W. Butler 1/37 GARDEN ST ALBANY
- 75- White Court Albany
- K.M. Cunniff 15 St. Marcellus Rd Albany
- L.W. White 90 Newmarket St Albany 6330
- Anne Fugler 43 WARREN ST MILLBROOK 6330
- BETTY GAZE 45 Adeline Ave Albany 6330
- 62 Hove St Albany
- 8 THOMAS ST ALBANY
- LOTIVA Henry St Little Lyone
- 4 SUSSEX ST ALBANY
- 3 Wilson Place Albany
- Thomas St Lower Ly
- PAUL JOYCE 44 TOLSONA AVENUE COLLINGWOOD HTS
- 165 MET ST
- 89 MIDDLETON ROAD
- H. BARKER ST ALBANY
- 30 Silver Star Crt Millbrook
- 35 Garden St Albany 6330
- 10 Cox St Albany
- 273 GREY ST WEST
- EDNA NORTON 99 Collingwood Rd. Albany 6330

13

ADOPTED BY RESOLUTION OF THE COUNCIL OF THE
SHIRE OF ALBANY
 AT THE ORDINARY COUNCIL MEETING
 ON THE 12TH DAY OF MARCH 1998
 CHIEF EXECUTIVE OFFICER *[Signature]*

- DAMS
- BUILDINGS
- TREE PLANTING AREA
- SHELTER BELTS
- STRATEGIC FIRE BREAK
- WP EASEMENT
- 50m ACOUSTIC SETBACK



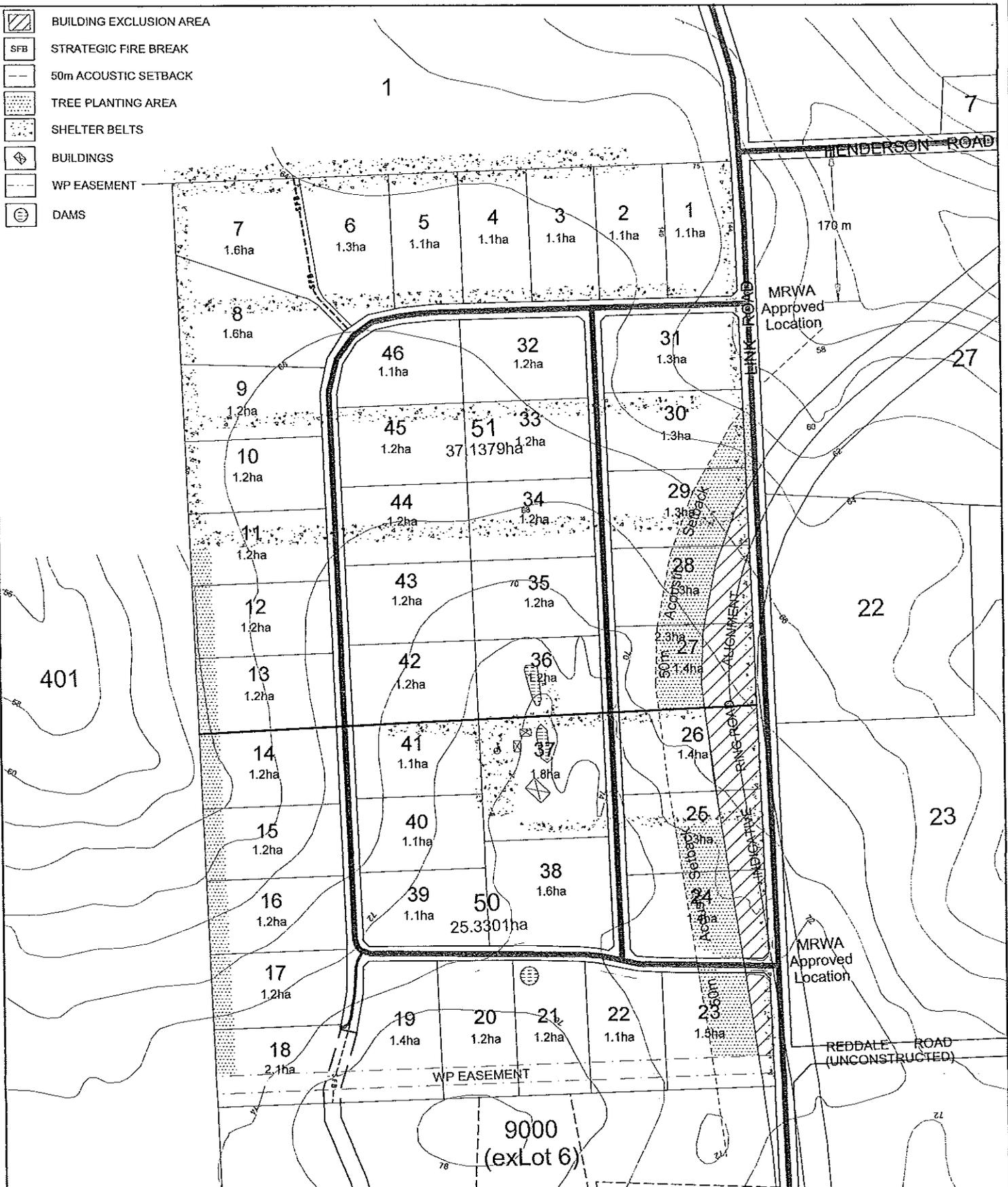
SUBDIVISION GUIDE PLAN
LOTS 50 & 51 LINK ROAD
MARBELUP CITY OF ALBANY

Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 11 Duke St. Albany, Western Australia 6330
 Phone: (08) 9842 2504 Fax: (08) 9842 1343

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ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

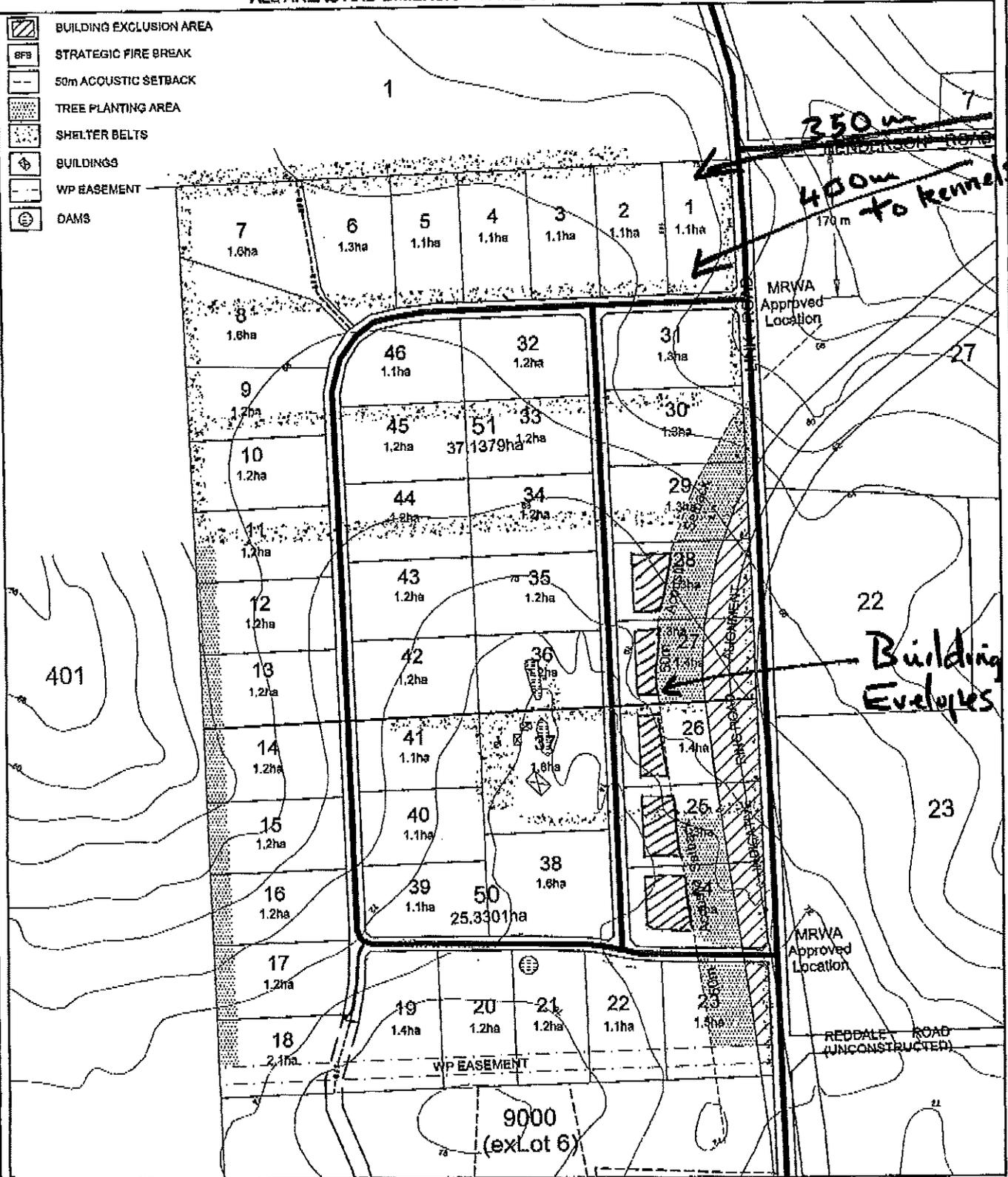
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-  STRATEGIC FIRE BREAK
-  50m ACOUSTIC SETBACK
-  TREE PLANTING AREA
-  SHELTER BELTS
-  BUILDINGS
-  WP EASEMENT
-  DAMS



SUBDIVISION GUIDE PLAN
LOTS 50 & 51 LINK ROAD
MARBELUP CITY OF ALBANY

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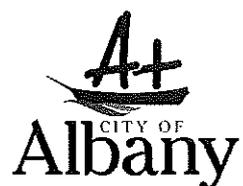
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-  BUILDINGS
-  WP EASEMENT
-  DAMS



**SUBDIVISION GUIDE PLAN
 LOTS 50 & 51 LINK ROAD
 MARBELUP CITY OF ALBANY**

Ayton Taylor Burrell
 City Planners & Surveyors
 111 Sturt St, Albany, Western Australia 6170
 Phone: 08 9422 3300 Fax: 08 9422 1300

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 SEP 06



Council Policy

South Lockyer Conceptual Structure Plan

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Adoption Date: DRAFT
Adoption Reference: OCM Item TBA
Review Date: 30.08.2009
Maintained By: Manager Planning and Rangers
Document Reference: NP0000 271106

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

Legislative and Strategic Context

- 8) The LSCSP fulfils the requirements of the City's Town Planning Scheme No 1A and 3 to undertake the structure planning of designated 'Future Urban' and Residential Development' zones prior to the commencement of subdivision and development.
- 9) The proposal is consistent with the Draft ALPS adopted by the City and the WAPC for advertising.
- 10) The LSCSP has been developed in accordance with the WAPC *Policy Manual Development Control (Including Subdivision)* and *Liveable Neighbourhoods* criteria.

Review Position and Date

- 11) Chief Executive Officer to review on or before 30.06.2009.

Associated Documents

- Draft Albany Local Planning Strategy
- Town Planning Schemes No 1A and 3
- WAPC *Policy Manual Development Control (Including Subdivision)*
- WAPC *Liveable Neighbourhoods*
- City of Albany *Subdivision and Development Guidelines (January 2006)*

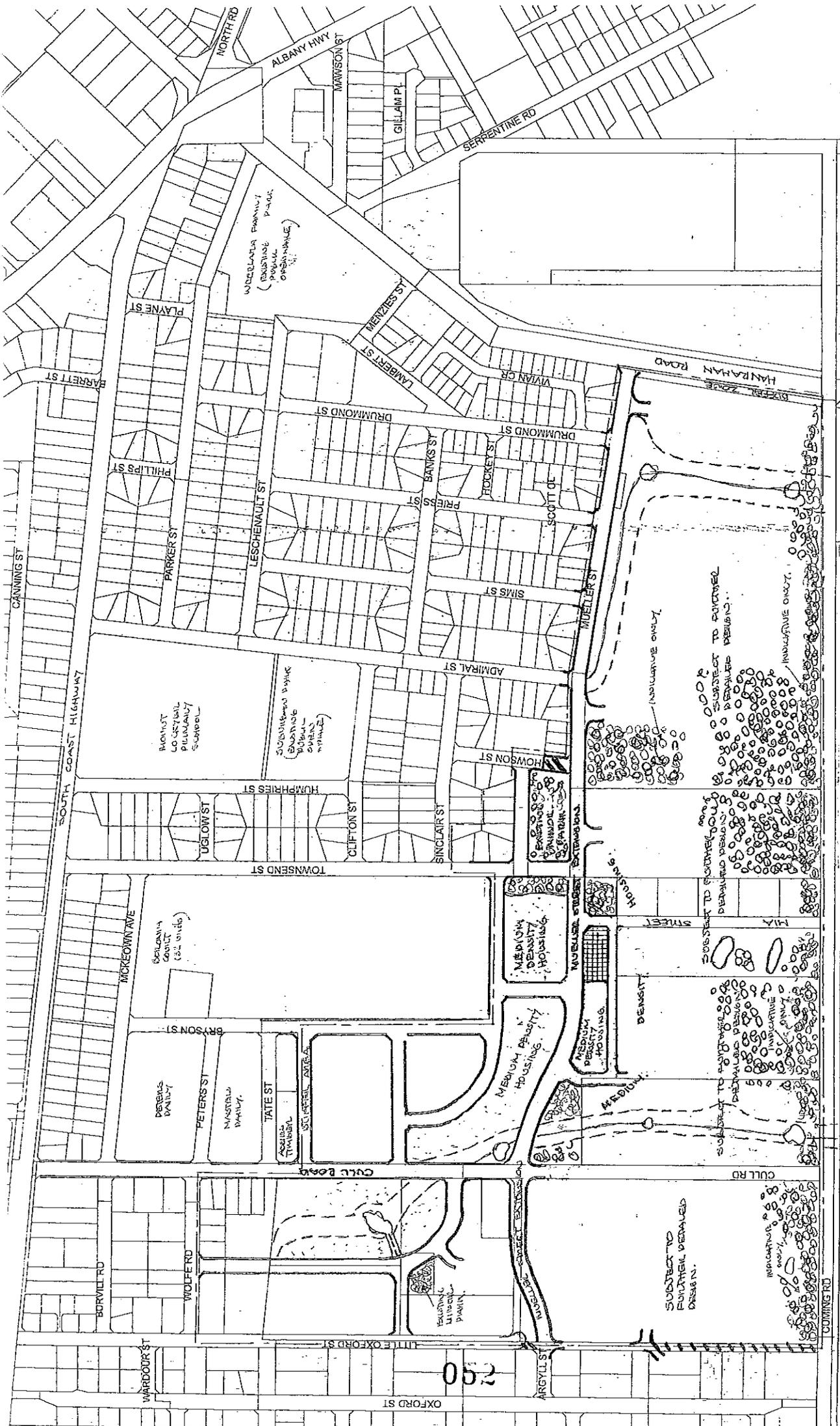
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Date: ____/____/____

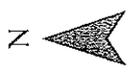
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051



South Lockyer Conceptual Structure Plan



- Drainage Reserve
- Dams & Nutrient Stripping Basin
- Proposed Road Closure

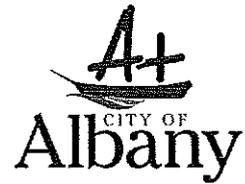
- Medium Density Housing R30/J40
- Local Activity Centre
- Public Open Space

- Study Area
- Existing Lots

This map has been produced by The City of Albany from data sourced from a map of Albany. The City bears no responsibility for the accuracy of this information and accept no responsibility for its use by other parties.

Albany

Scale 1:5,000 0 62.5 125 250 Meters



South Lockyer Conceptual Structure Plan

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TABLES:

Table 1	Soil Mapping Units
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MAPS:

Map 1	Study Area
Map 2	Existing Zones and Reserves
Map 3	Natural Features
Map 4	South Lockyer Conceptual Structure Plan
Map 5A	Movement Network : District
Map 5B	South Lockyer Conceptual Structure Plan: Movement Network
Map 6	South Lockyer Conceptual Structure Plan: Drainage

1.0 INTRODUCTION

1.1 PURPOSE OF REPORT

This report has been prepared to facilitate the residential, retail/commercial development and associated infrastructure and local open space for the Structure Plan Area. It also fulfils the requirements of the City of Albany's Town Planning Schemes No.1A and No.3 to provide a reliable planning framework for the subdivision and development of land within the Study Area.

The Lockyer South Conceptual Structure Plan (LSCSP) Area comprises approximately 68ha. Most of the area comprises mainly cleared land with revegetation growth to the north and remnant vegetation along the southern boundary and creek/drainage lines. The Study Area is bounded by Mueller Street, Hanrahan Road, Cumming Road, Little Oxford Street, Wolfe Road, Cull Road, Tate Street, Mc Keown Street, and Townsend Street . Refer to Map 1 for details.

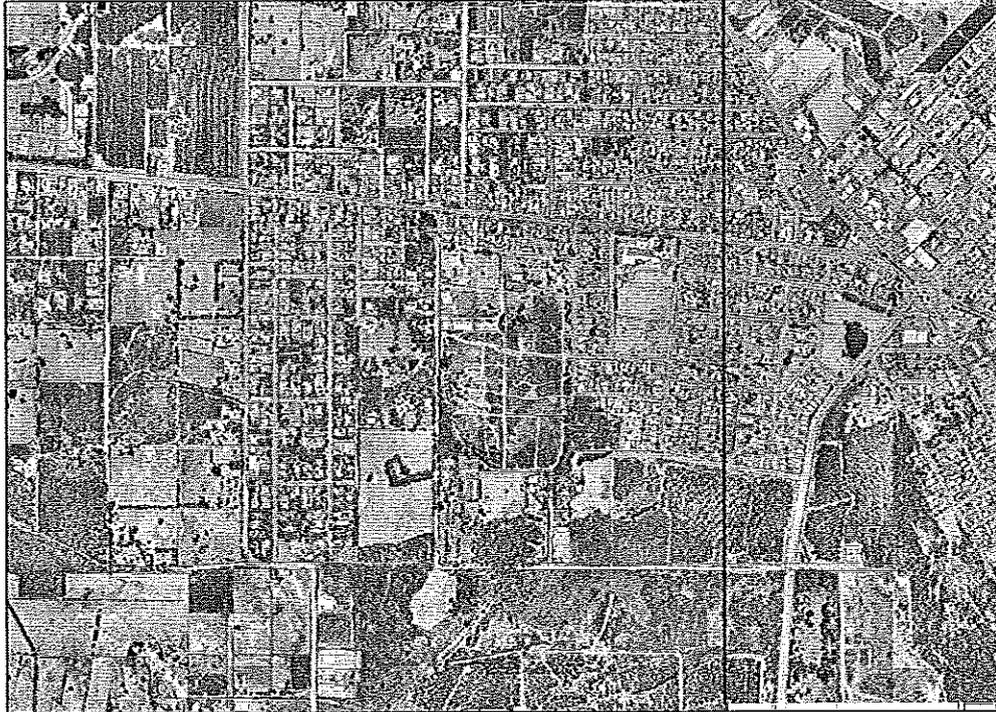
1.2 BACKGROUND

Planning Context

The subject land has been identified as 'Future Residential' in the Draft Albany Local Planning Strategy (ALPS), the City's 20-year land use and development plan. These areas are generally programmed to be developed within the next 10 years. The need to undertake the LSCSP at this time has been generated by two factors, landowners desire to subdivide and pay the 'up front' development costs and the need to construct the Mueller Street extension to link with Cull Road to form a Local Distributor Road linking Hanrahan Road and South Coast Highway in accordance with the ALPS.

The LSCSP is part of the ALPS implementation program of preparing structure plans for areas identified for future residential uses to facilitate the coordinated development of these pockets of land within and on the fringe of existing Albany urban area.

The LSCSP is based on the WAPC's Policy *Liveable Neighbourhoods* and the WAPC's *Guidelines for the Preparation of Local Structure Plans for Urban Release Areas*. These have been adapted to suit the particular site and land ownership constraints within the LSCSP.



LSCSP Aerial Image

Existing Land Uses and Features

The existing land uses within the Study Area are mainly rural residential style developments integrated within small pockets of remnant vegetation with most of the remaining land cleared apart from stands of vegetation along the southern boundary of the Study Area.

The land within the Study Area generally slopes in a southerly direction with the lower portion comprising steeper slopes with significant view corridors. There are associated natural drainage systems flowing in a north-south direction.

Land Ownership and Lot Sizes

There are thirty-seven individual landowners within the Study area. This includes one privately owned parcel of 9ha and the other 10.2 ha and two public sector landowners, namely the City of Albany with a parcel of 12.3 ha and the Department of Housing and Works with a parcel of 22.1 ha. The smallest land parcels are a few fully serviced lots to the north-west of the Study Area that range in size from 800m² to 900m².

The adjoining land to the Study Area has existing lot sizes ranging from 800m² to 900m² for fully serviced lots to the north and east and 2,000m² to 2,500m² unsewered land to the west. All of these lots contain single residences apart from an aged persons complex of 32 strata lots to the north of the Study Area located on McKeown Ave.

Existing Zoning

The LSCSP is covered by the City of Albany's Town Planning Schemes No1A and No 3 with the former to the east of Cull Road and the latter to the west. Refer to Map 2 for details.

The Study Area land within TPS No. 3 is classified as 'Development Zone.' Section 5.2 requires the preparation of an outline development (structure) plan, approved by Council and the WAPC prior to endorsing applications for subdivision. The plan is to include matters such as topography, environment, population, residential densities, retail, commercial, infrastructure (roads, civic/public facilities), open space and recreation.

The Study Area contained within TPS No.1A's is classified as 'Future Urban,'. The 'Future Urban' provisions (Sections 4.35) also requires the preparation of a local structure plan to be approved by Council and the WAPC. However, in addition TPS1A then requires that Council undertake zoning changes prior to consideration being given to subdivision and development proposals. As these processes are inconsistent, although the intended planning outcome is the same, in July 2006 Council has initiated an amendment to TPS No.1A to complement the process in TPS No.3. Following advertising Council at its meeting in November 2006 endorsed the appropriate amendments to the TPS No 1A 'Future Urban' zones and forwarded the documentation to the WAPC and Minister for Planning and Infrastructure for endorsement.

2.0 LOCKYER SOUTH CONCEPT STRUCTURE PLAN

2.1 PRINCIPLE AIMS

The principal aims of the concept structure plan are:

- To promote a sustainable urban design and development approach;
- To encourage a walkable urban structure to access local retail, employment, community and recreation facilities and easy access to public transport.
- To integrate new residential developments with abutting areas;
- To ensure a site responsive approach that maximises local features, such as views, enhances the local character and promotes a sense of community;
- To provide a safe, convenient and attractive locality to meet the changing needs of a diverse community and offer a wide choice of housing types in close proximity to employment and social opportunities;
- To encourage a variety of lot sizes and housing types to cater for a variety of age groups, families, couples and singles;
- To promote the development of cost effective and resource-efficient affordable housing;
- To encourage the development of a local activity centre to mainly service the local community;
- To provide a safe, convenient, legible and integrated movement network that facilitates walking, cycling and driving;

- To encourage the use of water sensitive design principles and minimise the export of nutrients; and
- To integrate the design of open space and water management within a residential development framework.

2.2 ENVIRONMENT

Landform

The LSCSP area mainly comprises steeper land rising from Cuming Road to the north with steeper valley systems on either side of creek systems and drainage lines. High points at 50m AHD exist in the north west corner of the study area in the vicinity of Wolfe Road and the low point of 13m AHD on the northern boundary of Cuming Road. Refer to Map 3 for contours.

Vegetation

The vegetation in the Study Area is fragmented. The most extensive areas of remnant vegetation, including tall stands of trees and associated wetland vegetation, occur along the southern perimeter (on the northern side of Cuming Road) located within the OW soil unit that contain acid sulphate soils. The land in the south eastern corner, between Cuming Road, Hanrahan Road and Mueller Street contains a mature tree plantation. Other areas of remnant vegetation are within the valley systems and creek line to the east of Cuming Road. The existing POS Reserve on the intersection of Mueller and Townsend Streets contains good stands of remnant vegetation. The land in the middle and northern portions of the Study Area is largely regenerated bush from previously cleared areas. There is also some evidence of weeds, especially along Cuming Road.

The Department of Water recommends support for the retention of native vegetation to be included as Public Open Space, especially in the south of the Study Area where then vegetation is within existing wetland systems exist and the potential for acid sulphate soils is high.

Soils

The soil types within the Study Area include Dempster units. The Dempster (Dc) unit is located in the northern section of the study area and comprise broad convex crests of spurs and ridges with gravel yellow duplex soils. The Dempster (Ds) unit is on the gentle slopes adjacent to the Dc unit with deep sandy humus podzols within the creek or drainage lines. The Owingup (OW) unit is located in the southern portion of the subject land consisting of poorly-drained areas with some swamps features. These areas are generally directly north and south of Cuming Road. Refer to Map 3 for soil types and Table 1, Soil Mapping Units, for details.

The land capability analysis in Table 1 indicate the general capability of those areas to be fully serviced. It should be noted that foundation soundness is good for the higher Ds soil units and only fair for the Dc and poor for the OW units. The ease of excavation is high for the Ds and low for the other units. An additional factor is the identification of high risk acid sulphate soils within the OW soil units. The WAPC has highlighted concern with these soils as they have the potential to cause

significant harm to the environment and infrastructure if disturbed or not appropriately managed.

TABLE 1: SOIL MAPPING UNITS

Land Qualities	Dempster (Dc)	Dempster (Ds)	Owingup (OW)
Water Erosion Risk	Very Low	Moderate	Very Low
Wind Erosion Risk	Moderate	Moderate	Very Low
Microbial Purification Ability	Low	Very Low	Very Low
Water Pollution Risk - overland flow	Moderate	Low	Moderate
Water Pollution Risk - subsurface drainage	Low	High	Low
Ease of Excavation	Low	High	Low
Inundation	Moderate	Moderate	High
Flood Risk	Nil	Nil	Moderate
Foundation Soundness	Fair	Good	Poor
Slope Instability	Low	Nil	Nil
Soil Absorption Ability	Low	Moderate	Very Low
Subsoil Water Retention	High	Low	High
Soil Workability	Poor	Good	Fair

Source: City of Albany/AGC Woodward –Clyde 1991

Drainage Systems

The LSCSP area is mainly dominated by surface runoff into well defined natural creek systems/drainage lines and minor dam systems running in a north-south direction. These currently drain into low points on either side of Cuming Road and into large low lying areas to the south of the Study Area. However, due to the very low soil absorption ability of the OW soil types there is a high level of subsoil water retention. This has been mitigated to some extent by the construction of drains on either side of Cuming Road.

The land between the South Coast Highway and the LSCSP area have downstream drainage system, comprising open gully and piped road reserve drains that run through the Study Area towards the south. Refer to Map 6 for details.

2.3 COMMUNITY DESIGN

The basic design philosophy is based on achieving the LSCSP aims in a sustainable manner where practical. The LSCSP balances the environmental objectives and the social need to provide for a variety of residential housing types within the community framework focusing on legibility, orientation, walkability and housing affordability.

Site Analysis

The Study Area is located approximately 3 kilometres from Albany’s CBD and surrounded on three sides by existing developments. The design has taken into account existing uses, including residential developments, light industry, primary school, public open space and road linkages. The Study Area has its own unique

South Lockyer Structure Plan

community characteristics based on its elevation, slopes and the integration of the built and natural environment comprising creeks and remnant vegetation.

A key feature of the LSCSP area is the significant views to Princess Royal Harbour from the higher areas. The design has been based on maximising these views while still retaining a north-south solar housing orientation. Another key feature is the retention of the green networks of remnant vegetation around the drainage/creeklines linked with pathways, especially in an east-west direction along the southern perimeter of the site.

Land Uses

Fully serviced residential housing is the main development activity proposed for the LSCSP area. The other major use proposed is a Local Activity Centre (LAC) to service local community needs. Public Open Space and Drainage Reserves will be significant uses to protect existing remnant vegetation and creek systems to integrate with walking trails. Refer to Map 4 for details.

Housing Types and Lot Sizes

The LSCSP encourages a mix of housing types. This is to provide housing choice and affordability. The overall residential density is recommended to be R20, creating an average lot size of 500m². These areas should be integrated with existing adjoining fully serviced residential areas that have existing lot sizes ranging from 800m² to 900m².

New developments will range from medium density of R30/R40, creating lots between 220-300m² concentrated next to and around the LAC to R 12.5 or larger lots between 700-800m² on the steeper slopes. Lots of less than 350m² require a detailed area plan to be prepared and adopted under Town Planning Schemes No. 1A and No.3. Refer to Map 4 for details.

Population Capacity

The population capacity cannot be precisely estimated at this stage due to the need for additional design work to be done on the area between Mueller Street and Cuming Road, having regard to the protection of significant areas of remnant vegetation, drainage areas and development constraints due to the extent of high risk acid sulphate along the southern boundary of the Study Area.

Assuming that the net developable area of land is 50% of the total, comprising remnant vegetation, drainage areas, road reserves etc, and based on a net residential density of 20 dwellings per hectare with 2.5 persons per dwelling the estimated population of the fully developed LSCSP would contain 680 dwellings with a population of 1700 persons.

In addition, when including the balance of the residential zoned but undeveloped land to the north with a capacity of 120 dwellings and a population of 300 persons along with the industrial land being rezoned to 'Residential' yielding 74 dwellings or 185 persons, the total is an additional 874 dwellings and a population of 2,185 persons within Lockyer.

Buffer Areas

There are two potential buffer areas within the LSCSP area. The first is a heavy haulage noise buffer along Hanrahan Road. Buffer requirements along the buffer area are outlined in WAPC Draft SPP *Road and Rail Transport Noise*. The second is a buffer between the proposed residential area in the northern portion of the Study Area and the adjoining existing industrial activities. Buffer requirements are outlined in WAPC Draft SPP No.4.1 *Industrial Buffer Policy*.

Hazard Management

The main hazard is fire management mainly related to remnant vegetation and tree plantations on either side of Cuming Road. All of the proposed residential development is to the north of this area. The tree plantation within the area defined by Cuming Road, Hanrahan Road and Mueller Street would need to comply with the Plantation Fire Guidelines prior to development. Following the construction of the extension of Mueller Street to service new subdivision and developments to the south, Cuming Road will be eventually closed to local traffic but will continue to be used as an access for emergency vehicles.

2.4 CENTRES AND EMPLOYMENT

The nearest existing Neighbourhood Centre is in North Road, some 2 kilometres from the Study Area and a proposed Neighbourhood Centre in Orana a similar distance away. There is also a local deli, post office and takeaway food outlet on the corner of South Coast Highway and Barrett Street approximately 1 kilometre away from the Study Area and other small retail outlets opposite the Mt Lockyer Primary School.

The subject land is ideally located near existing major employment centres including the CBD and mixed business uses along Albany Highway, Hanrahan Road and Chester Pass Road.

A LAC is proposed to service the local needs of the community and the wider locality due to road linkages encouraging through traffic onto Mueller Street. Refer to Map 4 for details. The LAC is to include a small super market/shop (up to 600m² NLA of retail) supported by the local population and passing traffic/bus stop on the 'going home' side of the road. Additional small local business activities, such as a child care centre, chemist and medical facilities.

The economic viability of LAC will depend upon timing of the construction of the Mueller Street extension and extent and density of residential development activity, especially around the LAC. It is recommended that a design concept, including building layout, car parking, access points, interface with residential uses be prepared to guide the LAC's development. It is also recommended that those business activities permitted within residential zones be located within the Local Activity Centre for community convenience and establish economies of scale to enhance the viability of business opportunities.

2.5 INDUSTRY

On the northern boundary of the LSCSP area there is approximately 4ha of Industrial zoned land bound by Cull Road, McKeown Ave, Bryson Street and Tate Street occupied by Peters, Masters Dairy and Aussie Workshop Timber Products. In the long term this land is seen to be more desirable for residential development as industrial uses in this location are not compatible with existing and future residential uses. If the land was to be included within the residential zone at a density of R20, these areas could yield a further 74 lots or house an additional 185 people.

2.6 MOVEMENT NETWORK

Road Hierarchy

The context of the road hierarchy network is presented in ALPS. This indicates South Coast Highway, Albany Highway, Chester Pass Road and Hanrahan Road are classified as Major Highways under the control of Main Roads WA. The Local Distributor Road system includes Mueller Street and Cull Road from Hanrahan Road to South Coast Highway and the Le-Grande Avenue link then Albany Highway. The major north-south link to the west of the Study Area is Clydesdale Road, Balston Road and Roundhay Street from McKail to Lower Denmark Road. Refer to Map 5A for details.

The completion of the Albany Ring Road will reduce the function of the South Coast Highway between the Ring Road and Albany Highway to a district distributor and will also have a significant reduction of heavy vehicle traffic on Hanrahan Road. As the timeframe for the completion of the Ring Road has yet to be determined the LSCSP is based on the current road hierarchy with provision made for long term requirements.

The primary access to the Study Area is from South Coast Highway, via Cull Road, Townsend Street (constructed to Mueller Street) and Admiral Street, plus Hanrahan Road. Cuming Road was considered to be upgraded and sealed to perform the function of a Local Distributor Road. However, due to the presence of acid sulphate soils; the road reserve being subject to flooding due to its low lying nature and the expected high cost of construction, the City intends to extend Mueller Street to Cull Road to form the Local Distributor Road to service the development.

It is anticipated that the traffic flows generated on Mueller Street and Cull Road will exceed 3,000 vehicles per day in the long term. This will include local and through traffic. Therefore, the extension of Mueller Street to Cull Road will be within a new road reserve and the existing road reserve widened to 29.2 metres to facilitate an *Integrator B – Arterial Street* standard in *Liveable Neighbourhoods* to provide for the safe and efficient movement of vehicles, buses, cycles and pedestrians. Due to the increase in traffic volumes the Mueller Street-Hanrahan Road Main Roads WA advise that the intersection needs to be a fully channelised intersection designed to Austroad standards.

Mueller Street from Cull Road will be extended to Oxford Street as a Local Road to improve access from the west of the Study Area into the local transport network.

The remaining streets within the LSCSP area are classified as Local Roads with most generating less than 3,000 vehicles per day. Refer to Map 5B for details.

Public Transport

There is an existing bus service for adjoining residential areas to the north, east and west of the Study Area. Refer to Map 5A. The existing bus route could easily be modified to provide a more extensive service within the LSCSP area focusing on the District Distributor Road system and the LAC linked with the CBD. This route will be essential when the LSCSP area nears its full development capacity. The proposed reserve width of Cull Road/Mueller Street allows for bus bays. Refer to Map 5B for details.

Pathways

Pathways for access to facilities, such as the LAC, bus stops and recreation areas is an important component of the movement system. Footpaths will be required along all roads in the LSCSP area. Dual use paths for pedestrian and cycle movements will be required on one side of Cull Road and Mueller Street where it is used as a District Distributor. Mueller Street from Cull Road to Townsend Street will have dual use paths on both sides to separate pedestrian and cycle traffic from vehicles and buses and provide opportunities for landscaping within the road reserve. Refer to Map 5 for details.

Recreation pathways are also an important component of the LSCSP. These pathways will link with the dual use paths and be located within the Cull Road and Mai Street road reserves linking with a pathway system running east (Hanrahan Road) and west (Little Oxford Street) within the POS on the southern portion of the LSCSP area. The pathways position will be determined as part of the more detailed design process for the subdivision/development of individual land parcels between Mueller Street and Cuming Road. Refer to Map 5 for details.

2.7 DRAINAGE

Flooding

The land to the south of the LSCSP is subject to local flooding because of its flat nature and association with the OW soil types. This is reflected in the occasional localised flooding on portions of Cuming Road. Most of the lower lying areas within the LSCSP also represent potential acid sulphate soils or are covered by significant stands of remnant vegetation. These will need to be evaluated to determine the level of protection required.

Stormwater Management

Water management is to be based on the principles of water sensitive urban design. The approach is related to balancing the need to use land more efficiently for residential purposes and provide sustainable urban water management.

Stormwater management is based on linking the existing natural drainage creek systems/drainage lines to the built form, landscaping and open space. It is also

South Lockyer Structure Plan

proposed to retain stormwater within the catchment and remove pollutants prior to discharging the stormwater into the natural downstream systems.

The following are the stormwater principles to be applied to the LSCSP:

- Stormwater runoff from residential roof surfaces, paved areas to be contained on-site within detention wells to slow the discharge rate and alleviate downstream pressure on existing and new infrastructure;
- Onsite detention, including storm water control, for any oil, grease or pollutants from the LAC will be required;
- Subsoil drainage is likely to be required for lots in the lower half of the LSCSP area (i.e. South of Mueller Street extension);
- Central drainage areas and open space to be engineered and landscaped to:
 - Control stormwater volume and discharge rates;
 - Control and improve water quality,
 - Provide visual and functional amenity; and
- The extent to which stormwater from outside the LSCSP area from the north-east and north-west are to be accommodated. This combined with run-off from the LSCSP area and its outfall to the south needs to be determined through more detailed drainage management studies.

Refer to Map 6 for details.

Nutrient Management

Nutrients from outside and within the LSCSP area are to be managed within nutrient stripping basins located within drainage reserves and public open space areas. Refer to Map 7 for details.

For further information on drainage issues related to subdivision refer to the City of Albany's *Subdivision and Development Guidelines*.

2.8 OPEN SPACE AND FACILITIES

Regional

There are no regional open space requirements or facilities within the LSCSP area. Regional sporting facilities are located within the Centennial Park Recreation Precinct, approximately 2.5 kilometres from the centre of the LSCSP area.

Local

Currently there are two existing active Public Open Space (POS) areas within the Study Area catchment. The first is Weerlara Family Park on Hanrahan Road (approximately 1km) from the centre of the LSCSP area that includes play areas for children up to 8-16 year olds. The second is a Suburban Park (approximately 550 metres to the north east) of the proposed LAC. This also contains play equipment for younger children. In addition, there are the Merrifield Park Tennis Club courts on the corner of Wolfe Road and Little Oxford Street. The present facilities satisfy the City of Albany standards for active recreation needs.

There are existing minor parks (existing reserves) on the corner of Townsend Street and Mueller Road Extension and near Little Oxford Street. Additional minor parks are proposed on either side and to the north east of the LAC. These reserves will be acquired through subdivision.

Other local reserves are proposed to retain and enhance natural vegetation along the southern boundary of the Study Area. All these reserves will be acquired through subdivision and will include a walking trail linking the east and west boundaries of the study area. Refer to Map 5 for details.

The proposed provision of POS in the LSCSP is capable of meeting the 10% requirement. Most of the POS will be made up of the significant stands of remnant vegetation on the acid sulphate soils along the southern portion of the Study Area boundary. This then provides a choice for developments on the northern side of Mueller Street to either provide 10% in area or cash in lieu as a condition of subdivision.

2.9 UTILITIES

Water

Most of the LSCSP area is currently not serviced by reticulated water. The adjoining residential land to the north and east is serviced from mains to the north along South Coast Highway. The water supply to service the LSCSP needs to be upgraded and extended from the existing network along South Coast Highway.

Sewerage

The reticulated sewerage supply to the existing residential developments is serviced by pumping the effluent in a northerly direction from an existing Water Corporation pump station on Mueller Street to the Timewell Road Sewerage Treatment Plant. Advice from the Water Corporation is that the existing system is at full capacity.

Future subdivisions and developments within the LSCSP area will need to be connected to reticulated sewerage fed in a southerly direction into a gravity main within the Cuming Road Reserve or an easement to the north and continuing into a southerly direction along the western boundary of the CSBP industrial land, then under the Lower Denmark Road to a new pump station located in Newton Street. The effluent will then be pumped in a north-easterly direction via a rising main to the Timewell Road Sewerage Treatment Plant.

Electricity and Lighting

All of the land abutting the Study Area is supplied with reticulated power.

Future subdivisions within the LSCSP area will need to be supplied from an underground reticulated network. Advice from Western Power is that the potential development capacity can be catered for by extended the existing network. Future developments also need to ensure that adequate lighting on footpaths occurs on all streets.

Gas

The provision of a reticulated gas supply to future subdivisions is an option to be resolved by the developer and the supplier, Alinta Gas.

Communications

The provision of telecommunications is the responsibility of Telstra with the developer paying for the cost of installation of the cabling within the subdivision as part of the common trenching with other utilities such as electricity and gas.

Street Trees

The street is the main vehicle for promoting walkable communities. The provision of street trees within the road reserve is integral to the overall design concept for the Study Area. Therefore there is a need to ensure that such space is not reduced to make way for servicing.

2.10 EDUCATION FACILITIES

Primary

The Study Area is currently serviced by the Mount Lockyer Primary School. This is on the edge of the 400 metre radius of the LAC.

The current standard for primary schools according to WAPC Policy is one primary school per 1,500 lots. It is projected that the number of households, existing and proposed, within the LSCSP area and other residential zoned land in the Lockyer locality is estimated to be 1087 dwellings. However, this will include housing for singles, couples, and families in a variety of age groups. An additional primary school is currently proposed on Clydesdale Road in McKail that will include the western portion of the current catchment for the Mount Lockyer Primary School.

Therefore, the Study Area does not have to provide for an additional primary school.

Secondary and Tertiary

The existing North Albany Senior High School and the Albany Technical and Further Education Campus are located approximately 2 kilometres to north of the Study Area.

3.0 IMPLEMENTATION

3.1 SUBDIVISION, DEVELOPMENT TIMING AND STAGING

Subdivision and Development

Subdivision and development is to be in accordance with the LSCSP, especially Map 4. Residential Development will be determined through the application of the *Residential Design Codes* and the *WAPC Policy Manual Development Control (Including Subdivision)* and Town Planning Schemes No. 1A and No.3.

All subdivision proposals, especially to the south of Mueller Street, will need to address specific site constraints such as remnant vegetation, acid sulphate soils, drainage issues and servicing requirements.

Development Timing and Staging

The draft ALPS has estimated that development within the LSCSP area will be completed within 20 years. However, this is not a fixed time frame requirement as some landowners may wish to fund the extension of services to develop their properties in advance of this anticipated staging.

3.2 COST SHARING

It is important when allocating costs to developing the land that these are fair and equitable to all landowners wishing to subdivide and/or develop their land. Utilities, including sewer, water, power, telecommunications, roads and open space, are the responsibility of the individual utility agencies. Cash and land contributions will be managed through the normal subdivision process.

Roads

The construction of local roads will be the responsibility of individual subdividers. Construction of the Mueller Street extension and Cull Road upgrade will be subject to developer contributions. For further information in relation to subdivision roads contributions refer to relevant WAPC policies and the City of Albany's *Subdivision and Development Guidelines January 2006*.

Footpaths and Dual Use Paths

The construction of these facilities are to be the responsibility of individual subdividers at the time of subdivision and to be in accordance with the City of Albany's *Subdivision and Development Guidelines January 2006*.

Drainage

More detailed assessment and costing of drainage works are required following the completion of a more detailed drainage management plan. Meantime if developers wish to subdivide then they will have to prepare a drainage management plan and complete their own subdivision drainage works in accordance with the City of Albany's *Subdivision and Development Guidelines January 2006*.

Local Open Space

Each landowner that subdivides will be required to contribute 10% of their land or a cash contribution as LOS. This can be either through a ceding of 10% of the land for LOS purposes to the Crown or payment of cash in lieu for the area required. It is intended that any cash-in-lieu payments received would be spent within the LSCSP area. For further information in relation to LOS in relation to subdivision refer to relevant WAPC policies and the City of Albany's *Subdivision and Development Guidelines January 2006*.

Utilities

The provision of reticulated sewerage and water is controlled by the Water Corporation; electricity supply by Western Power; communications by Telstra; and gas by Alinta. Each subdivision proposal will need to comply with the requirements of these agencies through the subdivision process. In addition the major trunk lines will be part of a cost sharing arrangement.

3.3 TOWN PLANNING SCHEME

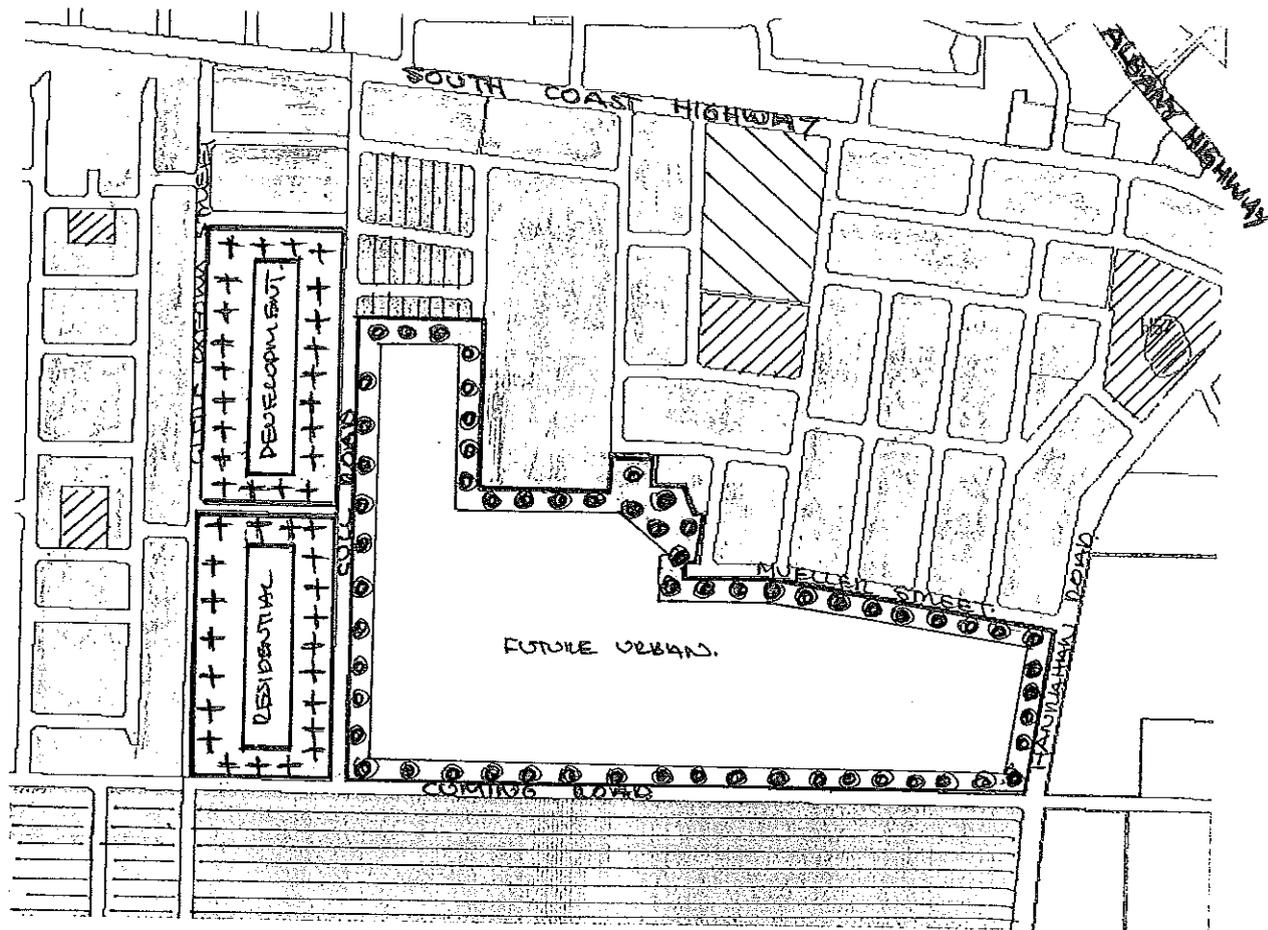
The portion of the LSCSP area to the west of Cull Road is within TPS No. 3 is classified as 'Development' Zone. Once this structure plan is approved by Council and the WAPC applications for subdivision and development may be considered.

The section of the LSCSP area to the west of Cull Road is currently within TPS No.1A's 'Future Urban' zone. Following the endorsement of this structure plan by Council and the WAPC, appropriate amendments are currently required to zone the land to residential prior to an endorsement of subdivision. The lifting of the requirement to zone prior to subdivision and development is currently the subject of a Town Planning Scheme Amendment).

3.4 SUBDIVISION & DEVELOPMENT POLICIES & GUIDELINES

The principle policies and guidelines applicable to the Study Area are the:

- *WAPC Policy Manual Development Control (Including Subdivision);*
- *WAPC Liveable Neighbourhoods; and*
- *City of Albany Subdivision and Development Guidelines, January 2006.*

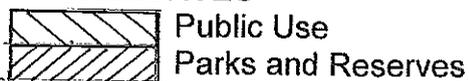


TOWN PLANNING SCHEMES 1A & 3

ZONES



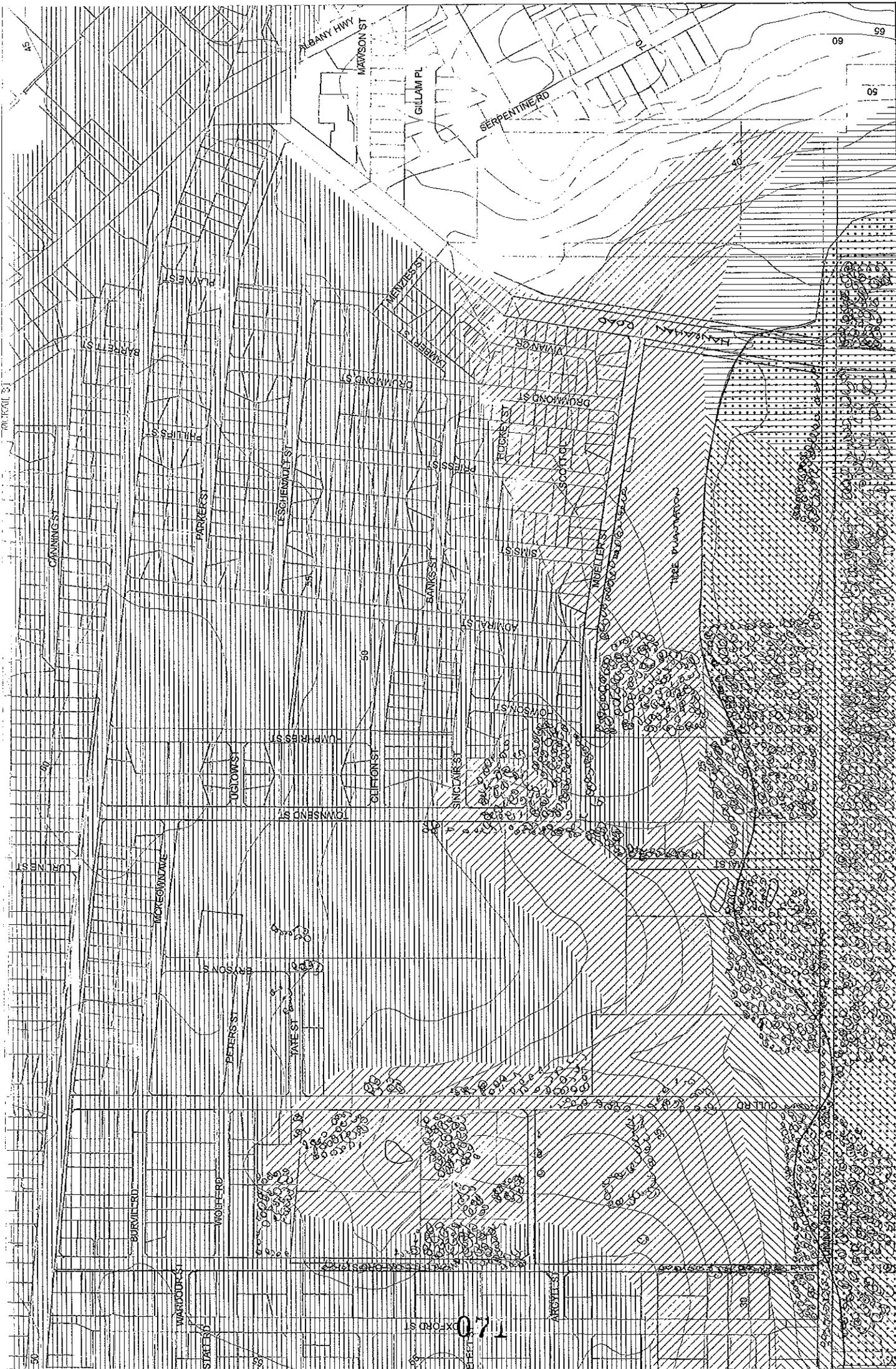
RESERVES



N

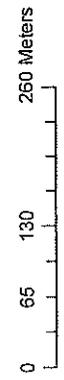


**South Lockyer Conceptual Structure Plan
Existing Zones & Reserves**



South Lockyer
Natural Features
Map 3

1:5,000



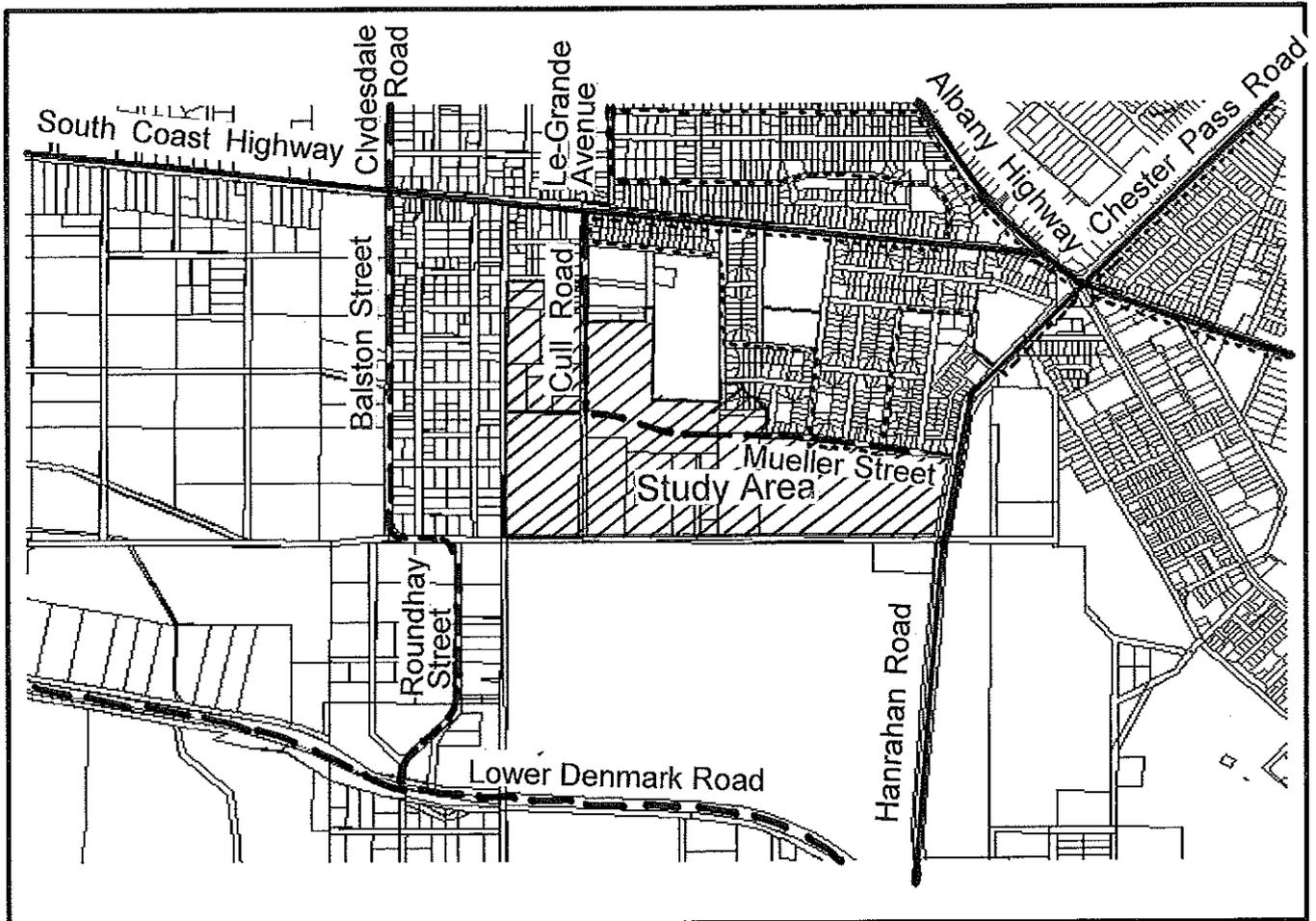
Legend

- contours_5mts soil UNIT
- sulphate_soils
- Dc_dempster
- Ds_dempster
- veg remaining 1996
- Existing_Lots
- OW_owingup

AL
Albany

This map has been prepared by the City of Albany from a range of agencies. The accuracy of this information and accepts no responsibility for its use by other parties.

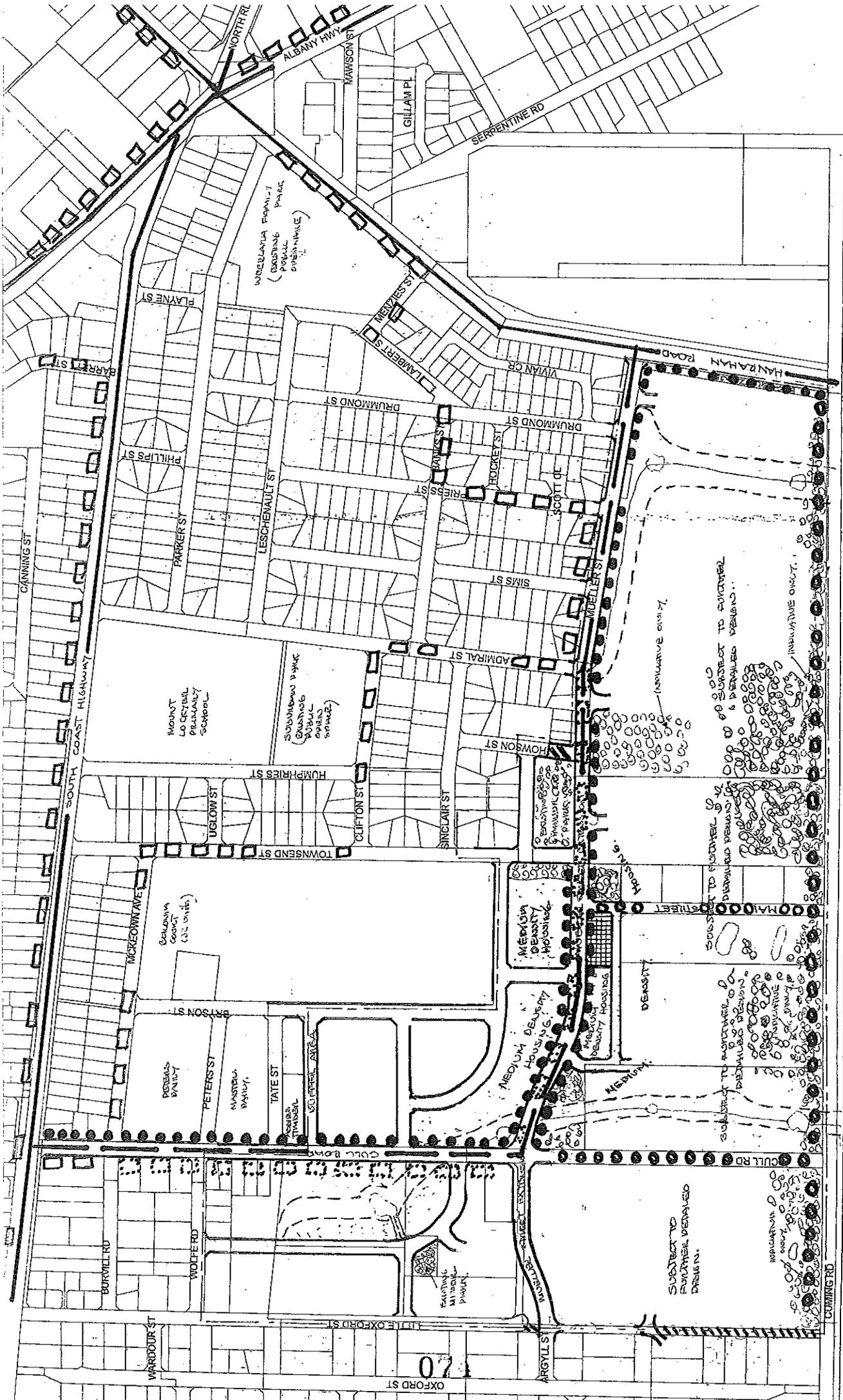
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South Lockyer Conceptual Structure Plan Movement Network (District)

-  Major Highway
-  Local Distributors
-  Public Transport (Existing)

Map 5A



South Lockyer Conceptual Structure Plan Movement Network (Local)

- Major Highway
- Local Distributors
- Public Transport (Existing)
- Public Transport (Proposed)
- Dual Use Paths
- Walking Trails



Scale 1:5,000

0 62.5 125 250 Meters

- Drainage Reserve
- Dams & Nutrient Stripping Basin
- Proposed Road Closure

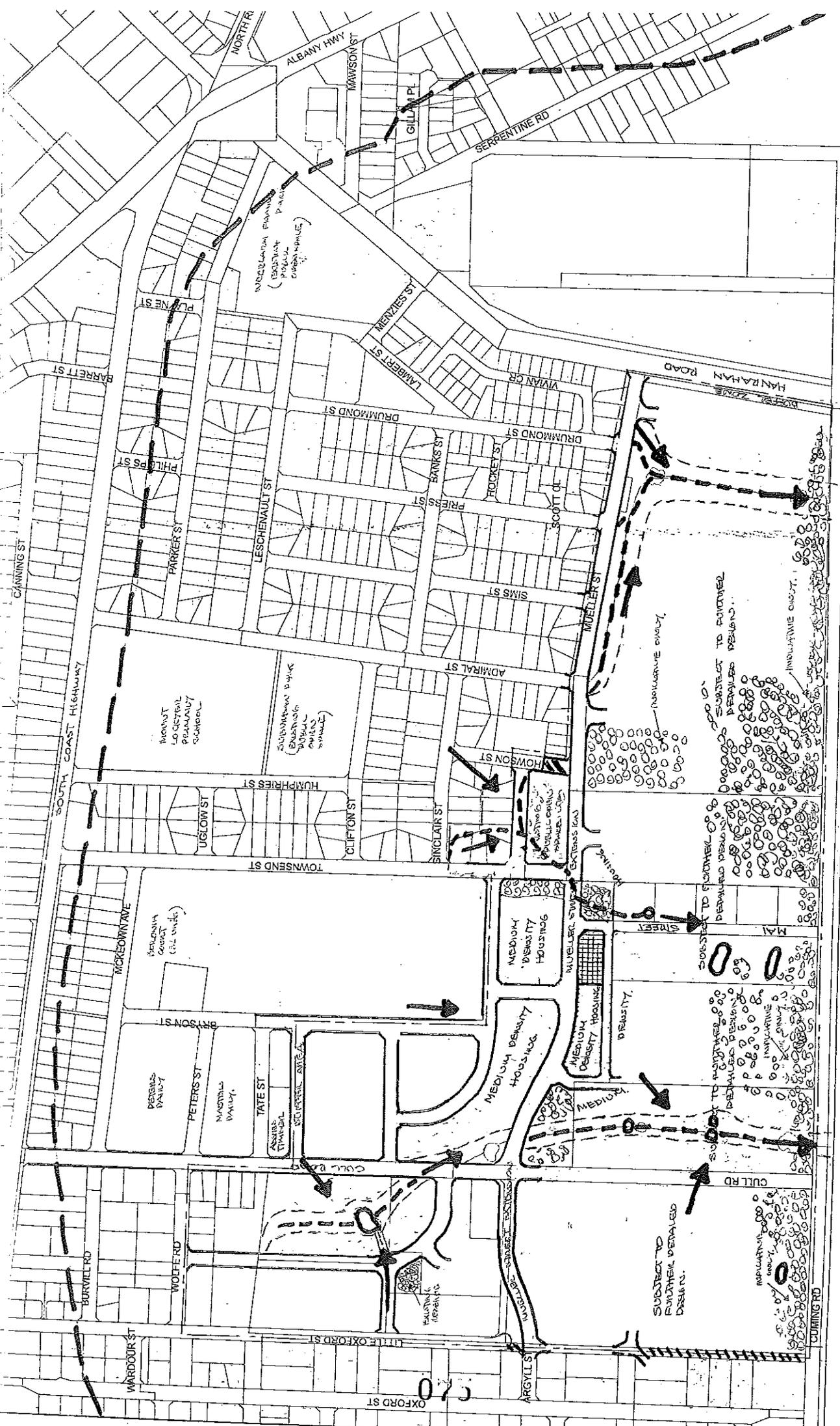
- Medium Density Housing R30/40
- Local Activity Centre
- Public Open Space

- Study Area
- Existing Lots

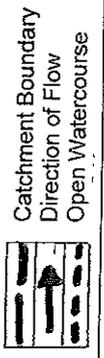
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South Locker Conceptual Structure Plan Drainage



Scale 1:5,000 0 62.5 125 250 Meters

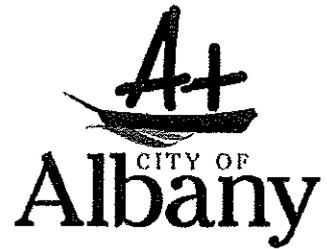
- Medium Density Housing R30/40
- Local Activity Centre
- Public Open Space
- Drainage Reserve
- Dams & Nutrient Stripping Basin
- Proposed Road Closure

- Study Area
- Existing Lots

Legend

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LOCAL PLANNING SCHEME NO. 3

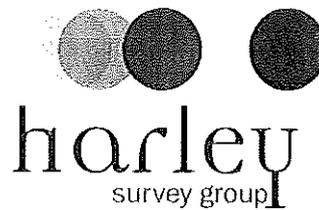
AMENDMENT NO. 258



Prepared for:



by:



PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

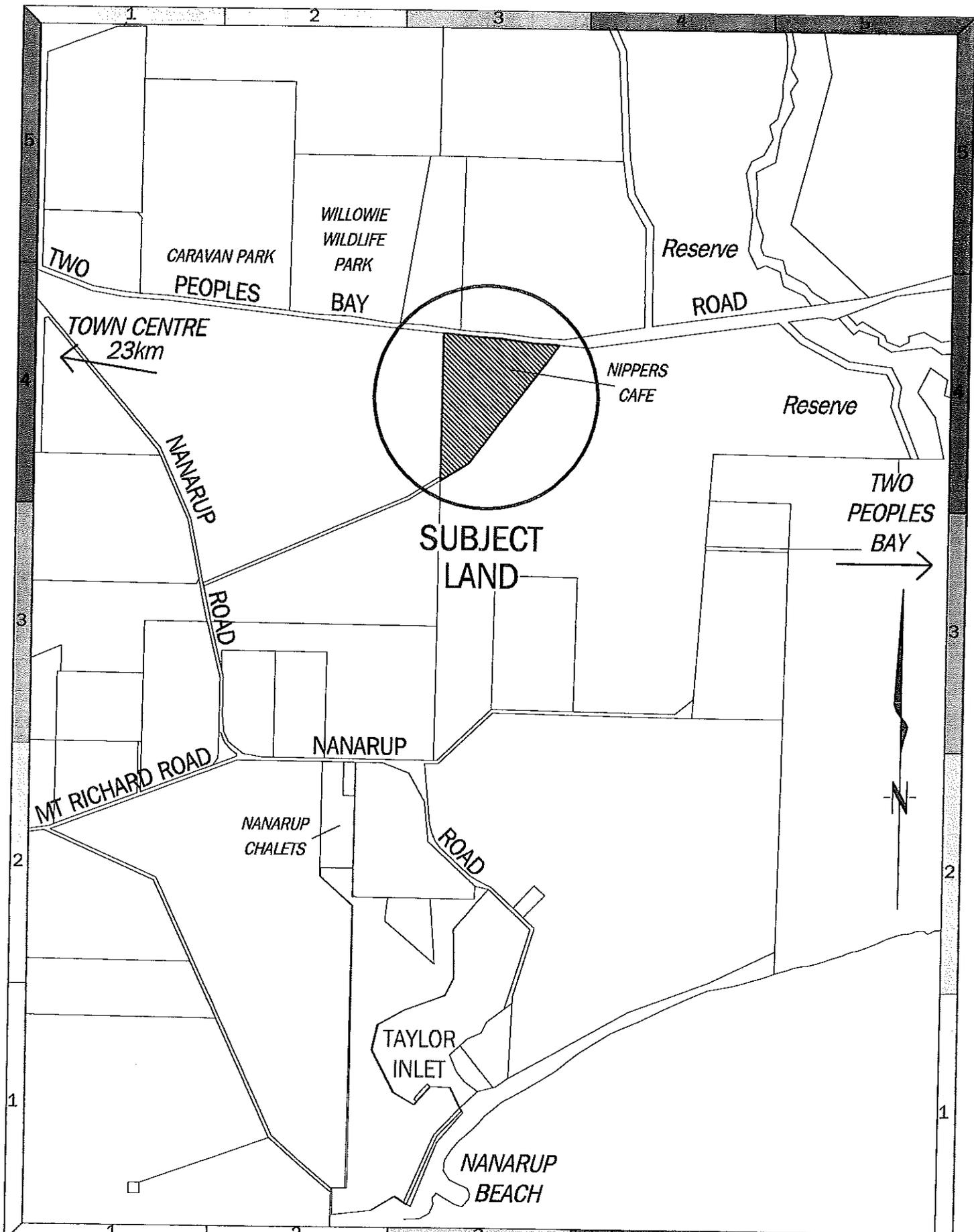
LOCAL AUTHORITY:	CITY OF ALBANY
DESCRIPTION OF LOCAL PLANNING SCHEME:	LOCAL PLANNING SCHEME NO. 3
TYPE OF SCHEME:	DISTRICT SCHEME
SERIAL NO. OF AMENDMENT:	AMENDMENT NO. 258
PROPOSAL:	REZONE PORTION OF LOT 6511 TWO PEOPLES BAY ROAD, KALGAN FROM THE 'RURAL' ZONE TO THE 'SPECIAL USE' ZONE.

SCHEME REPORT

1.0 INTRODUCTION

The purpose of this amendment to Local Planning Scheme 3 is to rezone portion of Lot 6511 Two Peoples Bay Road, Kalgan from the 'Rural' zone to the 'Special Use' zone to facilitate additional tourist development on portion of the site, in accordance with the Development Guide Plan that forms part of the Special Use site. Specifically, the Amendment will:

- Enable the further development of the site for tourist uses, including: a restaurant (expanded version of the existing approved Country Kitchen), 12 chalets, a tennis court, botanical golf, golf driving range, animal petting and equestrian facilities as well as a lake for trout and marron fishing;
- Provide for the excision of the proposed tourist uses from the balance farming lot;
- Provide further opportunities for tourist accommodation in the Two People's Bay locality in close proximity to the attractions the area has to offer; and
- Complement existing tourist uses in the Two People's Bay locality.



LAND DETAILS Area of Subject Land 33.679ha No of Existing Lots 1 No of Proposed Lots 2 Existing Boundaries 2 Proposed Boundaries Subject Land Boundary		LOCAL AUTHORITY Shire / City of ALBANY Locality KALGAN Zoning - Rural Min. Lot Size - Ave. Lot Size -		SERVICES Power Sewer Water Gas Telstra note: all areas and distances are approximate and are subject to survey.		MAP 1 - LOCATION PLAN on maps 2528 IISW drawing no 14055-02A rev date	
cad file 14055-02A.dgn drawn ABS 27-04-06		scale at A4 all distances are in metres 1:30000 0 250 500 750 1000		land description LOT 6511 ON DP 208095		116 Serpentine Rd Albany WA 6330 T: 9841 7333 F: 9841 3643  harley PROPERTY HOUSE ALBANY	
				owner(s) MR ROST			

2.0 BACKGROUND

2.1 Location

Lot 6511 is located approximately 23 kilometres from the Albanytown centre, 10 kilometres from Two Peoples Bay Nature Reserve and 4.5 kilometres from Nanarup Beach. Refer to Map 1 for a Location Plan.

2.2 Title Details

The subject site is described as Lot 6511 on Deposited Plan 208095 held on Certificate of Title Volume 1462 and Folio 518. The registered proprietors of Lot 6511 are Karl & Sharon Rost.

2.3 Area

Lot 6511 is a triangular shaped lot and has a total area of 33.6271 hectares.

2.4 Access

Lot 6511 has two separate access points onto Two Peoples Bay Road.

2.5 Topography

The subject land is gently sloping and has low points of 30m AHD in the northeast and southern corners that slope up toward the high point in the centre of the site at 55m AHD.

2.6 Description of Lot 6511

Lot 6511 is divided into two portions that are separated by a band of remnant vegetation consisting of jarrah, sheoak, banksias and an understorey in reasonably good condition. Another band of remnant vegetation of similar quality is located on the western boundary, adjacent to a blue gum plantation on the neighbouring Lot 1.

There is an approved Country Kitchen operating under the trading name of 'Nippers Café' on the northern portion of Lot 6511 while the southern portion of the site is utilised as a marron farm. 'Nippers Café' consists of the Country Kitchen, a dwelling (in which the owners of Lot 6511 reside) and a number of outbuildings. Also on the site are farmyard animals for tourist viewing and interaction as well as a number of 'polyculture tanks' providing habitat for koi, trout and other fishes,

The marron farm consists of approximately 2 hectares of ponds in 15 individual dams/ponds. Marron are sold primarily through Nippers Café and the Albany Farmers Market. Tours of the farm run from Nippers Café and there is a view to expanding the Farm in the future.

Figure 2 – Layout Plan for Lot 6511 Tow Peoples Bay Road clearly shows the existing, proposed and surrounding land uses.

2.7 Surrounding Land Uses

The adjoining land to the south, east and west is rural land used for farm forestry purposes (namely pine and blue gum plantations). The land to the north adjacent on Two Peoples Bay Road consists of a broadacre farm and the Willowie Wildlife Park and Caravan Park.

Lot 6511 is outside of the existing Angove River water catchment area.

3.0 PLANNING CONTEXT

3.1 State Planning Policies

Applicable State Planning Policies are “State Planning Policy 1- State Planning Framework Policy (variation No.2)” (SPP 1) and “State Planning Policy 2 - Environment and Natural Resources Policy” (SPP 2). Also applicable is “Planning Bulletin No. 56 - Farm Forestry Policy”.

SPP 1 - The purpose of SPP1 is to bring together the State and regional policies that apply to land use and development in Western Australia and to establish the general principles for land use planning and development in Western Australia. SPP1 states *“the primary aim of planning is to provide for the sustainable use and development of land”*. It goes on to quantify this through identifying and expanding upon the five key principles that further define this statement, environment, community, economy, infrastructure and regional development.

SPP 2 - The objectives of SPP 2 include: *“integrating environment and natural resource management with broader land use planning and decision making, to protect and conserve the natural environment and to promote and assist in the wise and sustainable use and management of natural resources”*. Particular mention is made of Aquaculture projects such as the marron farm (with an emphasis on marine aquaculture), SPP 2 recommends that *“strategies, schemes and decision making should: Seek to avoid or minimise any adverse impacts, directly or indirectly, on areas of significance for commercial and recreational fishing and aquaculture as a result of adjacent land use planning decisions and actions”*.

Planning Bulletin 56 - This planning bulletin makes particular reference to fire planning and that farm forestry has to take into account best fire management practices. This includes the fire management of surrounding properties, which need adequate buffers and setbacks so as not to be put at excessive fire risk.

3.2 Draft Lower Great Southern Strategy (2005)

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

Of relevance to Lot 6511 the draft Strategy makes particular reference to both Tourism and Aquaculture. In regard to Tourism the draft Strategy aims to “maximize the opportunities for the development of the sustainable tourism industry” by developing local tourism strategies and identifying iconic tourism sites and experiences.

In regard to land based Aquaculture such as the marron farm the strategy refers to minimising conflict between aquaculture and surrounding land uses and following the South Coast Management Group's *“draft Suggested Guidelines for Land-based Aquaculture Development in the South Coast Region of WA”* when assessing new proposals.

3.3 The Albany Region Strategy (1994)

The Albany Region Strategy includes the following objectives relative to tourism and rural development in the Region and in particular Albany. Key actions of this report regarding the proposed Amendment include:

- To recognise and support the continued growth of tourism in appropriate areas;
- Land identified as suitable for horticultural, viticulture or other intensive agricultural activities, should be provided for;
- Encourage alternative crops and other rural land uses;
- Encourage farmers to diversify farming and forestry activities, with an emphasis on value adding;
- Investigate options for a flexible approach to the subdivision of rural land, taking into account optimum lot sizes for agricultural activity and the need for a range of lot sizes to support a diverse rural economy.

These actions are supportive of the proposed amendment given that it allows for expansion of an existing agricultural use and the use of Nippers Café as a value adding exercise for the product. Further tourism opportunities on the site including a Restaurant would compliment the expansion of the marron farm and keep it economically viable and sustainable into the future.

3.4 City of Albany Local Rural Strategy 1996

The City of Albany Local Rural Strategy identifies Lot 6511 as being part of Eastern Coastal 2' Policy Area. The policy statement advises that the Council will determine land use in accordance with the general policies. These policies include:

- Subdivision to excise an approved tourist development (GP30, part d and GP33);
- Rezoning where a tourist orientated use would become the predominant use of the site (GP46, part b);
- Rezoning is required for restaurants, more than three chalets or a combination of tourist uses (Table 1); and
- Development to acknowledge that Lot 6511 is in a highly visually sensitive area due to the proximity of a major tourist route (GP15).

These policy provisions identify that the site is suitable for tourist uses beyond their current extent. The general policies indicate that the level of tourist infrastructure proposed requires rezoning from the 'Rural' zone to the 'Special Use' zone.

3.5 Draft Albany Local Planning Strategy (2006)

The draft of the Albany Local Planning Strategy has been advertised for public comment until the 15th December 2006. The draft Albany Local Planning Strategy (ALPS) sets out the long-term planning direction for the City of Albany and shall have due regard to all State and regional planning policies.

Part 5.4 of ALPS refers to Tourism. The applicable principles relevant to the proposed amendment include:

- Albany to remain the premier tourism destination on the south coast and will provide the complete tourism experience;
- To retain existing and encourage and facilitate new tourism developments that are sympathetic to community and environmental considerations; and
- Promote the development of sustainable tourist accommodation;

In addition to the tourism aspect of the proposed amendment, the existing Marron Farm is to be expanded. ALPS *“encourages the continued growth and expansion of the rural sector”*.

3.6 City of Albany Local Planning Scheme No.3

The current zoning of the entire subject site is ‘Rural’. This zoning would allow for limited tourist development on the site and would not provide for the proposed Restaurant which is listed as a not permitted use in the Table 1 of the Scheme.

Under this proposal, the subject land would be rezoned to Special Use. This would provide the opportunity for increased tourism development including the operation of a restaurant/café, holiday accommodation and other incidental activities considered appropriate by Council.

3.7 City of Albany Tourism Strategy 2005-2010

The City's Tourism Strategy establishes the foundations and directions for the City of Albany's role in the tourism industry. It identifies four “Strategic Focus Areas for Tourism” of particular relevance is the focus area “Town Planning and Development Facilitation”.

This focus area recognises *“the availability of appropriately zoned land for tourism development as critical to the long term growth and success of the industry...”*.

4.0 SITE CONTEXT

4.1 Existing Nippers Café.

Nippers Café currently has approval to operate as a Country Kitchen i.e. only open during the day and closed in the evening. The proposal would see the conversion of the café to a restaurant that will open during night time hours also, providing service to chalets and visitors. This will provide another high quality eating venue available to both visitors and residents of the area.

Currently the café acts as a value adding option to the product of the marron farm, enabling the owners to sell marron through the café at a higher price than is currently offered by wholesaling. The proposed amendment will allow for the subdivision and separation of these uses, and raise much needed capital for the expansion of the marron farm. The conversion of the café to a restaurant will also demand an increased amount of marron product, and hence create an increased demand from the larger marron farm.

Near the café site are existing polyculture tanks and various farmyard animal viewing/interaction opportunities. The expansion of this function as noted in the proposed development guide plan will enable a greater viability for the tourism site.

4.2 Existing Marron Farm.

The existing marron farm is currently operating semi-intensively, as water is not able to be moved effectively between ponds, nor is there a large enough water area to be classified as an intensive agricultural use under the terms of the Local Rural Strategy (1996).

The proposed subdivision, resulting from the amendment, will allow for capital to be raised for the expansion of the marron farm to become an intensive agricultural use. This will involve the extension of an electricity supply to the south of Lot 6511, which will enable the installation of pumps to circulate water, as well as the expansion of marron dams to the east and improvement of netting which is covering the dams. Existing infrastructure such as pipes and water circulating infrastructure have been installed although pumps and electricity are required to complete the cycle.

The proposed subdivision will ensure that there is sufficient land available for the expansion of the marron farm. As demonstrated on the Development Guide Plan Lot B has a total lot area of 16.9 ha, with an effective land area of 15 ha. This leaves sufficient area to the east of the access road to be used for marron dams and will ensure that the marron farm will be of a sufficient size to be self sustaining and economically viable.

4.3 Adjoining land uses.

Lots surrounding Lot 6511 are generally used for rural or tourism land uses. Directly adjacent to Lot 6511 on Two Peoples Bay Road are other tourism uses that occupy Lot 20 and 21. Lot 20 contains the 'Willowie' Wildlife Park and Horse Riding School. Lot 21 is occupied by a small scale caravan park that has an approval to expand beyond 10 sites. All

other surrounding land uses are rural pursuits. Directly to the south, east and west of the subject land, are plantation forestry pursuits that effectively screen it from nearby dwellings and properties, as well as providing a buffer to other types of rural uses such as grazing and cropping.

The proposed zoning will compliment the adjacent land uses on Two Peoples Bay Road, creating a tourism node, whilst not adversely impacting on the surrounding rural land uses.

4.4 Roads and Access

Access to the proposed rezoning of Lot 6511 will continue to occur from Two Peoples Bay Road, which is of a suitable capacity and standard to accommodate minimal traffic increases that may result from the proposed amendment.

The number of crossovers onto Two Peoples Bay Road will be limited to two, so as not to detract from the roads landscape, nor damage remnant vegetation that lies within the road reserve. Access to the tourist facilities will be limited to the Nippers Café entrance from Two Peoples Bay Road, which has good sight lines. No tourism entrance will be gained through the existing service road that connects to the battleaxe leg of proposed Lot B, as this entrance has relatively poor sightlines.

4.5 Services

Reticulated water, power and telecommunications are available to the proposed amendment and can be utilised for development resulting from the proposed amendment.

Deep sewer services are not currently available to the site and will not be for the near to long term future. Therefore effluent disposal will have to occur onsite and will be controlled through the scheme provisions. Preliminary land capability findings show that the subject land has a fair capability of onsite effluent disposal.

4.6 Drainage

At present the subject land is serviced by adequate drainage. Any future development that occurs on the site will have to dispose of all surface water drainage onsite.

The existing Marron Farm dams all drain to the lowest dam, from which water is then reticulated over the lot in a nutrient management scheme, distributing nutrients over the site.

4.7 Character and Amenity

The locality has a rural character, with a variety of rural land uses alongside tourism uses. These tourism uses include the nearby Caravan Park, which has permission to expand, as

well as the 'Willowie' Riding School and Wildlife Park. Retaining remnant vegetation and undertaking some revegetation will maintain this character of rural/ tourism uses. The proposal identifies the subject land as being visually sensitive and such measures will be undertaken to ensure that development proposals resultant of the proposed amendment will seek to reduce the visual impact of the increased number of tourism uses.

4.8 Land Capability

This section identifies the sites capability for development and various constraints based on the Commonwealth Scientific Investigation Research Organisation (CSIRO) landform/soil mapping units (Churchward et al 1988).

The site is generally characterised by the Dempster Complex (Dc) soil type, which is generally described as "gravely yellow duplex soils". Dempster Complex soils are generally regarded as having a fair capability for onsite effluent disposal, with a low water erosion risk and moderately high nutrient retention ability. It also has a high capability for housing development and good foundation stability.

On-site late winter ground water testing was conducted on the 14 September 2006 with an officer from the City of Albany Environmental Health Department in attendance. No ground water was present in any of the test holes and all sites for proposed chalets were supported for on-site effluent disposal. A copy of the Winter Testing Plan is at Figure 3.

The proposed density of development easily complies with the requirements of the draft Country Sewerage Policy.

4.9 Environmental/Remnant Vegetation

There are two strips of remnant vegetation that are located on Lot 6511. The remnant vegetation that lies on the ridge of the site varies in quality. To the west is a high quality of remnant vegetation which has a good understorey and is relatively unaffected by weeds. The eastern section immediately adjacent the extractive industry is of a poorer quality and has been parkland cleared in the past. This has led to the infestation of weeds and relative poor quality of the understorey.

As outlined in the development guide plan the proposal is to rehabilitate the poor quality remnant vegetation and use the site for botanical golf. This will involve very little clearing, with a miniature golf course traversing this site. The removal of a minority of the understorey will be facilitated, but protection of larger trees and shrubs will mean they will act as obstacles in the course. After the course is constructed species endemic to Two Peoples Bay will be replanted and maintained to a high standard, hence maintaining and improving the quality of remnant vegetation, whilst using it productively. The botanical golf course will be used as an educational path for flora endemic to Two Peoples Bay.

The remnant vegetation that adjoins the western boundary of the lot will be fully conserved and maintained in its current state.

Area	Soil Profile	Water Table	Comments
1. (West of proposed Lorry)	0-500mm - Grey Sand 500mm - White Sand 2,000mm - Carbon Rock	Not Observed	Some Road in area
1.	Several holes dug with similar profiles. Centre rock at varying depths from 200-500mm	Not Observed	
2. (South of proposed Lorry)	0-500mm - Grey Sand 500mm - Carbon Rock 2,000mm - Carbon Rock	Not Observed	
2.	Several holes dug with similar profiles. Centre rock at varying depths from 500-1,000mm	Not Observed	
3. (Proposed chalet site at northern boundary)	0-500mm - Grey Topsoil 500mm - Light sandy clay	Not Observed	
3.	Several holes dug with similar profiles. Clay at varying depths from 300-600mm	Not Observed	
4. (Western chalet site at northern boundary)	0-500mm - Carbon Sand 500mm - Harter Clay 2,000mm - Carbon Rock	Not Observed	
4.	Several holes dug with similar profiles. Carbon rock at varying depths from 500-1,000mm	Not Observed	
5. (Proposed chalet site near horse arena)	0-500mm - White Sand 500mm - Carbon Rock 2,000mm - Carbon Rock	Not Observed	
5.	Several holes dug with similar profiles. Carbon rock at varying depths from 500-1,000mm	Not Observed	
Current Sand Pit	0-500mm - Grey Sand 500mm - Carbon Rock 2,000mm - Carbon Rock	Not Observed	No evidence of groundwater

rev details

16-10-08 date

notes: This drawing is the property of Harley Survey Group Pty Ltd. It may not be copied or altered without the consent of the owner.

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survey COMPLETED 14055-07A.dgn
drawn checked
ABS 16-10-08 CP 16-10-08
horiz datum MGA 94 level datum AFD

scale at A3 all distances are in metres
1 : 2500 0 20 40 60 80 100

client

description

WINTER TESTING PLAN
FOR PORTION A ON LOT 6511
TWO PEOPLES BAY ROAD

drawing no 14055-07A

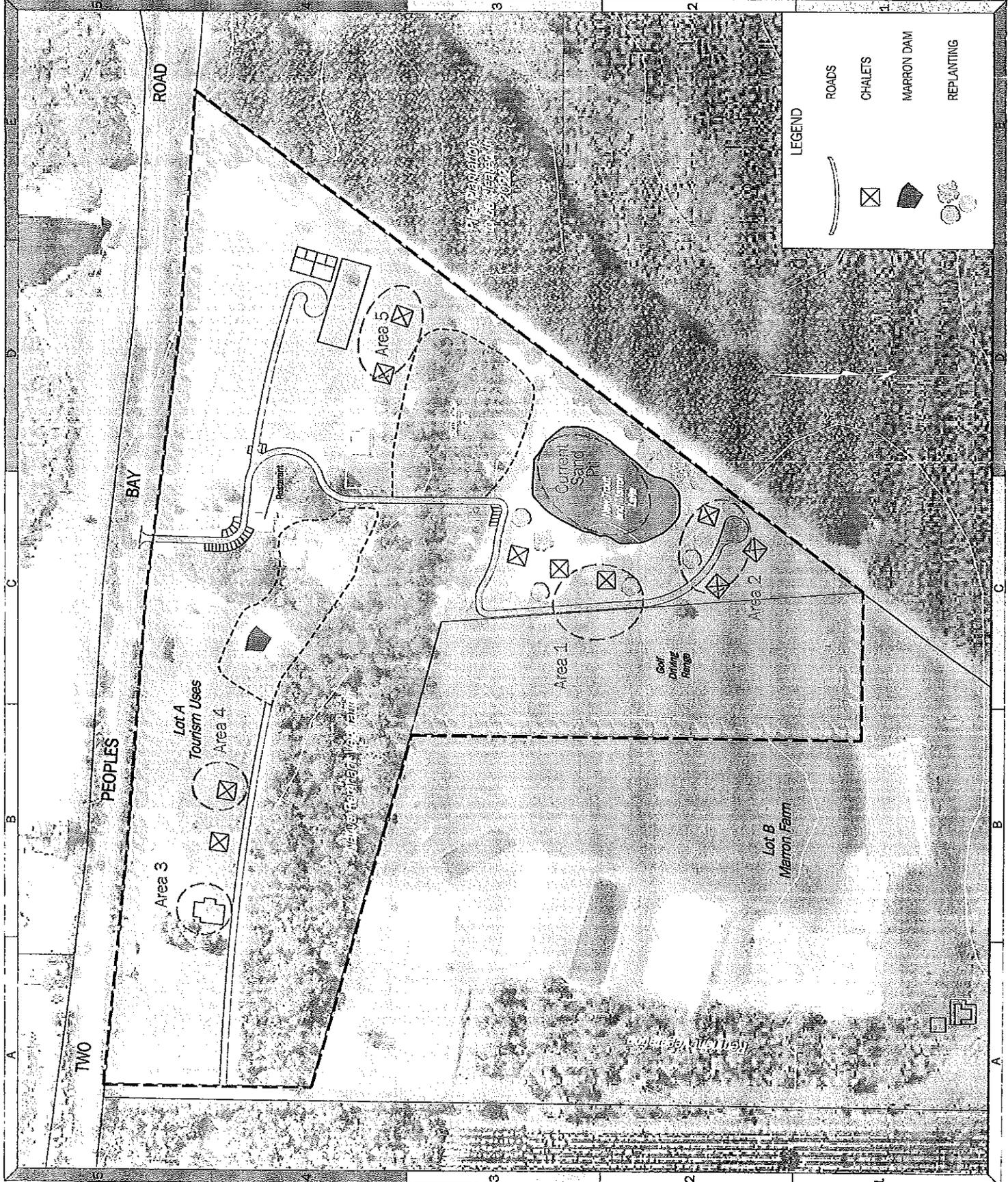
client ROST

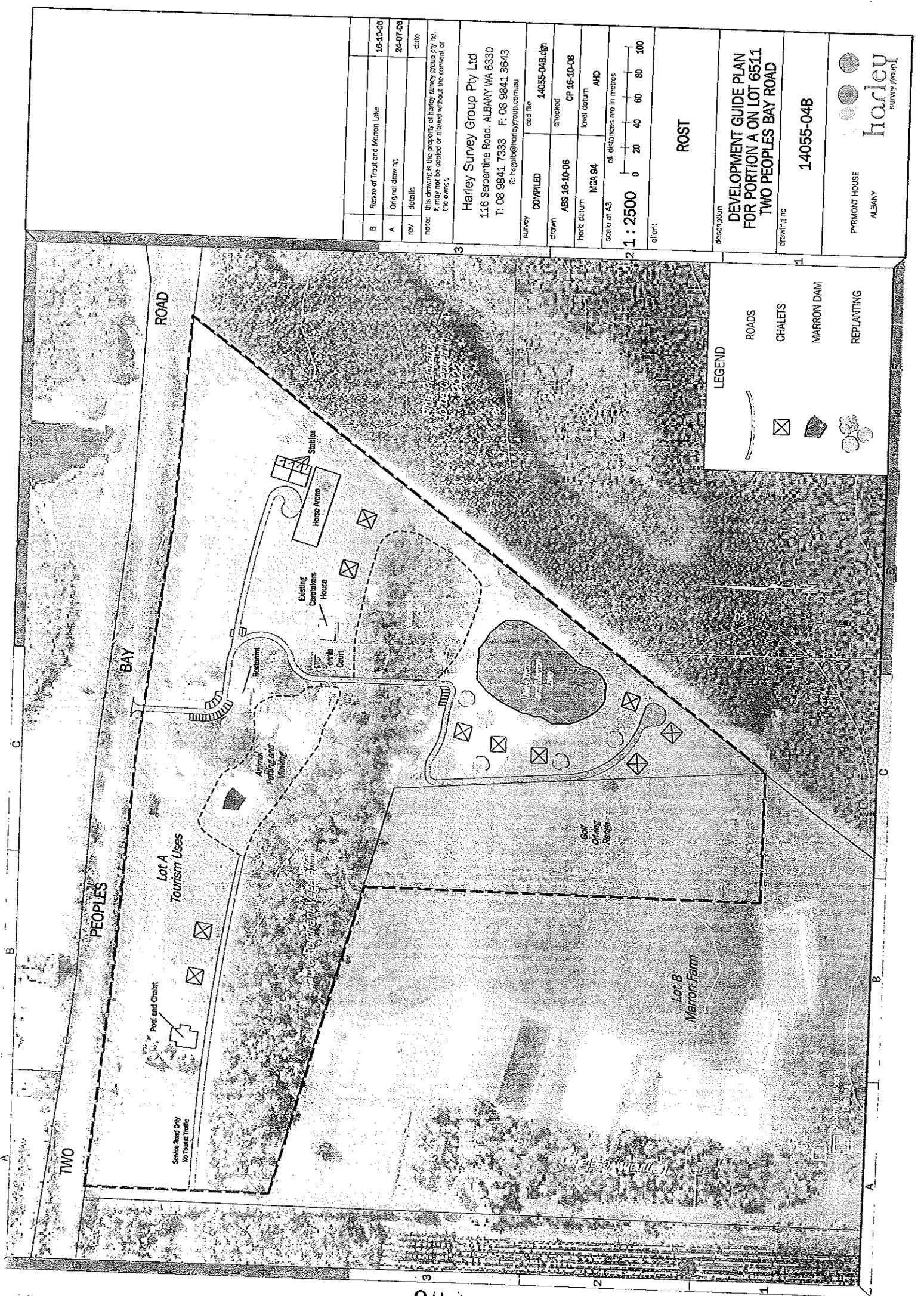
LEGEND

- ROADS
- CHALETS
- MARRON DAM
- REPLANTING

Pyramont House
ALBANY

horley survey group





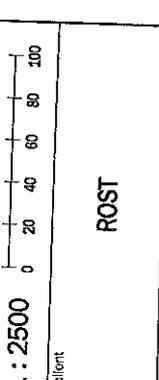
B	Revoke of Trout and Marron Lake	15-10-06
A	Original drawing	24-07-06
REV	details	etc

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SURVEY	COMPLETED	cad file	14055-04B.dgn
DRAWN	ASS 16-10-06	checked	
HORIZ DATUM	MGA 94	level datum	AHD

scale at A3
 all distances are in metres



client
 ROST

description
**DEVELOPMENT GUIDE PLAN
 FOR PORTION A ON LOT 6511
 TWO PEOPLES BAY ROAD**

drawing no
14055-04B

PROMPT HOUSE
 ALBANY

harley
 survey group

LEGEND

	ROADS
	CHALETS
	MARRON DAM
	REPLANTING

4.10 Fire Management

The tourist site is bracketed by tree plantations to the east and west and has two stands of remnant vegetation running through the site, these constitute the fire source features of the site.

The location of chalets and other tourist uses are required to respect the stands of remnant vegetation and the existing plantations in accordance with *Planning for Bushfire Protection 2001* and being mindful of *The Guidelines for Plantation Fire Protection*, as amended.

The Guidelines for Plantation Fire Protection establishes the setbacks for plantations for adjacent land uses based on the existing land uses at the time of planting. The adjacent plantations have maintained a 15m wide fire break around their perimeter in accordance with the *Guidelines*

The process for assessing development proposals in *Planning for Bushfire Protection 2001* is to first establish the 'Hazard level and then meet the requirements of section 3.3 – Subdivision and Development Design.

Section 3.3 requires the following be addressed: access, fire services access, hazard separation zones and building protection zones.

The plantations would therefore constitute a 'High' fire risk under the terms of *Planning for Bushfire Protection* as they are setback at least 15m from the boundary. See Figure 4 "Bush Fire Hazard Assessment Hazard Levels for clarification.

The Development Guide Plan then adequately governs the requirements of Section 3.3 in the following manner:

Access for fire services and residents is provided for by the existing boundary firebreaks on both sides of the boundary, and the proposed driveway through the middle of the remnant vegetation band.

Planning for Bushfire Protection 2001 requires building protection zones around buildings consisting of low fuel zones of 20m wide. Therefore all buildings will be a minimum of 35m from the boundary.

Where chalets are constructed within 40m of either the adjacent plantations or the existing remnant vegetation they will be required to be constructed to a higher standard in accordance with Australian Standard 3959.

Fire management requirements are controlled through the scheme provisions and associated Development Guide Plan.

4.11 Extractive Industry

The existing extractive industry on the site will be rehabilitated to form a lake for stocking trout and marron. It will then form an integral part of the tourism land use offering another option for visitors to the site.

Chalets will not be constructed adjacent to this feature until such time as the extractive industry has been closed and rehabilitated. In the short term the existing remnant vegetation will continue to form an adequate buffer to the remainder of the tourism site.

5.0 AMENDMENT PROPOSAL

The proposal is to rezone portion of Lot 6511, Two Peoples Bay Road from 'Rural' zone to 'Special Use' zone under the City of Albany's Local Planning Scheme No. 3. The rezoning of portion of Lot 6511 is necessary given that a Restaurant is a non permitted use in the 'Rural' zone and the number of chalets proposed exceeds the limits set in the Local Rural Strategy. Rezoning portion of Lot 6511 will also more accurately reflect the proposed use of the land. The balance portion of Lot 6511 containing the marron farm will maintain its current 'Rural' zoning.

The proposed rezoning will allow for the expansion of the tourism uses on portion of Lot 6511 so that the predominant use on that portion of the site is tourist development. The number of uses proposed is intended to ensure Lot A is a stand alone tourism venture with a wide range of attractions and accommodation to attract and keep visitors on the site and in the locality for extended periods. Specifically, it is proposed to:

- expand Nippers Café to form a restaurant;
- provide for up to 12 chalets to be constructed on the site;
- retention of the existing dwelling as the caretakers residence;
- provide for the opportunity for trout fishing, animal petting, marron catching, botanical golf, golf driving range and the use of equestrian facilities for visitors to the site and the existing tennis court;
- provide for the subdivision of the land into two lots so that the tourist uses are located on one lot while the agricultural uses are located on another.

6.0 JUSTIFICATION

The proposed rezoning of portion of Lot 6511 from 'Rural' zone to 'Special Use' zone is supported on the following planning grounds:

- The Amendment will provide for tourist accommodation in close proximity to Two Peoples Bay Nature Reserve and conservation area, a significant tourist drawcard of the Albany Region;
- The proposal will implement some of the recommendations outlined in the Albany Region Strategy (1994), namely those which aim to recognise and support the continued growth of tourism in the Region;
- The rezoning of rural land to facilitate the establishment of small scale tourist developments is provided for in the Rural Strategy
- The proposed restaurant and chalets will complement the existing tourist uses in the Two People's Bay locality;
- The balance agricultural portion of Lot 6511 containing the marron ponds complies with the 15ha minimum lot size outlined in the Rural Strategy for intensive agricultural lots;
- The site is cleared, reasonably flat and has few impediments to development;
- Reticulated water, power and telecommunications are provided on the site;
- The proposed amendment will protect, enhance and value the presence of remnant vegetation with strategic revegetation in areas to help screen the proposed tourist development from surrounding landholdings, particularly from Two Peoples Bay Road.

7.0 CONCLUSION

This report has demonstrated that the proposal to rezone Lot 6511 Two Peoples Bay Road, Kalgan from 'Rural' zone to 'Special Use' zone is consistent with the planning instruments that affect the land, namely the Rural Strategy, the Draft Albany Local Planning Strategy and the Albany Region Strategy.

The proposal will improve access to the Two Peoples Bay Nature Reserve, give a greater range of accommodation for tourists visiting Albany, promote the presence of the marron farm and effectively market the product to tourists and locals.

The proposed amendment to rezone Lot 6511 is a sound strategic decision for the growth of tourism in Albany, expanding on existing venues to provide a greater tourist experience, which will benefit surrounding tourism venues by creating a node of tourist development on Two Peoples Bay Road.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 3

AMENDMENT NO. 258

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

1. Rezoning Lot 6511 from the 'Rural' zone to the 'Special Use' zone.
2. Amending the Scheme Maps accordingly.
3. Inserting Land Particulars, Permitted Uses and Special Conditions within Schedule 3 of the Scheme to relate to Special Use Zone No.19, a follows:

CODE NO.	LAND PARTICULARS	PERMITTED USES	SPECIAL CONDITIONS
19. (Amendment No. 258)	Portion of Lot 6511 Two Peoples Bay Road, Two Peoples Bay	<ul style="list-style-type: none">• Holiday Accommodation• Café/Restaurant• Caretakers Dwelling• Botanical Golf• Golf Driving Range• Agriculture• Recreational Fishing• Animal Viewing/Interaction• Equestrian Uses.• Caretakers Residence• Other Incidental Uses Considered Appropriate by Council	See Below

SPECIAL CONDITIONS

1.0 GENERAL

- 1.1 Subdivision and development of the site to be generally in accordance with the Development Guide Plan (Drawing No. 14055-04A) as signed by the Chief Executive Officer and Mayor along with any variations as may be approved by Council.
- 1.2 No development is permitted without the consent of the Council.
- 1.3 All signage for the proposed development to be subject to the prior approval of Council in accordance with Scheme requirements, relevant local law and policy.

- 1.4 The landowner(s) acknowledges that Lot 6511 is located in a predominantly rural area and that the amenity of the landholding may be affected from time to time by adjoining rural pursuits.
- 1.5 No more than 12 holiday accommodation units shall be permitted on the site.

2.0 PARKING, ACCESS AND DRAINAGE

- 2.1 A minimum of one car parking bay shall be provided per holiday accommodation unit, which shall be marked out adjacent to each unit.
- 2.2 A minimum of one car parking bay shall be provided per four (4) restaurant seats plus one car parking bay per off-site employee located generally as shown on the Development Guide Plan.
- 2.3 No more than two vehicle crossovers onto Two Peoples Bay Road shall be permitted.
- 2.4 Stormwater drainage shall be accommodated on-site to Council's satisfaction.

3.0 WATER SUPPLY

- 3.1 A potable water supply shall be connected to all proposed chalets to the satisfaction of Council and the Health Department of Western Australia.

4.0 TREE/SHRUB PLANTING AND LANDSCAPING

- 4.1 Council shall require, at the development stage, a landscaping plan to be prepared and implemented for those areas identified for replanting on the Development Guide Plan.
- 4.2 Landscaping shall comprise tree/shrub species that are endemic to the area and should consist of species that will provide an effective visual screen of the proposed development from adjoining properties, including Two Peoples Bay Road.
- 4.3 Landscaping shall be appropriately maintained for a period of 2 years from the time of planting or as otherwise agreed with the Council.

5.0 FIRE MANAGEMENT

- 5.1 Areas to remain under pasture shall be maintained in a low fuel condition.
- 5.2 Council may require the installation/provision of smoke detectors, gutter guards, downpipe plugs, fire extinguishers and fire blankets within all holiday accommodation units.
- 5.3 Strategic firebreaks and emergency exits being constructed to the requirements of the Fire and Emergency Services Authority of Western Australia, and should be available for usage at all times.
- 5.4 A minimum 20m low fuel zone being maintained around each chalet and all proposed and existing buildings.
- 5.5 No dwelling to be constructed within 15 metres of any extreme fire hazard.
- 5.6 Any dwelling that is within 15-40m of a medium or high fire hazard shall be constructed in accordance with Australian Standard 3959 and to the satisfaction of Council.
- 5.7 Provision of water for fire fighting purposes via a water main to the appropriate size, specifications and location recommended and approved by Council.

6.0 EFFLUENT DISPOSAL

- 6.1 Effluent disposal shall be undertaken to the satisfaction of Council and the Health Department of Western Australia with approved effluent disposal systems. It is advised that Alternative Treatment Unit systems may be required to service the proposed development.

7.0 BUILDING LOCATION, DESIGN AND CONSTRUCTION

- 7.1 All buildings shall be setback a minimum of 20m from Two Peoples Bay Road.
- 7.2 Setbacks to all other boundaries shall be 20m except where otherwise dictated on the Development Guide Plan.
- 7.3 Council may require the use of materials, finishes, toning and facades in sympathy with Nippers Café, or the use of natural/earth materials, finishes, toning and facades to compliment the rural setting of the area.
- 7.4 Buildings shall not exceed 7.5m in height, which is measured vertically from the natural ground level. The maximum height of any outbuildings will be at the discretion of Council in order to minimise the visual impacts when viewed from Two Peoples Bay Road.
- 7.5 The maximum habitable floor area for each individual holiday accommodation unit is to be 140m².
- 7.6 The café/restaurant is to provide no more than 70 seats.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

LOCAL TOWN PLANNING SCHEME No. 3 AMENDMENT No. 259

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:

- i) Inserting a new Provision 3.3 as follows and renumbering existing provisions accordingly:
 - 3.3 The following uses are not permitted within Conservation Zone Area No. 1
 - Holiday Accommodation
 - Tourist Accommodation
 - Relocated Dwelling
- ii) Replacing existing Provision 3.3 with the following:
 - 3.4 No development within Conservation Zone Area No. 1, including the siting of Development Areas, may proceed without the Special Approval of Council.
- iii) Rewording Provision 4.1 the following:
 - 4.1 The Development Area refers to the area within which all development on each lot (including sheds and water storage) must be confined and is not to exceed 1.0 hectare on lots where caretakers accommodation is not approved or 1.5 hectares where caretakers accommodation is approved subject to Provision 3.1.
- iv) Replacing provision 4.2 with the following:
 - 4.2 The Development Area may be split to allow the separate development of the main house and caretakers accommodation.
- v) Replacing provision 4.4 with the following:
 - 4.4 Prior to the issue of development approval, Council shall require landowners to submit a comprehensive professional assessment of the selected Development Area and proposed access way/driveway to determine the presence of rare, endangered and/or threatened flora or fauna species as well as an archaeological assessment for the presence of potential aboriginal sites. Should such species or sites be identified, Council shall require the selection of an alternative Development Area or the modification of the Development Area so as to protect said sites or rare, endangered and/or threatened species.
- vi) Replacing provision 4.5 with the following provisions:
 - 4.5 The location of Development Areas shall be subject to application for and the granting of Planning Consent by the Council.

Such applications shall include building floor plans, indicative elevations and finished floor levels, proposed building materials and colours and a plan or plans of the proposed Development Area showing contours, to not less than 0.5m intervals, the

extent of cut and fill proposed. Measures proposed for environmental shelter and/or visual screening may also be identified.

- 4.6 Applications for the approval of Development Areas shall be accompanied by a photographic assessment demonstrating that the proposed development area and the buildings proposed thereon, will blend in with the visual landscape in terms of height and rooflines, colouring/toning and form and scale and will not dominate a land based view when viewed from Anvil Beach, the Anvil Beach Lookout, a public roadway, a foreshore node or the foreshore, the coastal walk trail and/or the Ocean Beach Lookout.

Council may request the photographic assessment include photographs covering the views to the proposed development area from surrounding roads and other public use nodes/areas within and adjoining the zone and include the identification, by the positioning of posts, markers and/or scaffolds on or above ground, the proposed height and extent of buildings, structures and site works proposed within the development area.

- 4.7 In the case of Lots 101, 103, 105, 111 & 116, as shown on the SGP, the photographic assessment shall also be accompanied by details of the overall horizontal and vertical extents of the buildings proposed.

- 4.8 In the instance of Lots 102, 104, 106, 107, 108, 109 & 110, where Development Areas are proposed between the Foreshore Reserve and Nullaki Drive, development shall be designed and/or located such that it is not visible from a foreshore node or the Bibbulmun Track.

- 4.9 With the aim of ensuring any buildings visible from Anvil Beach, the Anvil Beach Lookout, a public roadway, a foreshore node or the foreshore, the coastal walk trail and/or the Ocean Beach Lookout do not dominate the visual landscape, Council may apply conditions to the approval of a Development Area that limit or control building height, colouring and materials and site works and/or require landscaping for visual screening purposes. Notwithstanding the minimum setback specified in Clause 6.3, Council may request a greater setback where, in its opinion, a dwelling would dominate the view from Anvil Beach, or other local vantage.

- 4.10 Development Areas shall avoid sand blowouts and other areas potentially subject to erosion unless satisfactory management measures are proposed.

vii) In Provision 6.1 after *within* inserting 'an'.

viii) Replacing Provision 6.2 with the following:

6.2 The minimum boundary setback for all buildings and structures shall be 20m.

ix) Replacing Provision 7.4 with the following:

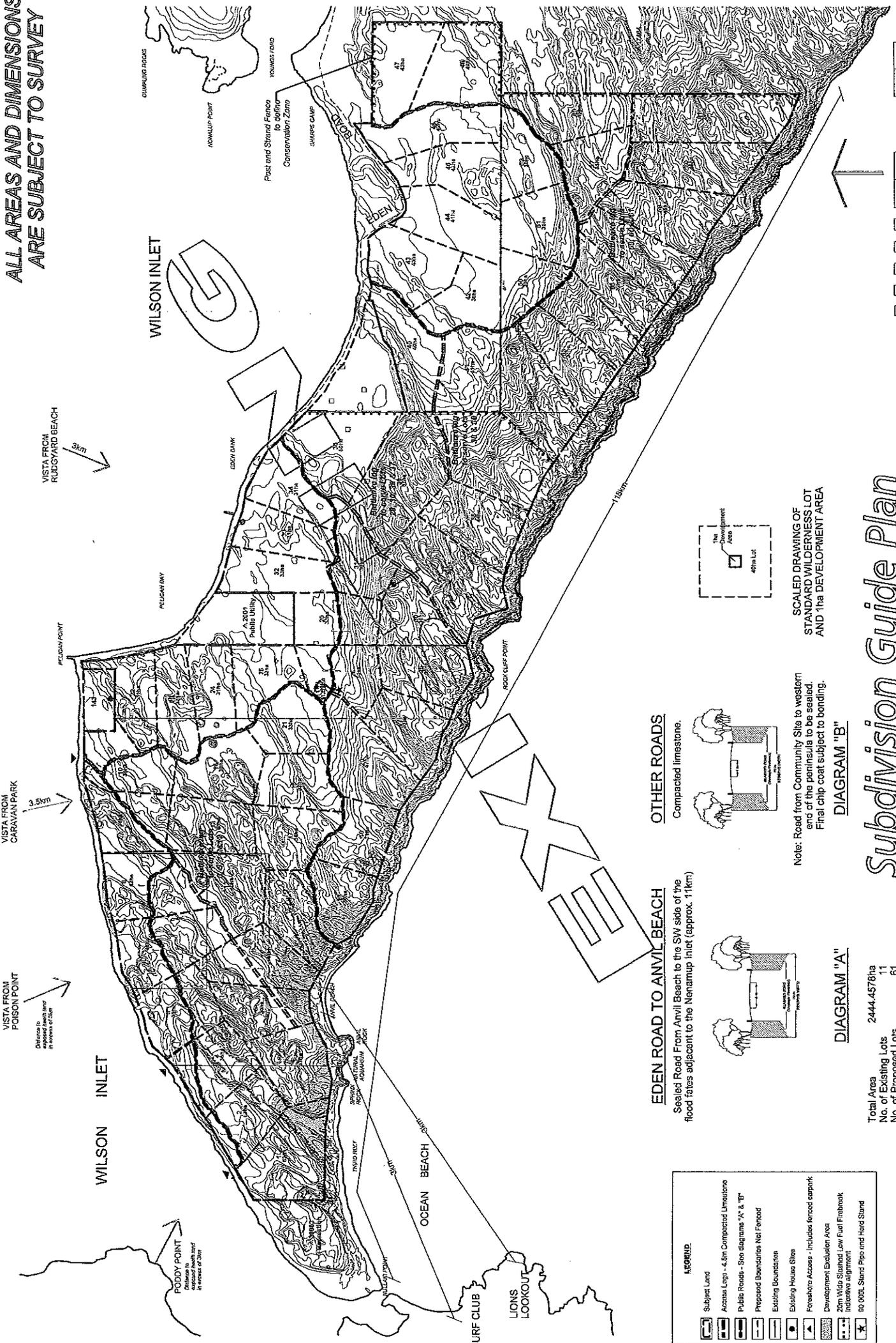
7.4 The use of reflective materials and finishes such as zincalume shall not be permitted. Council shall require the use of tonings that blend into the landscape, vegetation and/or the structure's backdrop. Council shall prefer the use of natural materials such as stone, rammed earth and/or timber (where such timber can meet the requirements of AS 3959) and advocate green to brown tonings/natural hues.

- x) In Provision 8.1 (d) adding 'in accordance with the Bush Fires Act.'
- xi) Replacing Provision 9.1 with the following:
9.1 Each dwelling house or caretakers accommodation (approved subject to provision 3.1) is to be provided with a potable domestic water supply with a minimum capacity of 92,000 litres. This may be supplied from underground supplies or a rainwater storage system to the satisfaction of Council. Water for fire fighting purposes shall be provided in accordance with Clause 11.0.
- xii) Replacing Provision 11.2 with the following:
11.2 The clearing of fire breaks other than for slashed low fuel fire break purposes in accord with Provisions 11.1, 11.10, 11.11 & 11.12, is not permitted.
- xiii) Replacing Provision 11.3 with the following:
11.3 Building protection zones in accordance with the Planning for Bushfire protection Policy are to be provided around dwellings and shall be maintained in a low fuel condition by individual landowners.
- xiv) Inserting a new Provision 11.4 as follows and renumbering existing provisions accordingly:
11.4 Where any Development Area is proposed in or adjacent to an area identified as Karri forest on the Subdivision Guide Plan, Council may require the preparation and implementation of a Bush Fire Management Plan as a condition of development approval.
- xv) Adding the following to existing Provision 11.6:
11.7 Applications for the approval of a development shall be accompanied by a sprinkler system plan, which provides details on water supply, sprinkler coverage, materials to be used and the type of generator to be used which shall be independent of the mains power supply.
- xvi) Replacing existing Provision 11.7 with the following:
11.8 Each dwelling shall have a water supply of not less than 30,000 litres available for fire fighting purposes, fitted with a 64mm Female British Instantaneous Coupling and gate valve to Council and Bush Fires Board satisfaction. This may be from underground supplies or roof catchment. Where the fire fighting supply forms part of the domestic supply, the outlet for domestic use shall be located part way up the tank so as to ensure the lower 30,000 litres remains available for fire fighting purposes.
- xvii) Inserting a new Provision 11.13 as follows:
11.13 Prior to Council approving a Development Area, or residential dwelling on a proposed lot, a fire audit is to be submitted detailing the following:
- Assessment of the site and whether proposed building envelope will cater for the recommended bushfire protection zone around the proposed dwelling.
 - A determination of fire threat classification (either low, medium, high or extreme) in accordance with AS 3959 – Buildings in Bushfire Prone Areas.

- xviii) Replacing Provision 17.1 with the following:
 - 17.1 Within Conservation Zone Area No 1. the siting of Development Areas, the construction of buildings including associated site works and removal of vegetation, shall require Planning Scheme Consent.

- xix) Replacing the Subdivision Guide Plan with the Following Plan:

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



VISTA FROM POISSON POINT
3.5km

VISTA FROM CARAVAN PARK
3.5km

VISTA FROM RUDYARD BEACH
3km

PODDY POINT
Division to proposed north road in vicinity of 20m

WILSON INLET

WILSON INLET

Post and Strand Fence to define Conservation Zone

RODDY POINT

POISSON POINT

RUDYARD BEACH

SURF CLUB

LIONS LOOKOUT

OCEAN BEACH

WILSON INLET

EDEN

EDEN BAY

WILSON INLET

Post and Strand Fence to define Conservation Zone

YOUNG ROAD

SHIMMER CAMP

ROCK CLIFF POINT

EDEN BAY



KILOMETRES

95-02-04-ATB

EDEN ROAD TO ANVIL BEACH

Sealed Road From Anvil Beach to the SW side of the flood flats adjacent to the Narnamp Inlet (approx. 1 km)

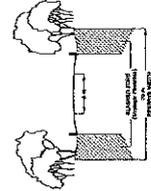


DIAGRAM "A"

OTHER ROADS

Compacted limestone.

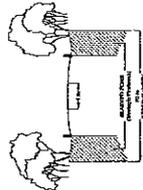
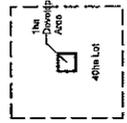


DIAGRAM "B"

Note: Road from Community Site to western end of the peninsula to be sealed. Final chip coat subject to bonding.

SCALED DRAWING OF STANDARD WILDERNESS LOT AND 1ha DEVELOPMENT AREA



Total Area	2444.4578ha
No. of Existing Lots	11
No. of Proposed Lots	61
Date	February 1996
Job No.	95-02
Amended	September 1996
Amended	August 1997

Subdivision Guide Plan

Lots 11-14 of Locations 1947 & 2229, Locations 3102, 2065, 1990, 1991, 1992, 1609 and 1828 Eden Road, Albany

LEGEND

	Subject Land
	Access Lugs - 4.8m Compacted Limestone
	Public Roads - See diagrams 'A' & 'B'
	Proposed Boundaries Not Fenced
	Existing Boundaries
	Existing House Sites
	Fences - Includes fence easement
	20m Wide Staked Low Fuel Firebreak Indicative alignment
	60 000L Stand Pits and Hired Stand

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CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 254

REPORT

Harley Survey Group
Land Development Consultants

1.0 INTRODUCTION

The purpose of this amendment to Town Planning Scheme No.3 (TPS3) is to modify the scheme provisions and subdivision guide plan for Special Rural Area 4A, Mead Road, Kalgan to:

- Allow for further subdivision of existing lots south of Aldo Road in a manner that respects the sites characteristics;
- Update the scheme provisions relating to land use control and bring them into accord with similar, more recently approved Special Rural scheme provisions;
- Revise the Subdivision Guide Plan to reflect the site constraints and opportunities for development (rather than prescriptively setting out a subdivision pattern); and
- Amend the objectives for Special Rural Area 4A to reflect the desire to conserve existing vegetation, improve fire management and minimise the visual impact of development.

The new scheme provisions and subdivision guide plan will allow for the breakdown of existing lots into a number of smaller lots with a minimum lot size of 1 hectare in locations that allow for:

- The retention of remnant vegetation;
- Respect land capability considerations;
- Address visual amenity concerns;
- Maintain appropriate setbacks to the Kalgan River;
- Increase fire management and land use controls; and
- Recognise the topographical constraints of the site.

This proposal will cater for the demand for such special rural lots in Albany, near to the popular and expanding Kalgan and Oyster Harbour localities. This will be done in a sustainable manner, with no additional valuable farmland being lost as a result of the proposed changes. There is no change to the subdivision guide plan to the north of Aldo Road recognising the landowners wish to keep farming.

This amendment will enable greater flexibility in development options and improved management practices, while respecting the land capabilities and retaining its compatibility with surrounding and nearby land uses.

2.0 BACKGROUND

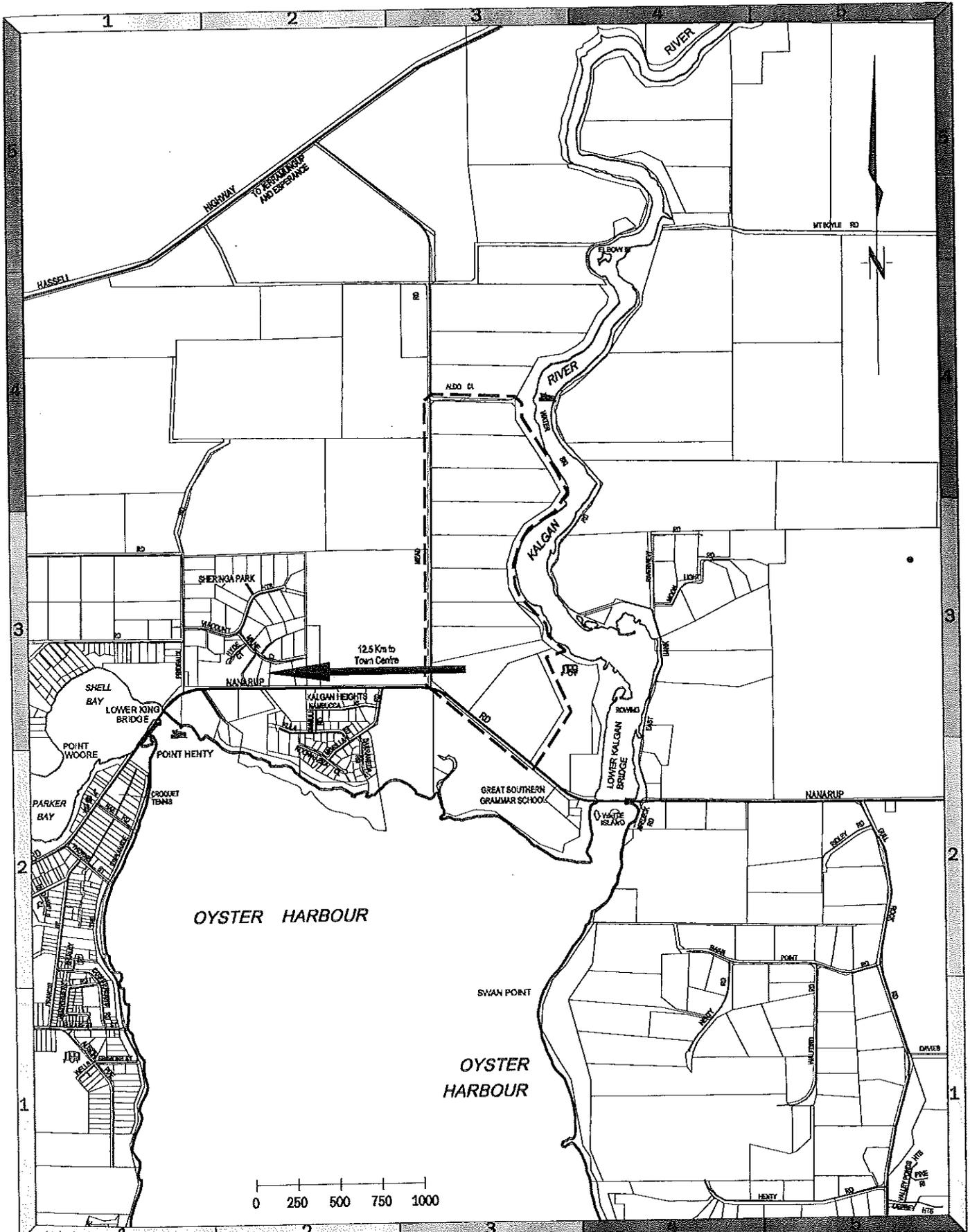
2.1 Location

Special Rural Zone No.4A is located approximately 15 kilometres north east of the Albany CBD. The subject site is bounded by Mead Road to the west, Nanarup Road to the south, Aldo Road to the north and by the Kalgan River foreshore reserve to the east. The subject land is to the north-west of the Kalgan Heights Special Residential development and north-east of the Swan Point Special Rural development.

The adjoining land to the north, east and west is currently used for rural purposes and the Great Southern Grammar School is directly to the south. The Kalgan River Caravan Park abuts the site and offers a café and limited local shopping opportunities. Refer to Plan 1.

2.2 The Site

The subject site consists of the lots fronting Mead Road, south of Aldo Road, including Lots 17 to 22 (inclusive) and Lots 27, 28, 29 and 30 Mead Road.



LAND DETAILS Area of Subject Land 116.9575ha No of Existing Lots 10 No of Proposed Lots 10 Existing Boundaries Proposed Boundaries Subject Land Boundary		LOCAL AUTHORITY City of ALBANY Locality KALGAN Zoning - Special Rural Area 4A Min. Lot Size - 8.1974ha Ave. Lot Size - 11.6957ha		SERVICES Power Sewer Water Gas Telstra		proposed LOCATION PLAN land description LOTS 17 - 22 AND 27 - 30 MEAD ROAD - KALGAN owner(s)		on maps BK26 (2) 15.13 BK26 (2) 15.14 drawing no 12846-07 rev A date 17-05-06	
code file 12846-07A.dgn		drawn ABS 17-05-06		scale at a4 all distances are in metres 1:30000		118 Serpentine Rd Albany WA 6330 T: 9841 7333 F: 9841 3643		 harley SURVEYERS PIONEER HOUSE, ALBANY	

Special Rural 4A - Mead Road, Kalgan

A vegetated ridge runs through the northern two-thirds of the site that slopes down to both Mead Road and the Kalgan River. The land generally ranges from a low point on Lot 19 at 1.9m AHD to 45 metres ADH on Lots 17 & 18.

There is also a low-lying area on Lots 29 & 30 along the Nanarup Road boundary land that can be waterlogged in winter.

Much of the site is covered by remnant vegetation, it is a goal of landowners to retain this vegetation cover and add to it with additional plantings.

A foreshore reserve runs along the entire eastern boundary of the site varying in width from approximately 40m in front of Lot 20 to a distance of 100m adjacent to Lot 17 in the north of the subject site. The present foreshore reserve incorporates the riparian vegetation strip and provides an adequate buffer to the Kalgan River.

2.3 Land Ownership

Special Rural Zone No.4A consists of 13 lots, which have 11 different landowners and range in size from 8.1 hectares (ha) to 28.5 ha. 10 of the 11 current landowners are involved with the project.

The owner of Lots 23,24,25 and 241 to the north of Aldo Road did not respond to requests to be involved. However it is understood they are a farming family and are happy to continue the current grazing activities. The retention of this area for larger lots is more in keeping with surrounding lot sizes and existing farming activities and will not have an adverse impact on the main component of the Special Rural zone between Aldo and Nanarup Roads.

The following table summarises the owner involvement status for Special Rural Area No.4A.

LOT	Objects to Scheme Amendment Request	Involved in Scheme Amendment
17	No	Yes
18	No	Yes
19	No	Yes
20	No	Yes
21	No	Yes
22	No	Yes
23	No Response	No
24	No Response	No
25	No Response	No
27	No	Yes
28	No	Yes
29	No	Yes
30	No	Yes

3.0 PLANNING CONTEXT

3.1 State Policies

Statement of Planning Policy No.2.5 (SPP2.5): Agriculture and Rural Land should be read in conjunction with Western Australian Planning Commission (WAPC) DC 3.4 Rural Land Use Planning. Both Policies guide the planning and development of rural land in Western Australia. The principles of SPP No. 2.5 are:

- Protection of priority agricultural land;
- Rural settlements should be sustainable, of community benefit and have access to appropriate community infrastructure and services;
- Minimise land use conflict; and
- Carefully manage natural resources.

Statement of Planning Policy No. 2.5 – ‘Agriculture and Rural Land Use Planning’ in conjunction with Development Control Policy DC4.3 address rural residential development and establishes criteria for their appropriate location, lot size and development control measures.

The proposal is consistent with the objectives and clauses of these policies, it consolidates an existing Special Rural area resulting in the loss of no further agricultural land to rural residential land uses and addresses specific requirements including:
Lot size restrictions, land capability, visual amenity concerns, connection to scheme water and other essential services, fire management, permitted land uses, provision of a subdivision guide plan and land management principles.

Special Rural land is generally identified in these policies as lots between 1 and 4 ha in area with larger lots being regarded as rural smallholdings, with another set of development criteria applied.

3.2 Draft Lower Great Southern Strategy (2005)

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

3.3 Draft Albany Local Planning Strategy (2006)

Council resolved to receive a draft of the Albany Local Planning Strategy at its meeting of the 20th December 2005. The draft Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany and shall have regard to all State and regional planning policies to the City’s planning.

ALPS identifies the subject site as being appropriate for ‘Special Rural’ land uses.

In regard to rural living area the relevant strategic actions recommended under ALPS include:

“Encourage smaller lot subdivision and development of existing zoned rural living areas, based on land capability and other constraints, to achieve higher sustainable lot yields as the first priority to meet future demands.”

The current proposal fulfils this strategic action of ALPS.

3.4 Residential Expansion Strategy for Albany 1994

Special Rural Zone No.4A is not included in the 1994 Residential Expansion Strategy.

3.5 Local Rural Strategy 1996

Special Rural Zone No.4A is not mentioned in a specific planning precinct within the City of Albany's Local Rural Strategy (LRS), most likely because it was an established Special Rural area at the time the strategy was prepared. It does however fall within the Oyster Harbour catchment area and is subject to the general policies of the LRS. This proposal addresses the requirements listed within the general policies within section 8 of the LRS - 'Rural Residential Subdivision'.

Land adjacent to the subject land lies within Planning Precinct Oyster Harbour 11. Rural/residential development within this planning precinct is required to undertake comprehensive revegetation, fencing of remnant vegetation, have sealed road access, and that nutrient losses be prevented or minimized within acceptable limits to Oyster Harbour. The proposed amendment fully addresses these issues.

3.6 Planning for Bushfire Protection 2001

'Planning for Bushfire' is an adopted policy of the Western Australian Planning Commission (WAPC) and the Fire and Emergency Services (FESA). This document forms the basis for fire risk management within Western Australia for land development. It provides performance criteria and acceptable solutions to minimise the impact of fire on communities.

A Fire Management Plan addressing the requirements of 'Planning for Bushfire' has been prepared by Opus and is at Appendix 1 of this report. Appropriate fire prevention and management measures have been incorporated into the attached Fire Management Plan and revised scheme provisions and are discussed in greater detail in this elsewhere in this report..

3.7 Draft Country Sewerage Policy 2003

This policy sets out the wastewater disposal requirements for new subdivisions. The objectives of this policy are to protect public health, the environment, water supplies and to minimise the needs for public funds to provide infill sewerage. The policy provides guidance to statutory authorities where deep sewer is not available regarding minimum lot sizes, distance of effluent disposal systems to ground water and open water bodies.

3.8 Town Planning Scheme No.3

The subject land is zoned Special Rural Zone No.4A in the City of Albany TPS No.3. a subdivision guide plan and scheme provisions exist to guide subdivision and control land use in this zone.

The land adjoining the proposed amendment is zoned rural to the north, south and west, with the adjacent Kalgan River foreshore reserve being reserved for 'Parks and Recreation'

Special Rural Zone No.4A is controlled by scheme provisions, some of these being:

- A minimum lot size of 8 ha
- Smallholdings with a primary purpose of hobby farming
- And the following uses are permitted:
 - Residential Dwelling House
 - Stables and Livestock Grazing
 - Horticulture and Viticulture
 - And Public Recreation

As the current scheme provisions for Mead Road came into force on the 23rd of September 1985, they are not consistent with the present context of planning and development of Special Rural Zones in Albany. The current scheme provisions, such as a minimum lot size of 8 ha, with an objective of the dominant land use being hobby farming, differ from current demand with residents mostly seeking smaller lots related rural lifestyle opportunities such as recreation and low level, non-commercial activities such as gardening.

Additionally, the current scheme provisions and the requirements of the subdivision guide plan regarding issues such as fire management, connection to the existing mains water supply, vegetation protection, visual amenity provisions, appropriate land uses, and effluent disposal are to be upgraded to comply with modern policy and societal requirements.

4.0 SITE ANALYSIS AND IDENTIFICATION OF SITE CONSTRAINTS

The following sections analyse the sites characteristics, providing a layer of site constraints that are reflected in the revised subdivision guide plan (SGP). The layering of site constraints allows the SGP to show the constraints and opportunities of the site in order to guide future development without unnecessarily, prescriptively setting the subdivision pattern.

4.1 Roads and Access

Access to the site is available from either Nanarup or Mead Roads. These roads are at a suitable standard and able to accommodate traffic flow generated by the proposed amendment.

Any additional access points created by the proposal are to be limited from Nanarup Road, and the overall number of individual access points limited, to reduce the potential for vehicular conflict. Shared battleaxe legs and reciprocal rights of carriageway are required by the scheme provisions.

Mead Road is straight and reasonably flat allowing for adequate sight lines along its full length adjacent to the subject site.

Any subdivision resulting from the proposed amendment will provide access for fire and emergency services, in accordance with the Planning for Bush Fire Protection policy.

4.2 Services

Reticulated power and telecommunications are available for use on the subject land. Reticulated water is also available along Mead and Nanarup Road as far as Lot 20. This water supply can be easily extended to accommodate further lots north of Lot 20.

Deep sewer services are not currently available at the site. Therefore effluent will be need to be disposed of onsite. Additional scheme provisions have been proposed to better control future effluent disposal systems in order to minimise environmental impact. The appropriate location of effluent disposal units is addressed at section 4.5 of this report.

4.3 Drainage

Due to the large lot sizes development on the subject land is serviced adequately on-site. Dwellings, driveways and roads created as part of future subdivision will be required to dispose of surface run-off onsite in a manner that prevents direct discharge into the Kalgan River.

4.4 Vegetation

Remnant vegetation, based on the 1996 Vegetation Survey of the Albany Hinterland', is classified as 'Very Good' on a 1 to 4 classification of 'Poor' to 'Very Good'. There are large areas within Lots 17 to 21 (inclusive) that contain stands of Jarrah (*E.marginata*) and Marri (*E.calophylla*) with casuarina pockets (*A.fraserian*) and associated under storey in very good condition. The remaining lots have smaller stands of remnant vegetation with similar species.

The adjacent foreshore reserve is largely vegetated helping to buffer the subject site from the Kalgan River and recreational activities on the other side and provide valuable nutrient stripping function and stabilisation of the riverbank.

Lot 22 has a 1.8ha isolated pocket of remnant vegetation with largely the same characteristics as the main body of remnant vegetation but separated from the main body by a cleared 25m buffer.

There are a number of other areas of remnant vegetation throughout the remainder of the site, that are generally in isolated pockets located within cleared paddocks. These tend to be paddock trees only with little or no under storey.

Much of the low lying land in lots 29 and 30 consists of several stands of paperbarks, rushes and reeds that reflect the higher water table in this area.

All landowners have identified the retention of vegetation as a high priority; it is not proposed to clear any substantial stands of remnant vegetation as part of this proposal. The standard of remnant vegetation characterises the site, lending it amenity and ecological values, making the Mead Road rural living area distinctive when compared to many other rural living areas.

One small fuel reduction (slashing of under storey only) is proposed as part of creating a house site on the existing floriculture site on Lot 20. This is an existing cleared area capable of supporting the construction of a dwelling, a 20m wide building protection zone all in accordance with the technical requirements of Planning for Bushfire. . However, as the site is surrounded by vegetation, it has been agreed with the fire authorities that there should be further fuel reduction on the down hill side the future dwelling to create a 40m hazard separation zone (HSZ) on this side. To create this HSZ approximately an additional 20m of under storey consisting largely of tea tree may need to be removed or 'scrub rolled' to meet fire protection requirements for a future dwelling.

For this further clearing or fuel reduction to occur a formal study of the vegetation that meets the Clearing Regulations requirements of the Environmental Protection Act is required to the satisfaction of the Department of Environment and Conservation (DEC) and the City of Albany as part of any proposal to create this house site.

Driveways, strategic firebreaks and servicing infrastructure are to be located along existing tracks, firebreaks and through cleared areas wherever possible.

4.5 Land Capability

This section identifies the sites capability for development and various constraints based on the Commonwealth Scientific Investigation Research Organisation (CSIRO) landform/soil mapping units (Churchward *et al* 1988).

Three landform/soil mapping units apply to the subject site. These are Ds Dempster, BWO Blackwater and V7 Major Valley land capability units.

The Ds unit is described as a unit that is the sandy spurs and ridges between dissected valleys with deep sandy humus podzols. It is the land at the top of the north-south ridge that runs

Special Rural 4A - Mead Road, Kalgan

through the middle of the subject site. The 'Dempster' soil type is the most appropriate for development within the subject land, with a fair capability of supporting housing development but low capability of effluent disposal. This is the area identified for an increase in the number of lots shown on the subdivision guide plan. This land has a good foundation stability, high rain acceptance and minimal risk of flooding.

The 'Blackwater' (Bwo) unit is the low lying land described as narrow swampy plain mantled by fluvial sediments and with mainly yellow duplex solonchic soils. It is the low-lying land in Lots 29 and 30 Mead Road. The land capability unit BWo has both a low capability of supporting housing development and onsite effluent disposal. The extent of this unit has been 'ground-truthed' with winter testing the results of which are discussed below.

The 'Major Valley' (V7) unit is described as sandy and gravelly duplex soils occurring on slopes and deep loamy sands and some yellow duplex soils occurring on the terraces. The V7 unit is the land that forms the Kalgan River valley and consists of the sloping land from the ridge top down to the River and therefore includes land that is both well clear of the river and adjacent to the river.

V7 has a low capability of supporting onsite effluent disposal and housing development. However that part of this land capability unit that is not low-lying has a fair capability for housing foundation soundness and moderate nutrient retention qualities. The low-lying areas immediately adjacent to the Kalgan River foreshore have been excluded from further development.

The steeper slopes, proximity to the Kalgan River and the possible presence of a wetland on Lot 30 are explored in section 4.5.2 and 4.6.

The following is the land quality assessment table from the Shire of Albany Local Rural Strategy – 'Physical Assessment and Hazards' publication produced by AGC Woodward – Clyde.

Map Units

Land Qualities	Ds	BWo	V7
Water Erosion Risk	Moderate	Very Low	High
Wind Erosion Risk	Moderate	Very Low	Low
Microbial Purification Ability	Very Low	Very Low	Low
Water Pollution Risk O.F.	Low	Moderate	Moderate
Water Pollution Risk S.D.	High	Low	Moderate
Ease of Excavation	High	Low	Low
Inundation Risk	Moderate	High	Moderate/High
Flood Risk	N	Low	Moderate
Foundation Soundness	Good	Fair	Fair
Slope Instability	N	N	N
Soil Absorption Ability	Moderate	Very Low	Very Low
Subsoil Water Retention	Low	High	High
Soil Workability	Good	Fair	Poor
Nutrient Availability	Low	Low	Low
Nutrient Retention Ability	Low	High	Moderate
Topsoil Nutrient Retention	Very Low	Moderate/High	Very Low
Moisture Availability	Low	High	Moderate
Rooting Condition	Easy	Moderate	Moderate
Salinity Risk	NS	MS	NS
Exposure Factor	Low	Very Low	Very Low
Wind Erodibility	Moderate	Low	Moderate
Water Erodibility	Moderate	Moderate	Moderate
Soil Resistance	Low	Moderate	Moderate
Rain Acceptance	High	Very Low	Moderate

4.5.1 Site Assessment/Winter testing results

Further refining the general land capability described above, a winter lot assessment was undertaken with the City of Albany's Health Department in winter conditions on the 1st November 2005. A copy of the results and a comparison of these results with the requirements of the draft Country Sewerage Policy requirements is shown at Appendix 2 of this report.

The results of the winter testing, contour levels and existing development has established the land suitable for housing that is, land with suitable soil types with a clearance to the water table of greater than 500mm and a distance to an open water body of greater than 50m.

The results of the winter testing show that lots proposed on the Subdivision Guide Plan are capable of being developed provided alternative treatment units are utilised and the dispersal of the treated effluent occurs on the higher parts of the lot.

Additionally, with all proposed lots being over one hectare in area and planning controls being imposed on the type and position of effluent disposal systems to address site conditions, the more elevated areas within the site can easily accommodate additional dwellings.

4.5.2 Lot 30 Nanarup Road

The winter testing for the low lying land on Lot 30 Nanarup Road shows a number of sites that may have suitable soil types for on site effluent disposal, however the water table appears to be too close for suitable effluent disposal over much of the lot.

Whilst it is not acceptable to fill land to achieve adequate separation to the water table, this land may be suitable for the development of housing and on site effluent disposal systems if the water table was lowered through the implementation of substantial onsite drainage systems. Any drainage system would need to be approved by the relevant authorities in accordance with current best practice. This site is identified on the 'Subdivision Guide Plan' (SGP) as low lying and requiring further studies and drainage works prior to realising any development potential.

Additionally, Lot 30 contains the low point for the surrounding locality. It is in a degraded state due to constant grazing of this area for many years, should development seek to take place in the land surrounding this low point, substantial revegetation will be required.

4.6 Sloping Land

Portions of the subject site have slopes in excess of 10 degrees. These areas are identified on the SGP. Development on steeply sloping can land raise issues of visual management and erosion.

Most of the steeply sloping land is regarded as visually sensitive in the Local Rural Strategy as it is clearly visible from Nanarup Road, a tourist route.

- Development on steeply sloping land needs to be undertaken sensitively, measures to control development and reduce the impact of development on sloping land include:
- Dwellings designed so that they step down the hillside or use cut and fill rather than the extensive use of fill and retaining walls;
- Minimising disturbance to topsoil during development of dwellings and driveways;
- Stock piling top soil for later respreading;
- Locating driveways along the contour rather than down wherever possible;
- Establishing drainage infrastructure early in the development process to convey storm water from the site in safe manner preventing erosion; and

Special Rural 4A - Mead Road, Kalgan

- Extensive planting of screening and stabilising vegetation on steeply sloping sites is to be required to address visual management and erosion issues.

The density of development on sloping land should be kept to a minimum. In Special Rural Area 4A a maximum density of one dwelling per hectare will be acceptable in limiting the development of steeply sloping land.

An additional scheme provision has been included to require that Development Guidelines for developing on steeply sloping land be adopted as a Planning Policy prior to development or subdivision occurring in these areas.

4.7 Visual Amenity

The subject land has a rural character, with dwellings and properties set amongst remnant vegetation, with some involved in small scale agricultural pursuits.

The Local Rural Strategy has identified areas of the site as situated within Visual Management Area "A", reflecting the fact that Nanarup Road is an important tourist route.

The visually sensitive area for development is identified as the hillside facing Nanarup Road on Lots 27, 28, 29 & 30. This land can be steep (up to 1.2% in places), is mostly cleared with pockets of remnant vegetation and a number of existing houses that are clearly visible from Nanarup Road. The top of this hillside has some stands of tall remnant vegetation that form a backdrop to development on the hillside.

The subject site is largely screened from view from the Kalgan River by the fringing vegetation in the foreshore reserves and has the vegetated hillside as a backdrop to potential development sites.

Measures to mitigate impacts upon visual amenity will be introduced into the scheme provisions and include controls on colours and materials, introduction of screening vegetation, minimising cut and fill, restricting development from locating on top of the hill where it may be silhouetted against the sky and restricting the clearing of remnant, native vegetation.

The low-lying land on Lot 30 Nanarup Road is also located within Visual Management Area "A" of the LRS. The land at the moment is virtually cleared and in a degraded state with little visual amenity qualities (See section 4.5.2). Should further studies be conducted at the subdivision stage allowing for the further development of this land, additional planting of vegetation through this site would be required to screen buildings from Nanarup Road and improve the amenity of this prominent corner lot.

4.8 Flood Prone Areas

Flood prone areas would include the Kalgan River flood plain and areas that are subject to inundation during major storm events.

Analysis of aerial photography, review of historical texts, site inspections and discussions with long term residents, Main Roads WA and the Department of Environment all indicate that there are no known areas within the subject site that have been subject to flooding.

The storm event of April 2005 resulted in the low-lying portions of Lot 30 and the golf course on the adjacent Caravan Park site being temporarily covered in water but no flooding of the remainder of the site occurred as a result of the effects of the downpour. As the Kalgan River is reasonably wide along its length with no bottlenecks in the vicinity of the subject site, large storm events serve to increase the speed of the river but there is no evidence to show that the Kalgan has broken its banks in this locality.

4.9 Foreshore Reserves

The Kalgan River has an existing Foreshore Reserve along the entire frontage to the subject site that varies in width from 40m to 100m. The reserve is almost entirely vegetated.

A large part of the foreshore reserve appears to have been created when the Mead Road Special Rural Area 4A was first subdivided in 1981. The foreshore was subsequently enlarged adjacent to Lots 27, 28 & 29 when these were subdivided in 1994. The foreshore reserve is managed by the City of Albany under a management order issued in 2001.

Clause 3.2 of WAPC policy DC2.3 discusses adequate foreshore reserve widths and allows for a minimum foreshore reserve width of 30m and a setback for development of 50m from the high water mark of a waterway. The existing Foreshore Reserve meets and exceeds this requirement.

Department of Water policy requires that a foreshore reserve and setback of development be assessed on a case-by-case basis, based on biophysical criteria. This approach allows for some flexibility and 'outcome based' decision making by considering a range of criteria and negotiated outcomes rather than using a nominal setback. Rationale for determining an appropriate foreshore reserve width is found in the Water and Rivers Water Note "Determining Foreshore Reserves".

The existing Foreshore Reserve adequately protects the area of influence of the Kalgan River in this locality. The Foreshore Reserve contains all of the fringing vegetation in the immediate area and protects the sometimes steeply sloping banks of the River.

Public access has not been a feature of the foreshore reserve in this locality and this is not proposed to change under this proposal. A number of existing houses are close to the existing foreshore reserve boundary where the Kalgan River banks are quite steep making public access difficult.

Recreational activities beside the Kalgan River are already catered for on the eastern bank of the river with the 'Luke Penn walk' and the water ski club. The neighbouring caravan park offers adequate access to the River and canoe hire.

4.10 Fire Management

Existing residences in the Mead Road Special Rural Area 4A have fire management provisions in place that are in accordance with the legislative requirements operative at the time when they were approved. Each landowner maintains individual firebreaks and individual houses are protected by building protection zones; all policed by the City of Albany.

The current proposal allows for the improvement of fire management measures in accordance with the WAPC document Planning for Bushfire Protection 2001 but the Fire Management Plan at Appendix 3 does not require retrospective application of policy requirements.

The site has considerable stands of remnant vegetation consisting of both tall trees and substantial under storey. This remnant vegetation is isolated from surrounding development by the Kalgan River to the east, cleared rural land to the south and west and farmland to the north. This largely leaves the 'fire source feature' for the zone as development within the subject site itself.

A full Fire Management Plan has been undertaken by Fire Management Consultants, OPUS International, is attached to this report and forms Appendix 3. The Fire Management Plan details fire safety performance criteria and minimum performance standards for subdivision design in accordance with Planning for Bush Fire Protection (2001).

The fire management provisions will:

- Ensure new development complies with today's standards;
- Improve the fire management situation for existing development by providing a coordinated approach to fire management within the zone.

The Fire Management Plan's findings are incorporated into the scheme provisions and subdivision guide plan requirements.

4.11 View Corridors

There are good views from the eastern flank of the ridge line running through the middle of the subject site to the Kalgan River and across to Mount Boyle. These are to be retained but balanced with requirements to have future development screened from these vantage points.

The west-facing portion of the subject site has access to views over Oyster Harbour and across rural land.

An analysis of the existing view corridors for the general community from Nanarup Road and Mead Road to surrounding features such as Mount Boyle will not be affected by the proposal. The road reserve vegetation, coupled with the north-south ridge through the subject site blocks any views from Mead Road. Additional planting will not therefore block any potential view corridors.

4.12 Lots North of Aldo Road

The proposed changes to the subdivision guide plan and scheme provisions will allow the lots north of Aldo Road to continue to be used for agricultural purposes. This land will continue to function as a transition from the smaller lots to be created as part of this proposal and the rural land uses to the north of the subject site.

4.13 Suitability

The following points briefly support the site's suitability for more intensive Special Rural development. The proposed revisions of the existing SGP and scheme provisions will:

- Create additional Special Rural lots without removing any agricultural land;
- Provide the ability to improve the management of the land;
- Allow for the ability to easily extend existing services to the subject land with the exception of sewerage.
- Bring aged scheme provisions up to date with current statutory policies;
- Provide for the opportunity to extend revegetation programs to limit visual impacts and enhance nutrient stripping function;

The site has:

- Good access to Great Southern Grammar school;
- Good accessibility to the regional road network;
- Utilises existing road infrastructure (Mead Road);
- Reasonable proximity to limited local shopping opportunities (2km); and
- The proposal is consistent with other Special Rural zones throughout the City of Albany but provides for development that is respectful of the land's constraints and characteristics.

5.0 AMENDMENT PROPOSAL

The purpose of this amendment to Town Planning Scheme No.3 is to modify the scheme provisions and subdivision guide plan for Special Rural Area 4A, Mead Road, Kalgan to:

- Allow for further subdivision of existing lots south of Aldo Road in a manner that respects the sites characteristics, constraints and opportunities;
- Update the scheme provisions relating to land use control and bring them into accord with similar, more recently approved Special Rural scheme provisions;
- Revise the Subdivision Guide Plan to reflect the site constraints and opportunities for development rather than prescriptively setting out a subdivision pattern; and
- Amend the objectives for Special Rural Area 4A to reflect the desire to conserve existing vegetation, improve fire management and minimise visual impact of development.

The new scheme provisions and subdivision guide plan will allow for the breakdown of existing lots into a number of smaller lots with a minimum lot size of 1 hectare in locations that allow for:

- The retention of remnant vegetation;
- Respect land capability considerations;
- Address visual amenity concerns;
- Maintain appropriate setbacks to the Kalgan River;
- Improve fire management and land use controls;
- More appropriate permitted and discretionary land uses; and
- Recognise the topographical constraints of the site.

5.1 Modifications to Scheme Provisions and Subdivision Guide Plan (SGP).

The proposal is to change the scheme provisions and subdivision guide plan to allow for further subdivision within the existing zone. It involves the following major changes to the existing scheme provisions and SGP:

- A. Updating the scheme text to reflect modern planning principles and practices;
- B. Provide and identify additional studies that are required to substantiate the increase in density proposed;
- C. Update the existing subdivision guide plan to a format based on a 'Site Constraints and Opportunities' map; and

A. Updating the scheme text to reflect modern planning principles and practices;

The following are the consequential modifications to the scheme provisions. These are framed to accommodate the modified SGP and to bring Special Rural Area 4A in line with current legislation and planning practice and the intentions of the current landowners.

- The objective of the Special Rural zone is updated to reflect the desire to retain vegetation and have development recognise the site constraints;
- Change the minimum lot size to 1 ha south of Aldo Road;
- Permitted land uses have been modified leaving only a 'Single House' as a permitted use in the zone and leaving other suitable land uses at the discretion of Council;

Special Rural 4A - Mead Road, Kalgan

- Sports Ground, Equestrian Establishments, Institutional Homes, Education Establishments and Public Recreation have been removed recognising their incompatibility with smaller lots and the new objective for the zone.
- Bed and Breakfast has been introduced in recognition of the sites location on a major tourist route, its proximity to the Kalgan River and the sites attractive setting;
- The conditions relating to the keeping of Livestock and animals, the location of buildings and structures, building design, materials and colours, construction on sloping land, vegetation protection and revegetation, effluent disposal and bushfire management have all been upgraded and rewritten.

The livestock grazing land use has been retained acknowledging the large lots and farming activities of the existing lots north of Aldo Road.

B. Provide and identify additional studies that are required to substantiate the increase in density proposed;

A number of studies and additional information have been required to substantiate the current amendment proposal. These matters included a Fire Management Plan (& the incorporation of its individual recommendations), Land Capability studies, winter testing to refine the general land capability assessment, a brief visual amenity assessment and an assessment of the adequacy of the existing Kalgan River foreshore reserves. These base line studies were required to satisfy legislative requirements and prove that the proposed changes to the zoning provisions are viable.

These studies are either provided as part of this document or as an appendix.

C. Update the existing subdivision guide plan to a format based on a 'Site Constraints and Opportunities' map. This map identifies the major issues within the subject site and further studies that will require addressing as part of any subdivision design but are not essential to qualify the increase in density and changes to the scheme provisions at this stage.

A 'site constraints' mapping approach has been chosen for the SGP rather than a SGP that will prescriptively set out a subdivision pattern.

Generally the issues to be accounted for in future subdivision are identified in the SGP and are addressed through the scheme provisions.

The issue of whether the draining and further development of Lot 30 Nanarup Road is suitable and feasible has been identified as requiring further studies prior to allowing subdivision to take place.

The adoption of a SGP that is based on a 'Site Constraints and Opportunities Map' rather than a more rigid subdivision plan showing lots sizes and arrangements, allows for flexibility in future subdivision design that can respond to the issues at the time of subdivision whilst ensuring that the subdivision meets the legislative requirements and is responsive to the site constraints.

Each landowner has indicated that they have different development timeframes. Therefore the coordination of development can be left to individual neighbours and occur more flexibly than under a more proscriptive arrangement. Scheme provisions encourage and require joint use of battleaxe legs for access. The cleared lots with greater development potential are generally located adjacent to each other and necessarily have to work together to achieve their greatest development potential.

The SGP also assists in controlling future development of the site by noting on-site characteristics that need to be respected during both subdivision and future development of land uses in the subject area.

6.0 CONCLUSION

This report has demonstrated that it is appropriate to update the current scheme provisions of the Mead Road Special Rural Area No 4A to allow for closer subdivision in a manner that is responsive to today's legislative requirements, planning principles and practices and the sites own particular characteristics and qualities.

The use of a Subdivision Guide Plan based on a 'Site Constraints and Opportunities Map' approach, in combination with the revised scheme provisions, will allow for future subdivision of the site in a way that allows for a responsive, flexible subdivision pattern.

The further breakdown of the Mead Road lots will cater for the demand for such special rural lots in Albany, near to the Kalgan and Oyster Harbour localities and Great Southern Grammar School. This will be done in a sustainable manner, with no additional valuable farmland being lost. There is no change to the subdivision guide plan to the north of Aldo Road recognising the landowners wish to keep farming.

This amendment will enable greater flexibility in development options and improved land management practices, while respecting the land's capabilities and retaining its compatibility with surrounding and nearby land uses

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

TOWN PLANNING SCHEME No.3

AMENDMENT NO. 254

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. Replace 'Schedule I - Special Rural Zones' to change the scheme provisions relating to Special Rural Area No.4A with the following:

AREA	LOCALITY	LOT(S)	LOCATION
4A	Mead Road, Kalgan	Lots 17, 18, 19, 20, 21, 22, 23, 24, 25, 27, 28, 29 & 30	Plantagenet Location 21

1.0 Plan of Subdivision

- 1.1 Subdivision shall respect the matters identified on the adopted Subdivision Guide Plan, as endorsed by the Chief Executive Officer:
- 1.2 Council may request the Commission to impose a condition at the subdivision stage requiring compliance with the matters identified in the Subdivision Guide Plan and the remaining scheme provisions, as endorsed by the Chief Executive Officer
- 1.3 South of Aldo Road the minimum lot size shall be no less than 1.0 hectare. North of Aldo Road the minimum lot sizes shall be no less than 8.0 hectares.
- 1.4 Although the Subdivision Guide Plan does not depict a specific subdivision design, Council may recommend subdivision approval to the Commission provided that:
 - i) Council is satisfied that the design of the allotments complied with the objectives and requirements of the zone.
 - ii) The proposed subdivision is capable of having regard to the physical characteristics of the site, the need to protect the remnant vegetation and the adjoining properties.
 - iii) The proposed subdivision can be adequately serviced.

2.0 Objective of Zone

2.1 Within the Special Rural Zone Area No. 4A the objectives are to:

- Provide for the further subdivision of existing lots south of Aldo Road in a manner that respects the sites characteristics, constraints and opportunities;
- Conserve existing remnant vegetation; and
- Minimise the visual impact of development and further subdivision.

3.0 Landuse

3.1 Within Special Rural Zone Area No.4A the following uses are permitted:

- Single House

3.2 The following uses may be permitted subject to the special approval of Council:

- Home Occupation (cottage industry);
- Public Utilities;
- Craft Studio;
- Livestock Grazing;
- Horticulture;
- Silviculture;
- Bed and Breakfast;
- Stables;
- Other non-defined or incidental activities considered appropriate by Council which are consistent with the objectives of the zone.

3.3 Livestock Grazing shall be limited to lots north of Aldo Road and to existing cleared areas south of Aldo Road.

4.0 Keeping of Livestock/Animals

4.1 Intensive agricultural pursuits such as piggeries are not permitted.

4.2 The keeping of horses, sheep, goats and other grazing animals shall be restricted to cleared, fenced areas of Lots 17, 18, 27, 28 & 29 to the satisfaction of Council. The Owner/Tenant shall be responsible for the maintenance of stock proof fencing to protect remnant vegetation and revegetation areas.

4.3 The keeping of livestock and animals shall not be undertaken in Development Exclusion areas identified for Retention of Vegetation on the Subdivision Guide Plan.

5.0 Location of Buildings and Structures

5.1 All development including dwellings, outbuildings, water storage and building protection zones shall be located outside of the development exclusion areas marked on the Subdivision Guide Plan.

5.2 All development shall be setback a minimum of 15 metres from Mead Road, 7.5m from internal roads and accessways and 10 metres from all other lot boundaries.

5.3 Development of a dwelling on the portion of Lot 20 already cleared for floriculture purposes is subject to further clearing of a low fuel zone on the Kalgan River side. Further flora studies to the satisfaction of the Department of Environment and Conservation are required are required to justify any clearing in this instance.

- 5.4 The low lying portion of Lot 30 may be further subdivided subject to the land being drained to achieve satisfactory distance to ground water table. Such a drainage system will require approval from the City of Albany and should include extensive revegetation of the site as part of any plan.

6.0 Building Design, Materials and Colour

- 6.1 Dwellings and outbuildings shall be designed and constructed of materials, which allow them to blend into the landscape of the site. Council will not approve walls and roofs constructed of reflective materials such as unpainted 'zincalume' and 'off-white' colours.
- 6.2 Dwelling houses and all outbuildings shall not exceed 7.5 metres in height, which is measured vertically from the natural ground level.
- 6.3 No boundary fencing shall be constructed of fibre cement, metal sheeting or wooden picket. If fencing is utilised, it shall be of rural construction such as post and strand (or similar) to the satisfaction of Council.
- 6.4 No additional boundary fencing shall be located within the Development Exclusion zone for retention of vegetation. Where it is necessary to define a boundary within a vegetated area, bollards must be used.
- 6.5 Water tanks shall be painted or coloured an appropriate shade to blend into the landscape or suitably screened with vegetation to the satisfaction of Council.

7.0 Vegetation Protection and Revegetation

- 7.1 No clearing of vegetation shall occur within the Development Exclusion Zone for Remnant Vegetation except for:
- (a) clearing of under-storey to create one additional house site on Lot 20 and only then for the purposes of meeting the requirements of the Bush Fires Act 1954 (as amended);
 - (b) trees which are dead, diseased or dangerous; and
 - (c) where the requirements of an adopted Fire Management Plan specifically require it.
- 7.2 Council may request the Commission to impose, at the time of subdivision, a condition requiring tree/shrub planting within Special Rural Zone Area 4A, as shown on the Subdivision Guide Plan with endemic native trees and shrubs.
- 7.3 Council may request the Commission impose, at the time of subdivision, a condition requiring tree/shrub planting along new lot boundaries to screen future house sites.
- 7.4 Council may request the Commission to impose a condition at the subdivision stage requiring the provision of stock proof fencing to protect significant remnant vegetation and revegetation areas as shown on the Subdivision Guide Plan.

8.0 Water Supply

- 8.1 Council may request the Commission to impose a condition at the time of subdivision for the provision of reticulated water to the lots.

9.0 Effluent Disposal

- 9.1 All effluent disposal systems to be setback a minimum of 100m from the edge Kalgan River water course.
- 9.2 On-site effluent disposal shall be the responsibility of the individual landowner.
- 9.3 Council shall require the use of alternative effluent disposal systems, such as amended soil and/or aerobic systems.

10.0 Bushfire Management Control

- 10.1 Council may request the Commission to impose a condition at the subdivision stage for the provision and construction of Strategic Fire Breaks to the satisfaction of The City of Albany.
- 10.2 Strategic Fire Breaks shall be designed and constructed so as to avoid erosion impacts.
- 10.3 Where a lot is traversed by a Strategic Fire Break as shown on the Subdivision Guide Plan, the owner of the lot shall maintain such firebreak to the satisfaction of Council. Access along the strategic firebreak shall remain available at all times. Gates across the strategic firebreak shall only be permitted at the discretion of and to the satisfaction of the City of Albany. Such gates shall not be locked.
- 10.4 Building Protection and Hazard Separation Zones shall be established and maintained around each building in accordance with *Planning for Bushfire Protection 2001*.
- 10.5 Council may request the Commission to impose a condition at the subdivision stage requiring that water for fire fighting purposes be available.
- 10.6 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 3959-1991 'Construction of Buildings in Bushfire Prone Areas'.
- 10.7 Any dwellings to be located within the High Fire risk area noted on the subdivision guide plan shall be constructed in accordance with Australian Standard 3959 - Construction of Buildings in Bushfire Prone Areas.

11.0 Access

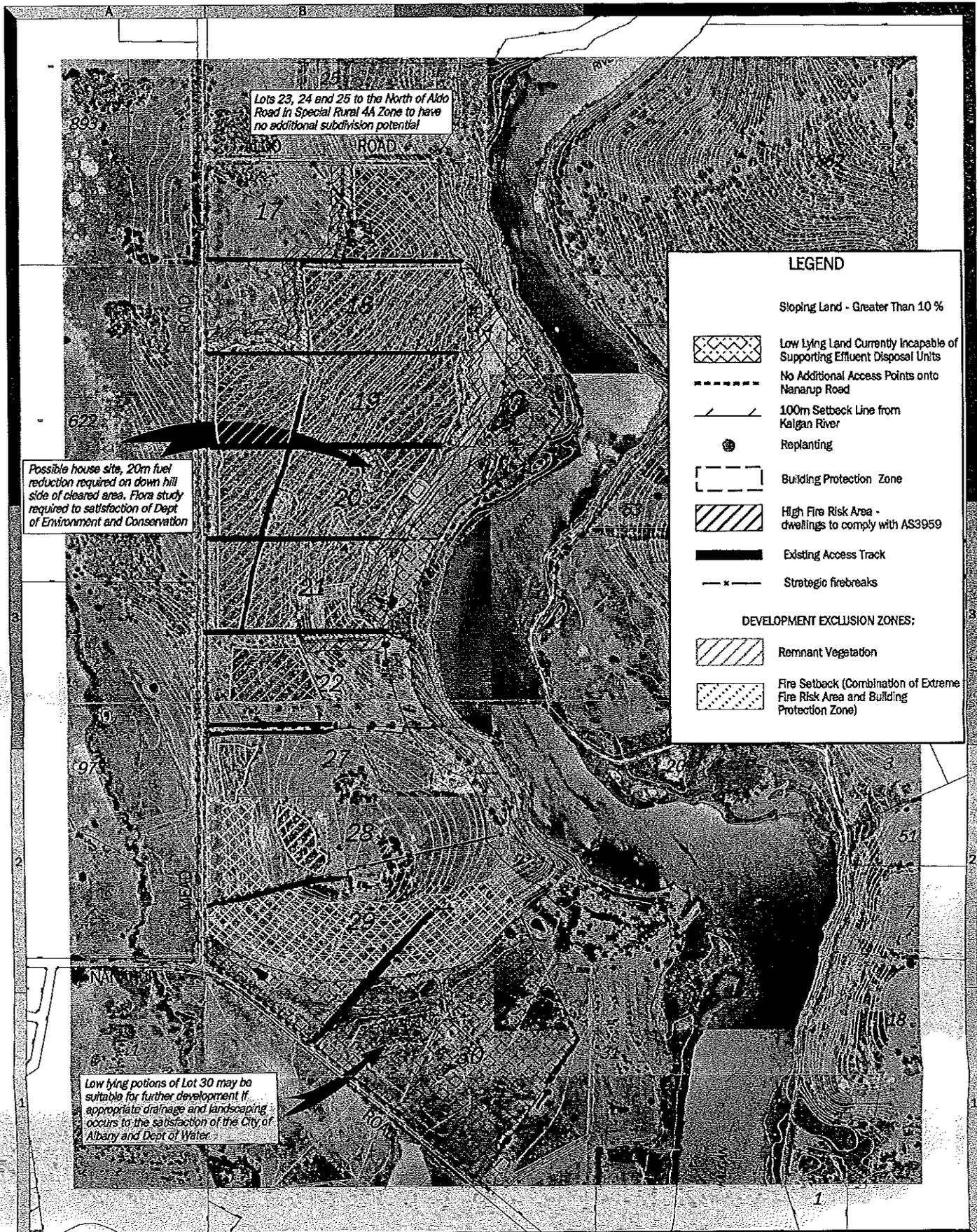
- 11.1 All driveways and underground infrastructure shall be designed and constructed so as to avoid erosion impacts and prevent discharge of storm water directly into the Kalgan River.
- 11.2 Additional access points onto Nanarup Road are prohibited.
- 11.3 Existing, cleared firebreaks and tracks shown on the subdivision guide plan shall be utilised for access to future lots. Council may request the Commission to impose a condition at the time of subdivision requiring the creation and construction of reciprocal rights of carriageway over joint use of battleaxe lot access legs and/or joint use of crossovers.

12.0 Notification of Prospective Owners

12.1 Provision shall be made to Council's satisfaction to ensure prospective purchasers of land within Special Residential Zone Area No. 4A are given a copy of these Special Provisions prior to entering into an agreement to acquire any property.

13.0 Sloping Land

13.1 In order to minimise the impacts of development on sites with a slope greater than 10%, development guidelines shall be adopted as a planning policy of Council prior to any further development within this area.



notes: this drawing is the property of harley survey group. it may not be copied or altered without the consent of the owner.	survey COMPILED		cad file 12849-08C.dgn		description SUBDIVISION GUIDE PLAN FOR LOTS 17 - 22 AND 27 - 30 MEAD ROAD - KALGAN	
	drawn ABS 25-10-06		checked CP 25-10-06			
C Fire Risk Amendments 28-08-06	horiz datum MGA 94		level datum AHD		client drawing no 12846-08C	
B Fire Risk Amendments 28-08-09	scale at AS all distances are in metres 1 : 7500					
A Original drawing 17-05-06	rev details date		harley survey group		PYRMONT HOUSE, ALBANY	

General Report Items

DEVELOPMENT SERVICES SECTION

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – November 2006
Date : 1 December 2006

1. In November 2006, one hundred and fourteen (114) building licences were issued for building activity worth \$13 137 436, four (4) demolition licences and one (1) sign licence.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for November 2006, the 5th month of activity in the City of Albany for the financial year 2006/2007.

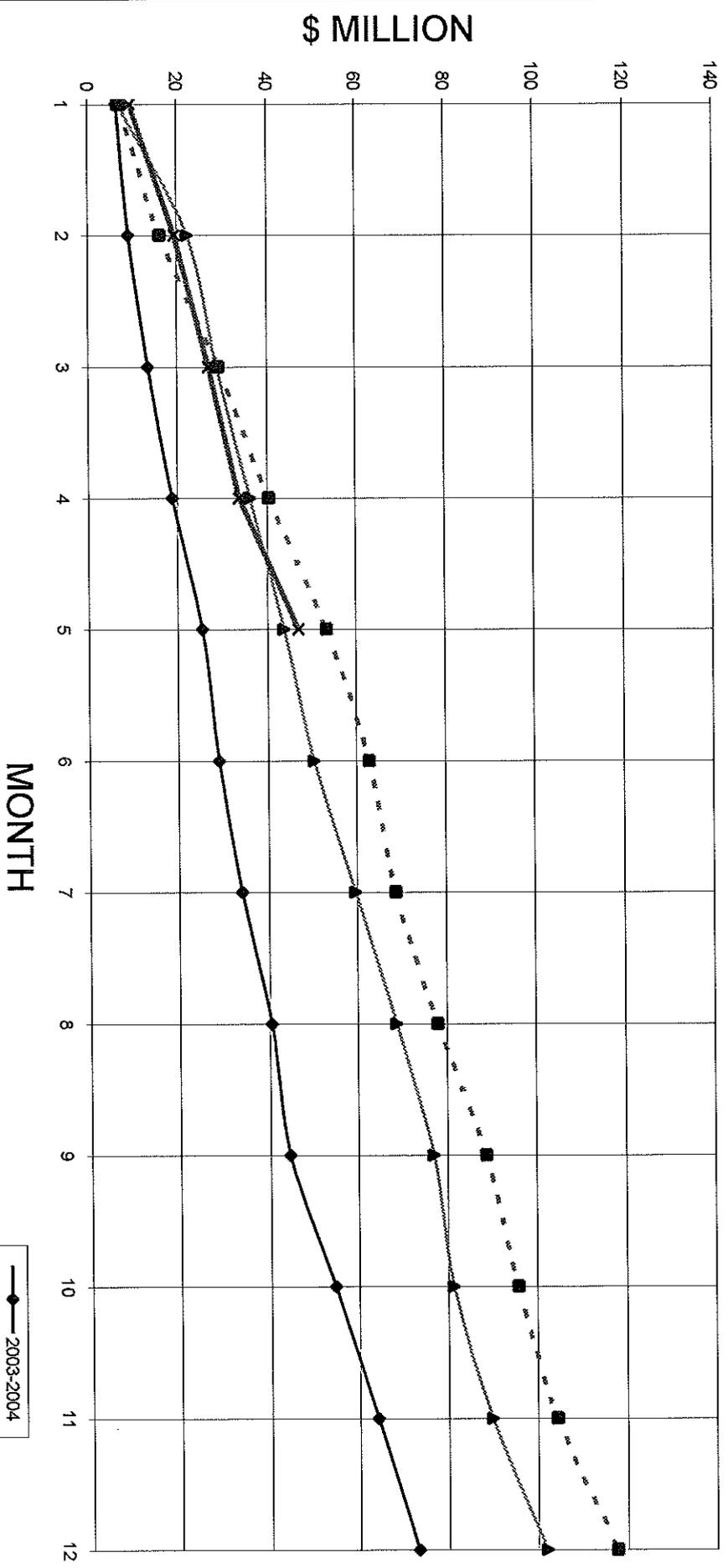


Olia Hewer
Administration Officer – Development

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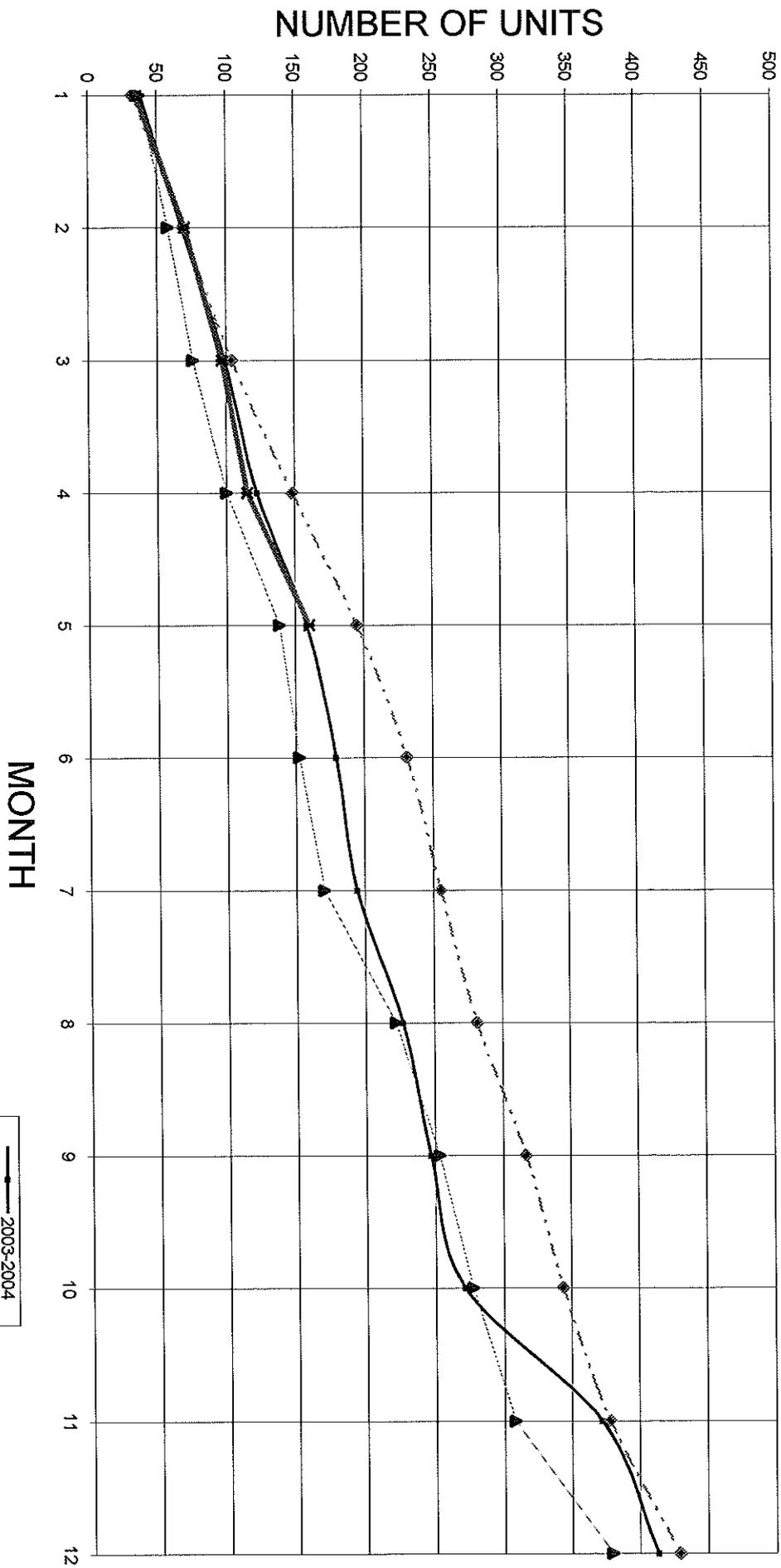
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BUILDING ACTIVITY \$M Value



—◆— 2003-2004
 -▲- 2004-2005
 -■- 2005-2006
 -X- 2006-2007

DWELLING UNITS



CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2006-2007

2006	SINGLE DWELLING		GROUP DWELLING		TOTAL	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	26	5,476,351	9	1,232,866	35	44	441,808	30	438,327	2	150,000	1	290,000	7	1,109,410	12	252,210	9,390,972
AUGUST	32	5,832,654	3	805,831	35	29	345,139	38	1,573,454	3	400,290	2	67,500	0	0	8	961,275	9,986,143
SEPTEMBER	26	5,645,571	1	174,261	27	30	300,085	31	336,403	1	158,367	1	350,000	7	575,036	3	51,053	7,590,776
OCTOBER	16	4,438,140	0	0	16	28	387,230	34	699,965	0	0	2	40,500	5	1,069,970	12	121,440	6,757,245
NOVEMBER	19	4,605,739	26	6,033,983	45	30	428,325	46	981,689	0	0	1	350,000	9	891,700	5	46,000	13,337,436
DECEMBER																		0
2007																		0
JANUARY																		0
FEBRUARY																		0
MARCH																		0
APRIL																		0
MAY																		0
JUNE																		0
TOTALS TO DATE	119	25,998,455	39	8,246,941	158	161	1,902,587	179	4,029,838	0	708,657	7	1,098,000	28	3,646,116	40	1,431,978	47,062,572

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261187	BA TURNER	MP MORCOMBE	DWELLING GARAGE AND VERANDAH		Location 395 Lot 26	RAINBOWS END	BIG GROVE
260303	B CAMPBELL	Owner Name & Address not shown at their request	DWELLING AND VERANDAH	855	Location 109 Lot 2	FRENCHMAN BAY ROAD	BIG GROVE
260566	R & D CEKEREVAC	Owner Name & Address not shown at their request	WAREHOUSES	32-34	Location ASL 14 Lot 2	GRAHAM STREET	CENTENNIAL PARK
261257	COMMERCIAL KITCHEN SYSTEMS	PERPETUAL TRUSTEES WALLTD	SHOP FITOUT FOR TENANCY 5	70-88	Location ALB TOWN Lot 1274	ALBANY HIGHWAY	CENTENNIAL PARK
261287	DEVLYN CONSTRUCTIONS PTY LTD	Owner Name & Address not shown at their request	SHOP FIT OUT COMMONWEALTH BANK	16 70-88	Location ALB TOWN Lot 1274	ALBANY HIGHWAY	CENTENNIAL PARK
261110	M & J WAUTERS NOMINEES PTY LTD	GOLDYIELD INVESTMENTS PTY LTD	GROUPED DWELLING X 19	69	Location ALB TOWN Lot 202	STEAD ROAD	CENTENNIAL PARK
261332	METROOOF ALBANY	Owner Name & Address not shown at their request	PATIO	227-237	Location ASL 21 Lot 36	NORTH ROAD	CENTENNIAL PARK
251187	KE MCGONNELL	K & B & H & T MCGONNELL	ADDITIONS TO EXISTING FACTORY AND OFFICE	28-30	Location ASL 14 Lot 3	GRAHAM STREET	CENTENNIAL PARK
261214	TECTONICS CONSTRCTIONS GROUP PTY LTD	Owner Name & Address not shown at their request	NEW ENTRY AND TENANCIES TO EXISTING SHOPPING CENTRE	302-324	Location ASL 65/66 Lot 200	MIDDLETON ROAD	CENTENNIAL PARK
261258	J VAN DER SCHAAF	J & JJ VAN DER SCHAAF	ADDITION TO EXISTING BUILDING	132	Location ASL 27 Lot 13	ALBANY HIGHWAY	CENTENNIAL PARK
261346	KE MCGONNELL	Owner Name & Address not shown at their request	DWELLING AND GARAGE	8	Location SL44 Lot 252	HYMUS STREET	CENTENNIAL PARK
261341	JD FIRTH	Owner Name & Address not shown at their request	SHOP FIT OUT GLORIA JEANS	14 70-88	Location ALB TOWN Lot 1274	ALBANY HIGHWAY	CENTENNIAL PARK
261353	ALBANY DEMOLITION	Owner Name & Address not shown at their request	DEMOLITION DWELLING	52	Location ALBAN S Lot 292	LION STREET	CENTENNIAL PARK
261354	OUTDOOR WORLD	Owner Name & Address not shown at their request	CARPORT	332	Location 43 Lot 113	ULSTER ROAD	COLLINGWOOD HEIGHTS
261185	A TREWERN	Owner Name & Address not shown at their request	DWELLING ADDITIONS AND ALTERATIONS	4	Location 43 Lot 69	BREAKSEA CRESCENT	COLLINGWOOD HEIGHTS
261316	G PULS	Owner Name & Address not shown at their request	PATIO	150	Location AT695 Lot 34	COLLINGWOOD ROAD	COLLINGWOOD PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261265	TURPS STEEL FABRICATIONS	Owner Name & Address not shown at their request	SHED	35615	Location 4861 5643 5650 Lot	ALBANY HIGHWAY	DROME
261262	TURPS STEEL FABRICATIONS	RC & M WHITE	SHED	607	Location 450 450 Lot 1 1	ELLEKER-GRASMERE ROAD	ELLEKER
261336	OUTDOOR WORLD	Owner Name & Address not shown at their request	GARAGE	36	Location ALB TOWN Lot 1068	BEDWELL STREET	EMU POINT
261132	SR & T WHITAKER	SA ROBERTS & TC WHITAKER	ANCILLARY ACCOMMODATION	24	Location GLEDHOW Lot 202	MOORTOWN ROAD	GLEDHOW
261327	R & T TAYLOR	TM & RM TAYLOR	DWELLING ADDITIONS AND VERANDAH	27	Location 2471 Lot 128	KARRAKATTA ROAD	GOODE BEACH
261113	TECTONICS CONSTRUCTIONS GROUP PTY LTD	MH WALSH	DWELLING AND VERANDAH	82	Location 2104 Lot 613	LA PEROUSE ROAD	GOODE BEACH
261273	OWNER BUILDER	Owner Name & Address not shown at their request	SHED	60	Location 244	KILLARNEY ROAD	KALGAN
261370	KOSTERS STEEL CONSTRUCTIONS PTY	EA HAMILTON	SHED	Location 4762		ANDREWS ROAD	KALGAN 6330
261351	OUTDOOR WORLD	Owner Name & Address not shown at their request	SHED	582	Location 554 Lot 1	CHESTER PASS ROAD	KING RIVER
261286	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owner Name & Address not shown at their request	SHED	Location 2308	Lot HART VIEW 125		KING RIVER
261344	G DE DIAMBATTISTA	Owner Name & Address not shown at their request	SHED	1538	Location 401 Lot 50	MILLBROOK ROAD	KING RIVER
261362	WALSON (WA) PTY LTD	Owner Name & Address not shown at their request	SHED	Location TAA 34	Lot 203	MIGO PLACE	KRONKUP
261291	CHESTERS CONSTRUCTIONS	KE GUSTIN-CRAIG & SV GUSTIN	SHED	16	Location 24 Lot 37	GOSS STREET	LITTLE GROVE
261322	OWNER BUILDER	LJ & O HEWER	REPLACE EXISTING RETAINING WALL AND FENCE	11	Location 24 Lot 65	KING GEORGE STREET	LITTLE GROVE
261328	OWNER BUILDER	Owner Name & Address not shown at their request	PATIO AND SUN DECK	88	Location 24 Lot 4	BAY VIEW DRIVE	LITTLE GROVE
261308	T CRABB	Owner Name & Address not shown at their request	DWELLING ALTERATION AND ADDITIONS	3	Location 24 Lot 7	GROVE ST EAST	LITTLE GROVE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261359	G VAN BRAKEL	Owner Name & Address not shown at their request	DWELLING ADDITIONS	5 Location 228 Lot 336	5 Location 228 Lot 336	HUMPHREYS STREET	LOCKYER
261369	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owner Name & Address not shown at their request	PATIO	20 Location 247 Lot 41	20 Location 247 Lot 41	MCKEOWN AVENUE	LOCKYER
261305	OUTDOOR WORLD LTD	Owner Name & Address not shown at their request	GARAGE	13 Location 1077 Lot 95	13 Location 1077 Lot 95	HYDE COURT	LOWER KING
261314	OUTDOOR WORLD LTD	Owner Name & Address not shown at their request	SEMI ENCLOSED PATIO	20 Location 520 Lot 97	20 Location 520 Lot 97	SHEPHERD STREET	LOWER KING
261324	C MCLEISH LTD	Owner Name & Address not shown at their request	PATIO	24 Location 7 Lot 113	24 Location 7 Lot 113	WINDERMERE ROAD	LOWER KING
261365	K & E NIELSEN	IL & AM STEWART	RETAINING WALL PARKING BAY AND DECKING	23 Location 520 Lot 27	23 Location 520 Lot 27	NORWOOD ROAD	LOWER KING
261312	R & E SCHLAGER	NM BARTLETT	DWELLING AND VERANDAH	Location 2967	Location 2967	TENNESSEE RD SOUTH	LOWLANDS
261218	G PULS	Owner Name & Address not shown at their request	PATIO	105 Location 399 Lot 467	105 Location 399 Lot 467	GREGORY DRIVE	MCKAIL
261261	TURPS STEEL FABRICATIONS	TE & MK HOTOP	PATIO AND AWNING	12 Location 488 Lot 118	12 Location 488 Lot 118	PARMELLA WAY	MCKAIL
261253	FORMATION HOMES PTY LTD	Owner Name & Address not shown at their request	DWELLING GARAGE AND ALFRESCO	41 Location 492 Lot 81	41 Location 492 Lot 81	PEGASUS BOULEVARD	MCKAIL
261290	SCOTT PARK HOMES PTY LTD	GE LAGUE	DWELLING GARAGE AND VERANDAH	35 Location 492 Lot 13	35 Location 492 Lot 13	SCORPIO DRIVE	MCKAIL
261205	KOSTERS STEEL CONSTRUCTIONS PTY LTD	JM & KL CRANNAGE	SHED AND PATIO	34 Location 492 Lot 25	34 Location 492 Lot 25	SCORPIO DRIVE	MCKAIL
261364	OWNER BUILDER	BJ RESIDE	GARAGE AND PATIO	39 Location 80 Lot 549	39 Location 80 Lot 549	MCGONNELL ROAD	MCKAIL
261371	FORMATION HOMES PTY LTD	Owner Name & Address not shown at their request	DWELLING CARPORT AND VERANDAH	4 Location 488 Lot 116	4 Location 488 Lot 116	PARMELLA WAY	MCKAIL
261388	RYDE BUILDING COMPANY PTY LTD	Owner Name & Address not shown at their request	SHED	51 Location 377 Lot 51	51 Location 377 Lot 51	FEDERAL STREET	MCKAIL
261263	TURPS STEEL FABRICATIONS	DL & MA POOLEY	PATIO	22 Location SA14 Lot 99	22 Location SA14 Lot 99	GARDEN STREET	MIDDLETON BEACH

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261278	BRAJKOVICH DEMOLITIONS	Owner Name & Address not shown at their request	DEMOLITION 4 STOREY HOTEL AND 2 STOREY FUNCTION CENTRE	1-3	Location TM01 Lot 16	FLINDERS PARADE	MIDDLETON BEACH
261285	BRAJKOVICH DEMOLITIONS	Owner Name & Address not shown at their request	DEMOLITION 13 UNITS X 2 STOREY RESIDENTIAL UNITS	5-7	Location AT662 Lot 17	FLINDERS PARADE	MIDDLETON BEACH
261303	BRAJKOVICH DEMOLITIONS	Owner Name & Address not shown at their request	TEMPORARY FENCING	1-3	Location TM01 Lot 16	FLINDERS PARADE	MIDDLETON BEACH
261350	TECTONICS CONSTRUCTION GROUP PTY LTD	SR & PD NIELD	SHED	80	Location ASL 07 Lot 94	HARE STREET	MIDDLETON BEACH
260957	WISHART HOMES PTY LTD	DJ & CV PALFREY	DWELLING GARAGE AND VERANDAH	6	Location ASL A8 Lot 96	HAMLIN RISE	MIDDLETON BEACH
261379	JC TURNER	Owner Name & Address not shown at their request	DEMOLITION DWELLING AND SHED	21	Location TM08 Lot 3	FLINDERS PARADE	MIDDLETON BEACH
261282	OUTDOOR WORLD	Owner Name & Address not shown at their request	SHED	36	Location 750 Lot 307	BONTHORPE COURT	MILLBROOK
261180	R GILPIN	Owner Name & Address not shown at their request	DWELLING ADDITIONS	86	Location 368 Lot 135	RUFUS STREET	MILPARA
261280	G PULS	Owner Name & Address not shown at their request	CARPORT SITE 85	SITE 85	Location 418 Lot /550 4	ALBANY HIGHWAY	MILPARA
261281	G PULS	Owner Name & Address not shown at their request	CARPORT	550	Location 418 Lot 4	ALBANY HIGHWAY	MILPARA
261315	G PULS	Owner Name & Address not shown at their request	PATIO EXTENSION SITE 78	SITE 78	Location 418 Lot 550 4	ALBANY HIGHWAY	MILPARA
261392	OWNER BUILDER	JS & SK WAGENAAR	SHED	10	Location 240 Lot 29	RUFUS STREET	MILPARA
261234	A STANICH	Owner Name & Address not shown at their request	UPPER STOREY ADDITIONS TO EXISTING DWELLING AND GARAGE	3	Location SB07 Lot 20	NELSON STREET	MIRA MAR
261101	J & TW DEKKER PTY LTD	WS PATTERSON	DWELLING AND GARAGE	39	Location 45 Lot 217	LAKE SEPPINGS DRIVE	MIRA MAR
261284	R & E SCHLAGER	Owner Name & Address not shown at their request	GROUPED DWELLING X 2	1-3	Location PL44 Lot 66	GREENSHIELDS STREET	MIRA MAR
261321	OWNER BUILDER	Owner Name & Address not shown at their request	SHED	30	Location SB03 Lot PT3	HANSON STREET	MIRA MAR

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261337	OUTDOOR WORLD	Owner Name & Address not shown at their request	PATIO	96	Location 44 Lot 90	SEYMOUR STREET	MIRA MAR
261349	OWNER BUILDER	DL EDWARDS & SE WESTON	SHED	19-21	Location AT648 Lot 106	DREW STREET	MIRA MAR
261352	OWNER BUILDER	AW & CA HALL	PATIO	57	Location ASL 379 Lot 27	DREW STREET	MIRA MAR
261304	OUTDOOR WORLD	Owner Name & Address not shown at their request	GARAGE	20	Location 44 Lot 112	NELSON STREET	MIRA MAR
261293	ZVONKO VRBAN	AIKEN PTY LTD	DWELLING GARAGE AND VERANDAH	32-34	Location ASL 142 Lot B	BURT STREET	MT CLARENCE
261376	L WALS	Owner Name & Address not shown at their request	RETAINING WALL	155A	Location 137 Lot 1	MIDDLETON ROAD	MT CLARENCE
261183	OWNER BUILDER	AC & AE LEE	PATIO AND BALCONY	328	Location SL113 Lot 69	SERPENTINE ROAD	MT MELVILLE
261255	KOSTERS STEEL CONSTRUCTIONS PTY LTD	JA & MJ HALLBERG	PATIO	21A	Location ASL 47 Lot 2	CROSSMAN STREET	MT MELVILLE
261368	KOSTERS STEEL CONSTRUCTIONS PTY LTD	DALE BAY HOLDINGS PTY LTD	FARM SHED	30	Location 6879	SIMPSON ROAD	NAPLIER
261274	OUTDOOR WORLD	Owner Name & Address not shown at their request	GARAGE AND PATIO	59B	Location 355 Lot 254	CARBINE STREET	ORANA
261268	KOSTERS STEEL CONSTRUCTIONS PTY LTD	TJ & RA HALL	CARPORIT EXTENSION TO GARAGE	77	Location 222 Lot 83	LE GRANDE AVENUE	ORANA
261307	OUTDOOR WORLD	Owner Name & Address not shown at their request	PATIO	66-70	Location 355 Lot 1	ABERCORN STREET	ORANA
261208	AD DUFTY	ORANA HOLDINGS PTY LTD	CINEMA ALTERATIONS	451-461	Location 222 Lot 404	ALBANY HIGHWAY	ORANA
261309	OWNER BUILDER	AT EDWARDS & AT FITZPATRICK	PATIO	14	Location 231 Lot 58	KATOOMBA STREET	ORANA
261277	PARKZONE PTY LTD	Owner Name & Address not shown at their request	DWELLINGS X 3 GARAGES AND VERANDAHS	28	Location PL384 Lot 301	BROUGHTON STREET	ORANA
261272	PLANTAGANET SHEDS	DC & MJ BUNN	EXTENSION TO SHED	394	Location	REDMOND-HAY RIVER	REDMOND
260429	OWNER BUILDER	EJ & AP CHAMPION	UNAPPROVED STRUCTURE DWELLING ADDITIONS	326	Location 387 Lot 51	FRENCHMAN BAY ROAD	ROBINSON

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261271	PLANTAGANET SHEDS & STEEL PTY LTD	BP WARBURTON	SHED		75 Location 4419/418 Lot 149	RANDELL CRESCENT	RENRUP
261264	TURPPS STEEL FABRICATIONS	CE KOHLEN	SHED		8-10 Lot 1	PREMIER CIRCLE	SPENCER PARK
261283	SAILBON PTY LTD	Owner Name & Address not shown at their request	REINAINING WALL		176 Location PL42 Lot 300	ULSTER ROAD	SPENCER PARK
261036	P WHITE & CJ WILSON	Owner Name & Address not shown at their request	RELOCATED DWELLING AND CARPORT ON SAME BLOCK		75-77 Location 42 Lot 34	CAMPBELL ROAD	SPENCER PARK
261295	KOSTERS STEEL CONSTRUCTIONS PTY LTD	BJ BRIGHT & CM GLEGHORN	PATIO		26 Location 42 Lot 670	ROGERS ROAD	SPENCER PARK
261245	OUTDOOR WORLD LTD	Owner Name & Address not shown at their request	PATIO UNIT 3		U3/103 Location PL42 Lot 20	DAVID STREET	SPENCER PARK
261345	G DE DIAMBATTISTA	Owner Name & Address not shown at their request	CARPORT		38 Location PL42 Lot 92	DAVID STREET	SPENCER PARK
261366	AR & DA DOCKING	JS & MC CANNON	DWELLING ALTERATION AND ADDITIONS AND VERANDAH		20 Location PL43 Lot 102	WOODERSON VIEW	SPENCER PARK
261396	WISHART HOMES PTY LTD	Owner Name & Address not shown at their request	DWELLING ADDITIONS		18 Location PL42 Lot 57	ANGOVE ROAD	SPENCER PARK
261401	KOSTERS STEEL CONSTRUCTIONS PTY LTD	CG NOAKES	PATIO		78 Location 42 Lot 601	ULSTER ROAD	SPENCER PARK
261310	G PULS	Owner Name & Address not shown at their request	PATIO		83 Location TAA 7 Lot 1	PERKINS BEACH ROAD	TORBAY
261348	R HESKETT	Owner Name & Address not shown at their request	SHED		Location 402 Lot 10	HUNNICK SOUTH ROAD	TORBAY
261292	CHESTERS CONSTRUCTIONS	DL SHARP	PATIO		49 Location AT221 Lot 17	SYDNEY STREET	YAKAMIA
261299	JAKERLEIR PTY LTD	Owner Name & Address not shown at their request	DWELLING ADDITIONS		39 Location AT221 Lot 22	SYDNEY STREET	YAKAMIA
261250	SCOTT PARK HOMES PTY LTD	Owner Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH		Location 243 Lot 731	TEA TREE WAY	YAKAMIA
261260	WA COUNTRY BUILDERS PTY LTD	Owner Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH		7 Location AT366 Lot 202	GALLE STREET	YAKAMIA
261267	OWNER BUILDER	Owner Name & Address not shown at their request	DWELLING ADDITIONS		1 Location 177 Lot 87	LESLIE STREET	YAKAMIA
261276	GD PEARSON	GD PEARSON & BD TASKER	SHED		20 Location 474 Lot 1336	SUSAN COURT	YAKAMIA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261204	SCOTT PARK HOMES PTY LTD	Owner Name & Address not shown at their request	GROUPED DWELLING X 2 UNITS	734	Location 243 Lot	NEMICA CLOSE	YAKAMIA
261302	FORMATION HOMES PTY LTD	Owner Name & Address not shown at their request	DWELLING GARAGE AND PATIO	9001	Location 243 Lot	HUDSON ROAD	YAKAMIA
261331	SCOTT PARK HOMES PTY LTD	Owner Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	266	Location AT177 Lot 90	NORTH ROAD	YAKAMIA
261340	M VAN DER MEULEN	Owner Name & Address not shown at their request	SHED AND PATIO	5	Location 243 Lot	AGONIS GARDENS	YAKAMIA
261323	JAXON GROUP HOLDINGS PTY LTD	D CASTLEHOW	DWELLING GARAGE AND VERANDAH	6	Location 243 Lot	AGONIS GARDENS	YAKAMIA
261294	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owner Name & Address not shown at their request	PATIO H43	H43	1-25 Location 42 Lot 70	ULSTER ROAD	YAKAMIA

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents - November
Date : 1 December 2006

1. The attached report shows what Planning Scheme Consents have been issued under delegation by a planning officer for the month of November 2006.
2. Within the period there was a total of Twenty Seven (27) decisions made on active Planning Scheme Consents these being:
 - Twenty Three (23) Planning Scheme Consents were approved under delegated authority;
 - One (1) Planning Scheme Consent was refused under delegated authority;
 - Two (2) Planning Scheme Consents were cancelled;
 - One (1) Planning Scheme Consent was approved by Council;



Cheri Hicks
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for November

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
2655246	25/05/2006	Ian Howard & Assoc Architect	Albany Highway	Albany	Restaurant - Alfresco	Approved	3/11/2006	Ian Humprey
265520	1/11/2006	A Dickie	Middleton Road	Albany	Fast Food Outlet	Delegate Approved	10/11/2006	Ian Humprey
265529	6/11/2006	J Mendoza	Albany Highway	Albany	Restaurant -Kiosk	Delegate Approved	17/11/2006	Ian Humprey
265397	11/08/2006	G St C Holmes	Aberdeen Street	Albany	Office (Proposed Extension)	Delegate Approved	24/11/2006	John Devereux
265335	13/07/2006	H Smith	Aberdeen Street	Albany	Club Premises	Refused	30/11/2006	Ian Humprey
265544	22/11/2006	P D J Jongen	View Street	Albany	Single House - Additions - Design Codes Relaxation	Delegate Approved	30/11/2006	Jessica Ashton
265503	19/10/2006	MJ Powell	Jason Road	Bayonet Head	Single House - Design Codes Relaxation - Setback Relaxation	Delegate Approved	3/11/2006	Jessica Ashton
265452	18/09/2006	L Robinson	Lockyer Avenue	Centennial Park	Educational Establishment - Hairdressing Training Facility	Delegate Approved	3/11/2006	Ian Humprey
265439	8/09/2006	Concept Building Design	Cockburn Road	Centennial Park	Bulky Goods Outlet	Delegate Approved	15/11/2006	Ian Humprey
265516	27/10/2006	S Spurling	Albany Highway	Centennial Park	Fast Food Outlet (Awning and Display)	Delegate Approved	17/11/2006	Ian Humprey
265490	4/10/2006	Water Corporation (G Tresidder)	Albany Highway	Drome	Public Utility extension to effluent storage facility	Delegate Approved	13/11/2006	Ian Humprey
265465	26/09/2006	L Bail	Whaling Station Road	Frenchman Bay	Museum	Delegate Approved	3/11/2006	Ian Humprey
265456	19/09/2006	B Goldsmith & CH D Emden	La Perouse Court	Goode Beach	Single House	Delegate Approved	22/11/2006	Jessica Ashton
265532	1/11/2006	City Of Albany	South Coast Highway	Green Range	Extractive Industry (Gravel)	Cancelled	24/11/2006	Ian Humprey
265540	8/11/2006	BA Blechynden	Deep Creek Road	Kalgan	Relocated Dwelling	Delegate Approved	20/11/2006	Jessica Ashton
265466	26/09/2006	G St C Holmes	Stewart House Hill	Kronkup	Single House	Delegate Approved	20/11/2006	Jessica Ashton
265527	3/11/2006	TI Crabb	Grove St East	Little Grove	Single House -Design Codes Relaxation - Overlooking	Delegate Approved	20/11/2006	Jessica Ashton
265500	18/10/2006	Roberts Gardiner Architects	Flinders Parade	Middleton Beach	Demolition	Delegate Approved	2/11/2006	John Devereux

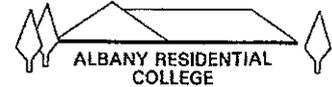
Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265411	21/08/2006	Concept Building Design	Golf Links Road	Middleton Beach	Holiday Accommodation (x4) and Single Residence	Delegate Approved	8/11/2006	Jessica Ashton
265515	26/10/2006	PD Nield	Hare Street	Middleton Beach	Outbuilding (Overheight)	Cancelled	15/11/2006	Jessica Ashton
265404	15/08/2006	DJ Palfey	Hamlin Rise	Middleton Beach	Single Dwelling - Design Codes Relaxation - Overlooking Overheight Side Setback	Delegate Approved	27/11/2006	Jessica Ashton
265518	30/10/2006	Howard & Heaver Architects	Seymour Street	Mira Mar	Grouped Dwelling (x2)	Delegate Approved	7/11/2006	Jessica Ashton
265521	1/11/2006	Urban Homes	Burt Street	Mt Clarence	Single House - Design Codes Relaxation - Overlooking & Parapet Wall	Delegate Approved	17/11/2006	Jessica Ashton
265471	3/10/2006	Kosters Steel Construction Ptv Ltd	Albany Highway	Orana	Light Industry (Workshop Extension)	Delegate Approved	15/11/2006	Ian Humprey
265526	2/11/2006	D Heaver	Broughton Street	Orana	Grouped Dwelling (x3)	Delegate Approved	17/11/2006	Jessica Ashton
265519	30/10/2006	R Holmes	Campbell Road	Spencer Park	Grouped Dwelling - Design Codes Relaxation - Front Setback Single House-Design Codes	Delegate Approved	15/11/2006	Jessica Ashton
265523	1/11/2006	K Moir	Sydney Street	Yakamia	Relaxation-Parapet Walls	Delegate Approved	14/11/2006	Jessica Ashton

General Report Items

GENERAL MANAGEMENT SERVICES SECTION



Country High School Hostels Authority
Government of Western Australia



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

Doc No: City of Albany Records
File: ICR6018555
REL122
Date: 03 NOV 2006
Officer: MAYOR
Attach:

Dear Ms Goode,

Re: PRESENTATION NIGHT – ALBANY RESIDENTIAL COLLEGE – 27TH
OCTOBER 2006

Thank you for your continued support for our recent Presentation/Graduation Awards Afternoon held on the 27th October 2006.

Our further thanks for once again for donating prizes, and recognising the contributions to the Head Boy Troy Treeby and Head Girl Kelsey Tink. Troy and Kelsey are very proud recipients of the 2006 Mayoral Award.

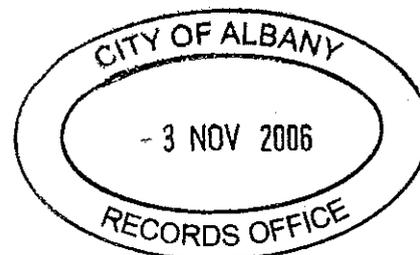
We look forward to continuing our long and happy association with you.

Yours faithfully,

A handwritten signature in black ink, appearing to read "Mike Schuts".

MIKE SCHUTS
College Manager

1st November 2006





WESTERN AUSTRALIAN
LOCAL GOVERNMENT ASSOCIATION

Doc No: City of Albany Records
File: ICR6019191
GOV059
Date: 14 NOV 2006
Officer: CEO;EDWS2
Attach:

7 November 2006

Our Ref: 06-001-01-0025

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

Bulletin

Dear Andrew

REGIONAL ROAD SAFETY OFFICER – GREAT SOUTHERN

On behalf of the WA Local Government Association and the RoadWise Program, I take this opportunity to extend our sincere appreciation to the City of Albany in hosting the Regional Road Safety Officer (Great Southern) for the last 3 ½ years.

The support of host Councils has been crucial in developing and maintaining a state-wide community road safety network in Western Australia and is greatly appreciated by the Association, the RoadWise Program and especially the Regional Road Safety Officers who live and work in the regional area.

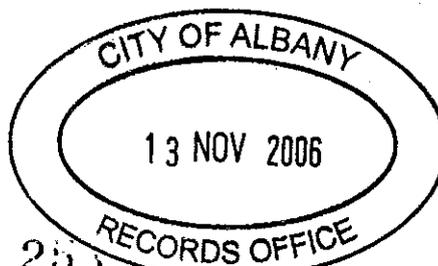
The role of the Regional Road Safety Officers is to provide advice, support and assistance to all Local Governments and their communities, within defined regional boundaries. Further a key component of their role is providing ongoing support to RoadWise Committees. You can be assured that the service provided to the City of Albany and the Albany RoadWise Committee by the Regional Road Safety Officer will not be adversely affected, particularly with the already positive and supportive working relationships which have been built over a number of years.

The Shire of Plantagenet has agreed to host the Regional Road Safety Officer, Bob Sharp and he will be relocating to the shire offices as soon as possible.

Thank you for the support you have provided the Association and the RoadWise Program and should you require further information please do not hesitate to contact Vanessa Jackson (RoadWise Operations Manager) on 9213 2054.

Yours sincerely

Ricky Burges
Ricky Burges
Chief Executive Officer



255

Local Government
15 Altona
West Perth WA
PO Box
West Perth WA
Telephone: (08) 9321
Facsimile: (08) 9322



02 November 2006

Andrew Hammond
City of Albany
P O Box 484
Albany WA 6331

Dear Andrew,

RE: 2006 Main Roads LifeCycle Great Western Australian Bike Ride™

We would like to take this opportunity to express our appreciation for your organisation's support and assistance in the staging of the 2006 Main Roads LifeCycle Great Western Australian Bike Ride™.

From the seat of their bikes, 2,638 Riders and 250 Volunteers enjoyed the many sights and sounds of Western Australia's South West, from Albany to Perth, taking in the spectacular scenery on the way. The Ride was the largest multi-day Ride in Australia, outside Victoria, with a record of local participation, being 1200.

We have received lots of feedback from the Riders describing their memories of this spectacular region, including how well the local communities welcomed the Ride. They also wrote about how inspired they were by the Ride to stay active and to keep on riding.

The assistance you provided us leading up to and during the Ride made a significant contribution to both the Ride's safe conduct and ultimately, its overall success.

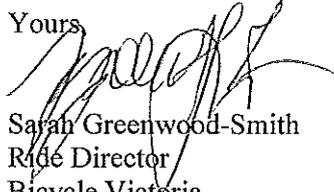
Our aim is to continually improve this Ride, making it not only an enjoyable holiday for Riders, but also a benefit to organisers and relevant authorities alike.

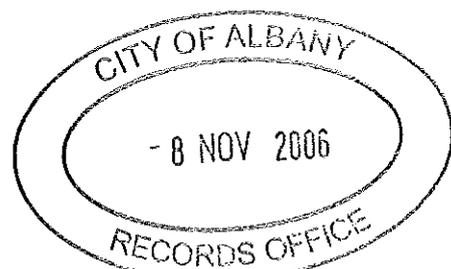
Please find enclosed the Ride Souvenir DVD that showcases the many highlights of the Ride and Western Australia's South West. Bicycle Victoria, Australia's South West and EventsCorp worked closely with Fiery Productions to produce the DVD. Every participant on the Ride received a copy of the DVD to help share their memories with friends.

Thanks so much for being a part of the inaugural Ride in Western Australia. Please pass on our thanks to others in your organisation.

We look forward to working with you on a Great Ride in the future.

Yours


Sarah Greenwood-Smith
Ride Director
Bicycle Victoria





**MEETING
MASTERS**

ABN: 95 200 242 592

[Bulletin Item 3.4.1. refers]

Unit 4, Oxford House, 17-19 Oxford Cir
West Leederville WA 600
PO Box 31
Leederville WA 690
Tel: (61 8) 9380 980
Fax: (61 8) 9380 931
E: enquiry@meetingmasters.com.au
W: www.meetingmasters.com.au



23 November 2006

Andrew Hammond
Chief Executive Officer
City of Albany
102 North Road
Yakamia WA 6330

City of Albany Records
Doc No: ICR6020026
File: REL122
Date: 27 NOV 2006
Officer: CEO
Attach:

Bulletin

Dear Andrew,

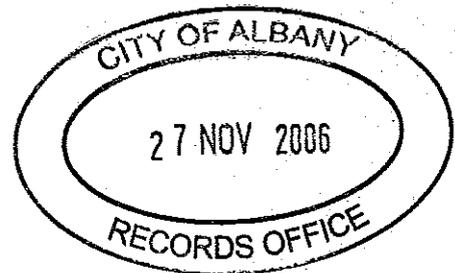
Based on the feedback from delegates, the 2006 VCAWA Annual Conference was a resounding success.

As the Conference organisers, we wish to thank you for your participation as a speaker as your segment was rated very highly.

We greatly appreciate you giving of your time and for contributing to the ongoing development of Visitor Servicing in Western Australia.

Again, thank you and best wishes.

Ray Bird
Director



Agenda Item Attachments

CORPORATE & COMMUNITY SERVICES SECTION

CHEQUES DATE	CREDITOR	PARTICULARS	AMOUNT
22570	ACTION GRAPHICS	low tac sticker 1.95 x 2.6	2,090.00
22571	ALBANY SUMMER SCHOOL INC	ADVERT IN 2007 BROCHURE	90.00
22572	ALL HOSPITALITY	PLEASE SUPPLY INGREDIENT DISPENSER AS PER QUOTE	324.50
22573	AUDIO-READ PTY LTD	Audio Navigator	605.00
22574	CONVEYANCING SOUTH WEST	Rates refund for assessment A184208	394.19
22575	DEPT OF ENVIRONMENT & CONSERVATION	ANNUAL LICENCE FEE FOR BAKERS JUNCTION LANDFILL SITE	2,400.00
22576	FINES ENFORCEMENT REGISTRY	PARKING - LEGAL FEES	328.00
22577	HAYLEY FLETCHER	SET UP AND HANGING TO DAVID DOUBILET'S EXHIBITION - VAC	100.00
22578	MOLINO STEWART PTY LTD	1 x 2007 The Australian Green Grants Guide	59.45
22580	NEIGHBOURHOOD WATCH	CONTRIBUTION 2004/05 & 2005/06	3,384.16
22581	PETTY CASH - ALBANY REGIONAL DAY CARE	DAYCARE PETTY CASH	193.75
22582	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH - LIBRARY	192.95
22583	RUSTLERS STEAK HOUSE	SEACHANGE DINNER	30.00
22584	PREMIER HOTEL	KIOSK SUPPLIES - TOWN HALL	292.97
22585	SNOW & ASSOCIATES	PREPARE AUDIT ACQUITTAL FOR THE GSDC - RE LAKE WEERLARA FAMILY PARK UPGRADE	682.00
22586	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	3,664.88
22587	WATER CORPORATION	WATER CONSUMPTION	112.50
22588	HELEN CARLSON	REFUND PART FEE PAID - PSC P265517	100.00
22589	PETER BEVAN	ENTERTAINMENT AT IPWEA CONFERENCE ESPLANADE HOTEL - FRIDAY 3/11/06 A/C TO BE REIMBURSED BY IPWEA PERTH	250.00
22590	SHANE UDECZ	CROSSOVER SUBSIDY	291.06
22591	HARDING PROPERTY GROUP	CROSSOVER SUBSIDY	334.76
22592	PHILLIPA MINCHIN	VACATING PEN 26: REFUND OF PRORATA OF BOAT PEN FEES	790.00
22593	AUTO DOOR SYSTEMS	SCHEDULED SERVICE - ADMIN BUILDING NORTH ROAD	121.00
22594	CASH	PETTY CASH FLOAT - BUSINESS IMPROVEMENT DISTRICT SEMINAR BREAKFAST	300.00
22595	CITY OF MANDURAH	RECOUP OF LONG SERVICE LEAVE M FRASER-PRESTWICH	552.78
22596	CLIFTON CONEY GROUP (WA) PTY LTD	CULL ROAD - PROFESSIONAL SERVICES 26/9 TO 25/10/06	10,450.00
22597	DEPARTMENT FOR PLANNING AND	VEHICLE REGISTRATION	241.30
22598	ECOTONES & ASSOCIATES	ArcExplorer V2.0 Training 16/10/2006 to 20/10/2006	5,954.00
22599	NOELENE LORRAINE HARRISON	USBORNE BOOKS - LIBRARY	112.71
22600	TONY KING	SONG ARRANGING SERVICES -VAC	140.00
22601	MEETINGS & EVENTS AUSTRALIA (MEA)	meetings and events workshop	237.60
22602	MOORE JOINERY & CABINET MAKERS	SHEET OF LAMINATE	173.80

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

22603	16/11/2006	NIELD PD & SR	REIMBURSE APPLICATION FEE, PSC FOR 5 WITTENOOM ST.	50.00
22604	16/11/2006	PETTY CASH - ALBANY AQUACTIC & LEISURE	PETTY CASH - ALAC	164.95
22605	16/11/2006	PETTY CASH - DEPOT	PETTY CASH - DEPOT	495.95
22606	16/11/2006	PM & M DIPROSE	LOADER WORK PUCHING FIRE BREAKS	462.00
22607	16/11/2006	SYKES GROUP PTY LTD	only SET TLT3 Solar LED Traffic Lights Options	39,556.00
22608	16/11/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	3,459.11
22609	16/11/2006	TITAN FORD	REPLACE TYRE	185.85
22610	16/11/2006	ROSEMARY FAY TURLE	MANDALA WORKSHOP - VAC	105.00
22611	16/11/2006	WD DEVELOPMENTS UNIT PARTNERSHIP	RETURN PORITON OF SUBDIVISION BOND FOR WESTBURY PARKWAPC 127165 LOT 9003 CLYDESDALE ROAD MCKAIL	58,792.50
22612	16/11/2006	WEST AUSTRALIAN BALLE	TICKET INCOME - INSIGHT INTO DANCE	1,860.34
22613	16/11/2006	WORKSAFE WESTERN AUSTRALIA	CERTIFICATES OF COMPETENCY - BOOM - TYPE EWP	136.00
22614	16/11/2006	OCEAN BOUNTY	REFUND OF EATING HOUSE LICENCE	260.00
22615	17/11/2006	BILL WOODS	INDIGENOUS MONITORING - YORK ST ADMIN SITE	800.00
22616	17/11/2006	IVA WOODS	INDIGENOUS MONITORING - YORK ST ADMIN SITE	800.00
22617	23/11/2006	AUSTRALIAN SUPER	Superannuation contributions	362.98
22618	23/11/2006	COMMONWEALTH BANK RSA	Superannuation contributions	266.18
22619	23/11/2006	HOSTPLUS PTY LTD	Superannuation contributions	232.10
22620	23/11/2006	IIML ACF LIFETRACK APPLICATION TRUST	Superannuation contributions	219.75
22621	23/11/2006	ALBANY DRY HIRE	1 X BRICK CUTTER	88.00
22622	23/11/2006	ARTHUR JOHNSTON SNOWBALL	PARTIAL VALUATION 43 MUELLER STREET	385.00
22623	23/11/2006	ASHLAND HOLDINGS PTY LTD	RETURN BOND FOR REVEGETATION OF WAPC 117070	500.00
22624	23/11/2006	AWESOME WATER PTY LTD	WATER COOLER - ALAC	638.00
22625	23/11/2006	BREMER BAY RESORT	ACCOMMODATION FOR J WALKER TO ATTEND THE SOUTH COAST MANAGEMENT GROUP MEETING	100.00
22626	23/11/2006	CITY OF BELMONT	LOST ITEM RETURNED LOST VIDEO BUDDING & GRAFTING	14.00
22627	23/11/2006	DENMARK NURSERY & GARDEN CENTRE	PEGASUS ROSE-POTTED IN CERAMIC POT TO CR K BURKE (DENMARK COUNCIL) & MRS J BURKE, 616 KERNUTTS RD DENMARK	65.00
22628	23/11/2006	KITCHEN NEEDS	GIFT VOUCHER - ALAC	50.00
22629	23/11/2006	AUSTRALASIAN PERFORMING RIGHT ASSOC.	LIBRARY - LICENCE	115.02
22630	23/11/2006	COMMISSIONER OF POLICE	DONATION FOR VOLUNTEER SERVICES - XMAS PAGEANT	33.00
22631	23/11/2006	SEA VIEW ORTHOTICS	streetmaster 93 cm HA2760	97.15
22632	23/11/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	10,542.08
22633	23/11/2006	TIME MAGAZINE	SUBSCRIPTION	99.00
22634	23/11/2006	UWA ALBANY CENTRE	CONTRIBUTION TO OPENING OF FRENCH AUSTRALIA EXHIBITION	220.00
22635	23/11/2006	WATER CORPORATION	WATER CONSUMPTION	675.25
22636	23/11/2006	JOHN MARKLEW	CROSSOVER SUBSIDY	249.84
22637	23/11/2006	PAUL & NATALIE JOYCE	CROSSOVER SUBSIDY	235.11

22638	23/11/2006	THE ECONOMIST NEWSPAPER LTD	ANNUAL SUBSCRIPTION - THE ECONOMIST FROM 15/2/2007	288.00
22639	23/11/2006	BRIAN & WENDY GEE	CROSSOVER SUBSIDY	211.55
22640	30/11/2006	705 SQUADRON AUSTRALIAN AIRFORCE CADETS	NUMBER 705 COA SQUADRON 2006 CADET DINE IN NIGHT DINNER COST FOR MAYOR ALISON GOODE AND GERRY GREGSON	60.00
22641	30/11/2006	ALBANY INJURY PREVENTION ASSOCIATION	GREAT STHRN RD SAFETY COORDINATING COMMITTEE ASSISTANCE WITH COST SUPPORTING THE 2ND EDITION OF TRAVELLERS BOOKLET	100.00
22642	30/11/2006	ALBANY DRY HIRE	half day hire of mini excavator	150.00
22643	30/11/2006	BAY MERCHANTS	SUPPLY ONE CAKE (CEO MORNING TEA WITH LIBRARY STAFF)	50.00
22644	30/11/2006	BOXHILL NOMINEES PTY LTD	RETURN SUBDIVISION BOND FOR LOTS 12 & 28 (165-167) ALBANY HWY MT MELVILLE WAPC 99397 FOR STORMWATER SUMP	900.00
22645	30/11/2006	CASH	C&CS STAFF CHRISTMAS PARTY	240.00
22646	30/11/2006	DANCEMOVES	BOX OFFICE - WORKING 9 TO 5	3,695.20
22647	30/11/2006	DEPARTMENT FOR PLANNING AND JOHN DRUMMOND	VEHICLE REGISTRATION	361.95
22648	30/11/2006		MEASURE & PHOTO SUBMARINE, RELOCATING MATERIALS FROM JOB FUTURES, QUOTES, TRAVELLING, MILEAGE ETC	673.85
22649	30/11/2006	HAYLEY FLETCHER	ATTACH BVACKINGS & STATEMENTS TO INHOUSE" ARTWORKS - VAC"	130.00
22650	30/11/2006	GIARDINIS DELI	CATERING SUPPLIES	84.00
22651	30/11/2006	HANDS-ON RESTAURANT	CATERING	96.00
22652	30/11/2006	JOHN JOSEPH HETHERINGTON	Rates refund for assessment A179607	283.40
22653	30/11/2006	INTERNATIONAL ARTIST AUSTRALIA	INTERNATIONAL ARTIST SUB - AUS	55.00
22654	30/11/2006	LINCOLN, RDH & CM	Rates refund for assessment A33093	141.15
22655	30/11/2006	MUNICIPAL WORKCARE	CABCHARGE CLAIM - IAN K GROCOE	23.30
22656	30/11/2006	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH - LIBRARY	185.60
22657	30/11/2006	PETTY CASH - WORKS & SERVICES	PETTY CASH - WORKS AND SERVICES	139.20
22658	30/11/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	73.15
22659	30/11/2006	THOMPSON LEGAL PTY LTD	SURRENDER OF EASEMENT FROM LOT 512 NAMBUCCA RISE, KALGAN & CREATE EASEMENT ON LOT 513 NAMBUCCA RISE, KALGAN.	550.00
22660	30/11/2006	WATER CORPORATION	WATER CONSUMPTION	611.40
22661	30/11/2006	E. NELSON	REFUND OVERPAYMENT PLANNING FEE FOR P265549	360.00
22662	30/11/2006	ROBYN SMITH	PHOTOGRAPHIC DOCUMENTATION WORKSHOP	10.00
22663	30/11/2006	PETER WATSON MLA	COUNCIL TO AID WITH THE COSTS ASSOCIATED WITH HOSTING THE ANNUAL SENIORS COMMUNITY CHRISTMAS CONCERT 10/12/06	200.00
22664	30/11/2006	BRONWYN OREO	ABORIGINAL SCHOLARSHIPS - 2006	500.00
22665	30/11/2006	DONNA BLIGHT	ABORIGINAL SCHOLARSHIPS - 2006	500.00
22666	30/11/2006	ASHLAND HOLDINGS PTY LTD	REFUND BOND COLLECTED 19/1/2004 (REVEGETATION BOND)	500.00
			TOTAL	- 168,481.27

C/CARDS	DATE	CREDITOR	PARTICULARS	AMOUNT
	03/10/2006	SKYWEST	CORP SERVICES AIRFARE	498.80
	10/10/2006	SKYWEST	CORP SERVICES AIRFARE	305.20
	10/10/2006	SKYWEST	CORP SERVICES AIRFARE	425.10
	10/10/2006	SKYWEST	CORP SERVICES AIRFARE	249.40
	10/10/2006	SKYWEST	CORP SERVICES AIRFARE	305.20
	10/10/2006	SKYWEST	CORP SERVICES AIRFARE	249.40
	10/10/2006	SKYWEST	CORP SERVICES AIRFARE	498.80
	19/10/2006	SKYWEST	CORP SERVICES AIRFARE	471.30
	25/10/2006	SKYWEST	CORP SERVICES AIRFARE	331.60
	09/10/2006	SKYWEST	LIBRARY AIRFARE	331.60
	18/10/2006	SKYWEST	LIBRARY AIRFARE	369.00
	25/10/2006	SKYWEST	LIBRARY AIRFARE	387.70
	25/10/2006	SKYWEST	LIBRARY AIRFARE	249.60
	13/10/2006	SKYWEST	GENERAL MAN. SERVICES AIRFARE	355.00
	17/10/2006	QANTAS	GENERAL MAN. SERVICES AIRFARE	980.00
	12/10/2006	SYSTEM X PTY LTD	TOURISM AWARDS TICKETS	450.00
	20/10/2006	EVENTEDGE	YOUTH AFFAIRS COUNCIL	850.00
	20/10/2006	OAKS CITY QUAYS	AIRPORT CONFERENCE	521.09
	OCTOBER	VARIOUS	FUEL	1,462.48
	OCTOBER	VARIOUS	VARIOUS PURCHASES <\$299.00	
			TOTAL	9,291.27

PAYROLL
TOTAL - 775,222.60

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT33745	09/11/2006	ACTIV FOUNDATION INC	CLEANING RAGS	36.00
EFT33746	09/11/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	17,835.80
EFT33747	09/11/2006	AG AIR-CONDITIONING & REFRIGERATION	CHARGES FOR INSPECTING DUCTWORK & ZONES	220.00
EFT33748	09/11/2006	AGPARTS WAREHOUSE PTY LTD	VEHICLE PARTS	12.10
EFT33749	09/11/2006	ALBANY CRANE HIRE	LIFT DOWN STAY AT FRONT OF BRIG AMITY	313.50
EFT33750	09/11/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	649.93
EFT33751	09/11/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	541.50
EFT33752	09/11/2006	ALBANY PEST & WEED CONTROL	ERRADICATION OF ANTS	229.50
EFT33753	09/11/2006	ALBANY PORT AUTHORITY	SECURITY PASSES FOR PORT	331.00
EFT33754	09/11/2006	ALBANY AUTO 1	JUST STRAPS TRADESMAN TS8	77.90
EFT33755	09/11/2006	ALINTA	GAS USAGE CHARGES	692.10
EFT33756	09/11/2006	ALL-WEATHER BUILDING PRODUCTS	AS030530 CTS ANGLE 25*20 CUT TO SIZE	14.47
EFT33757	09/11/2006	AMITY CRAFTS	WORK ASSOCIATED WITH ART PRIZE OCTOBER 2006	1,453.33
EFT33758	09/11/2006	ANNETTE DAVIS	PLANNING FOR PAPERARTZI CONTEMPORARY ART EVENT - MILESTONE ONE	1,500.00
EFT33759	09/11/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	427.00
EFT33760	09/11/2006	AUSTRALIA POST	POSTAGE/AGENCY FEES	1,330.61
EFT33761	09/11/2006	AUSTRALIAN GEOGRAPHIC	1 YEAR SUBSCRIPTION - LIBRARY	59.95
EFT33762	09/11/2006	AUSTENITIC STEEL PRODUCTS	SUPPLY ROUND BAR AND FLAT BAR	159.08
EFT33763	09/11/2006	AUSTRALIA'S SOUTH WEST	Albany content for the ASW Holiday Planner	3,441.00
EFT33764	09/11/2006	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	561.48
EFT33765	09/11/2006	BAREFOOT CLOTHING MANUFACTURERS	EMBROIDERY	8.80
EFT33766	09/11/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	94.00
EFT33767	09/11/2006	ALBANY BOBCAT SERVICES	BOBCAT HIRE	1,424.50
EFT33768	09/11/2006	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	195.47
EFT33769	09/11/2006	BOOKEASY AUSTRALIA PTY LTD	BOOKING TOTAL - AUGUST 2006	1,170.28
EFT33770	09/11/2006	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	53.60
EFT33771	09/11/2006	BUILDERS REGISTRATION BOARD	BRB LEVY -	3,156.50
EFT33772	09/11/2006	CAROLINE & ASSOCIATES	10 places on Module 5 of Can Do program held on 1st November 2006 - facilitator fees and expenses	2,518.70
EFT33773	09/11/2006	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	1,500.72
EFT33774	09/11/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	1,145.43
EFT33775	09/11/2006	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	576.91
EFT33776	09/11/2006	COURIER AUSTRALIA	FREIGHT FEES	205.25
EFT33777	09/11/2006	COVENTRYS	VEHICLE PARTS	614.73
EFT33778	09/11/2006	CRISP, CONNIE	TRAVEL ALLOWANCE - FORTS	203.35

EFT33779	09/11/2006	CSBP LTD	CHLORINE SUPPLIES POOL	517.00
EFT33780	09/11/2006	EMOLEUM	SUPPLY COLDMIX	1,537.53
EFT33781	09/11/2006	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	1,794.47
EFT33782	09/11/2006	CULLITY TIMBERS	QTY 5000 - 3000 X 1200 X 18MM MEDIUM DESITY FIBREBOARD STD QTY 4000 - 2400 X 1200 X 18MM MEDIUM DESITY FIBREBOARD STD	489.81
EFT33783	09/11/2006	DATATRAx PTY.LTD	VIDEO ADVERTISEMENT - ALBANY REGION 7/11/06 TO 7/2/07	275.00
EFT33784	09/11/2006	DARREN HUTCHENS - DAZART GRAPHICS	INSTALLATION OF THE ALBANY SCHOOLS ART EXHIBITION INCLUDING DISMANTLING	200.00
EFT33785	09/11/2006	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	3,275.00
EFT33786	09/11/2006	DEPARTMENT OF CULTURE & THE ARTS	Microfilm (16mm.) Cons. 255.	528.00
EFT33787	09/11/2006	ECO HEALTH HOLDINGS	ENVIRONMENTAL HEALTH SERVICES	5,005.00
EFT33788	09/11/2006	EDUCATIONAL EXPERIENCE PTY LTD	GLITTER STARS PACK - DCC	23.43
EFT33789	09/11/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	47.71
EFT33790	09/11/2006	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	2,522.43
EFT33791	09/11/2006	ESPERANCE FIRE SERVICES	Job Details: Combined flow & pressure test fire hydrant at the Albany Leisure & Aquatic Centre 3 x HYDFT Fire hydrant water flow & pressure test	1,409.10
EFT33792	09/11/2006	ALBANY CAMERA HOUSE (FAST PHOTOS)	DEVELOPING & PRINTING PHOTOGRAPHS	246.00
EFT33793	09/11/2006	FORTS VOLUNTEERS	SOUTHWEST TOURS 26/10 AND 3/11/06	20.00
EFT33794	09/11/2006	ELAINE MARGARET GOULDING	Rates refund for assessment A52419	229.71
EFT33795	09/11/2006	GREAT SOUTHERN REGIONAL COLLEGE	Mike Richardson's place on MS Project training course	550.00
EFT33796	09/11/2006	GREAT SOUTHERN PACKAGING SUPPLIES	GLOVES	26.40
EFT33797	09/11/2006	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	794.75
EFT33798	09/11/2006	GSM AUTOMOTIVE ELECTRICAL	VARIOUS ELECTRICAL PARTS	228.35
EFT33799	09/11/2006	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	75.00
EFT33800	09/11/2006	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	115.50
EFT33801	09/11/2006	HAYNES ROBINSON	LEGAL FEES	715.00
EFT33802	09/11/2006	DAVID HEAVER ARCHITECTS P/L	VAC-ARCHITECTURAL SERVICES DOC-THE MORGUE	5,500.00
EFT33803	09/11/2006	HERKES ELECTRICAL SUPPLIES PTY LTD	ELECTRICAL SUPPLIES	2,336.40
EFT33804	09/11/2006	HOUSING INDUSTRY ASSOCIATION	Safety Awareness Training (Green Card)	840.00
EFT33805	09/11/2006	IMAGE QUEST	ALBANY CLASSIC 2007 2005/2006	229.50
EFT33806	09/11/2006	INFORMA AUSTRALIA PTY LTD	GOVERNMENT TECHNOLOGY SUMMIT CDROM	764.50
EFT33807	09/11/2006	J & M ELECTRONICS	GOODS - TOWN HALL	21.75
EFT33808	09/11/2006	JAMMAS CAFE-SANDY TOWIE	STAFF AMENITIES/CATERING	274.90
EFT33809	09/11/2006	LES KARSKI	RECIPE FOR JAM FACILITATOR	700.00
EFT33810	09/11/2006	KIPLING CUTLER & ASSOCIATES	MEDIATION - M PEMBERTON	198.00
EFT33811	09/11/2006	KLB SYSTEMS	9210G2M - LENOVO M52 SFF PC	4,290.00
EFT33812	09/11/2006	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	5,309.20
EFT33813	09/11/2006	KOSTERS STEEL CONSTRUCTIONS PTY	REIMBURSE APPLICATION FEE PSC FOR PATIO AT 9 KING GEORGE ST	50.00

EFT33814	09/11/2006	LAWRENCE & HANSON	SAFETY EQUIPMENT	182.49
EFT33815	09/11/2006	DR JIM LEIGHTON	STAFF VACINATIONS - G DAVIS	26.50
EFT33816	09/11/2006	BELLS LIQUOR MERCHANTS	SUPPLIES - VAC	38.99
EFT33817	09/11/2006	LOWER KING LIQUOR & GENERAL STORE	FUEL SUPPLIES BRIGADE	18.32
EFT33818	09/11/2006	MACDONALD JOHNSTON ENGINEERING	VEHICLE PARTS	587.40
EFT33819	09/11/2006	ALBANY PARTY HIRE & TEMPTATIONS	HIRE OF EQUIPMENT - STAGING INCLUDING FREIGHT	110.00
EFT33820	09/11/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	66.99
EFT33821	09/11/2006	MANAGEMENT TECHNOLOGY SOLUTIONS	RRIF PROJECT MANAGEMENT - NOVEMBER 2006	3,300.00
EFT33822	09/11/2006	MERCURY TECHNOLOGIES	COMPUTER HARDWARE SUPPLIES	1,089.00
EFT33823	09/11/2006	MICROELECTRONIC TECHNICAL SERVICES	REPAIRS A49649 VHF RADIO	110.00
EFT33824	09/11/2006	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	193.45
EFT33825	09/11/2006	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	413.73
EFT33826	09/11/2006	BEST ELECTRICAL	VAC - REPAIR TO WASHING MACHINE	60.50
EFT33827	09/11/2006	NEVILLE'S HARDWARE & BUILDING	HARDWARE SUPPLIES	353.55
EFT33828	09/11/2006	NORTH ROAD PHARMACY	MEDICAL SUPPLIES - ALAC	44.37
EFT33829	09/11/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	21.84
EFT33830	09/11/2006	PALMER & RAYNER EARTHMOVING PTY	EARTHMOVING WORKS & EQUIP HIRE	2,044.63
EFT33831	09/11/2006	BILL PARKER	WEB DEVELOPMENT, SCANNER STUDY & IT VISION VISIT-REIMBURSE EXPENSES	245.55
EFT33832	09/11/2006	PHOTORAMA KODAK EXPRESS	FILMS D & P/PURCHASES	117.00
EFT33833	09/11/2006	PLASTICS PLUS	New Garbage Bins - Standard	451.33
EFT33834	09/11/2006	PRACTICAL APPROACH	COMPLETION OF CONCEPT STAGE/URBANI DESIGNS-3D RETAIL DESIGNS/GRAPHIC CONCEPTS COMPLETED - SAUCE CREATIVE/PRACTICLA APPROACH	7,700.00
EFT33835	09/11/2006	PROTECTOR ALSAFE	SALA 2 METRE ADJUSTABLE LANYARD WITH H250 HOOKS.	566.28
EFT33836	09/11/2006	PROJECT RESOURCE CENTRE (PRC) INC	INTEGRATE RATES DATA WITH CADASTRAL DATA	259.55
EFT33837	09/11/2006	QUEENSBERRY INFO TECHNOLOGY PTY	SECURE PAY TRANSACTIONS - OCTOBER 2006	86.08
EFT33838	09/11/2006	RAINBOW COAST NEIGHBOURHOOD	GRANT TO ASSIST WITH CHILDREN'S CHRISTMAS PARTY	220.00
EFT33839	09/11/2006	REGAL PANELBEATERS & PAINT	REPAIRS TO SIDE BOARD	176.00
EFT33840	09/11/2006	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	475.00
EFT33841	09/11/2006	UNITED TOOLS ALBANY - SANFORD	HARDWARE/TOOL SUPPLIES	20.00
EFT33842	09/11/2006	SHEILAH RYAN	GARDENING MAINTENANCE - VAC	170.00
EFT33843	09/11/2006	SITE WARE DIRECT	UNIFORMS/SAFETY EQUIPMENT	196.68
EFT33844	09/11/2006	SKYWEST AIRLINES PTY LTD	AIRFARE FOR S GARTLAND	457.00
EFT33845	09/11/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	96.11
EFT33846	09/11/2006	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	174.24
EFT33847	09/11/2006	STATEWIDE BEARINGS	VEHICLE PARTS	660.00
EFT33848	09/11/2006	SMORGON STEEL	ROUND BAR	8.73

EFT33849	09/11/2006	STIRLING CONFECTIONERY PLUS	CONFECTIONERY TOWN HALL	131.00
EFT33850	09/11/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	365.48
EFT33851	09/11/2006	ALBANY IGA	GROCERIES	212.12
EFT33852	09/11/2006	SYNERGY	ELECTRICITY SUPPLIES	23,826.80
EFT33853	09/11/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	212.34
EFT33854	09/11/2006	T-QUIP	AIR FILTER	202.95
EFT33855	09/11/2006	THRIFTY CAR RENTAL	VEHICLE HIRE	75.65
EFT33856	09/11/2006	TOTAL PACKAGING (WA) PTY LTD	1.5 CARTONS DOG POO BAGS 7000	142.45
EFT33857	09/11/2006	MALCOLM TRAILL	REIMBURSE EXPENSES - WA ORAL HISTORY CONFERENCE - KALGOORLIE	866.89
EFT33858	09/11/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	187.00
EFT33859	09/11/2006	WATERCRAFT MARINE	HARDWARE SUPPLIES	288.30
EFT33860	09/11/2006	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	240.00
EFT33861	09/11/2006	WELLSTEAD PROGRESS ASSOCIATION	FINANCIAL ASSISTANT GRANT	9,890.00
EFT33862	09/11/2006	WESTERBERG PANEL BEATERS	VEHICLE REMOVAL FROM VERGE AT 4 BEAUFORT ST YAKAMIA & TOW TO MERCER RD CAR POUND	132.00
EFT33863	09/11/2006	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	460.00
EFT33864	09/11/2006	RACHEL WORNES	MEAL/TRAVEL ALLOWANCE FOR MOSQUITO COURSE	277.10
EFT33865	09/11/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	45.14
EFT33866	09/11/2006	BILL WOODS	INDIGENOUS MONITORING - YORK STREET ADMIN SITE	1,200.00
EFT33867	09/11/2006	IVA WOODS	INDIGENOUS MONITORING - YORK STREET ADMIN SITE	1,200.00
EFT33868	16/11/2006	ACTIVECALL PTY LTD	TELEPHONE CHARGES - AVC	18.70
EFT33869	16/11/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	35,510.75
EFT33870	16/11/2006	EDENBORN PTY LTD	Contract mowing of verges for October 2006	3,434.75
EFT33871	16/11/2006	ALBANY FARM TREE NURSERY	GARDENING SUPPLIES	484.57
EFT33872	16/11/2006	ALBANY SIGNS	SIGN PURCHASES	41.35
EFT33873	16/11/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	91.21
EFT33874	16/11/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	82.75
EFT33875	16/11/2006	ALBANY PEST & WEED CONTROL	remove bees from telstra pit	90.00
EFT33876	16/11/2006	COASTAL CRANES ALBANY	Hire of Crane (hourly) on the 31st October 2006	242.00
EFT33877	16/11/2006	ALBANY BUSINESS CENTRE	Aussie Host Training Course Registration for T Morton-Smith & K Hick	297.00
EFT33878	16/11/2006	ALBANY REFRIGERATION	relocate all of the airconditioners from the colonnade roof to the main roof	5,896.00
EFT33879	16/11/2006	ALBANY HISTORICAL SOCIETY	CORPORATE MEMBERSHIP FOR ALBANY HISTORICAL SOCIETY (INC)	50.00
EFT33880	16/11/2006	ALBANY AUTO 1	HAIGH P PLATES MAG.	4.00
EFT33881	16/11/2006	ALINTA	GAS USAGE CHARGES	9.60
EFT33882	16/11/2006	ALLFLOW INDUSTRIAL	Quarterly service and repairs on the oil separator located at Depot	182.88
EFT33883	16/11/2006	AQUALAB	PLEASE PERFORM WORKS TO THE GOODE BCH BORE WATER TANK	385.00
EFT33884	16/11/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	6,152.30

EFT33885	16/11/2006	AUSTRALIA POST	POSTAGE/AGENCY FEES	-	4,442.62
EFT33886	16/11/2006	AUSTRALIAN INSTITUTE OF MANAGEMENT	TRAINING	-	1,494.00
EFT33887	16/11/2006	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	-	26,887.80
EFT33888	16/11/2006	BAREFOOT CLOTHING MANUFACTURERS	CUSTOM MADE POLO - ALAC	-	240.90
EFT33889	16/11/2006	BEL EYRE MOTEL	Night accommodation for Murray Swarbrick	-	324.10
EFT33890	16/11/2006	ILSA JEAN BENNION	CO-ORDINATE & CURATE ALBANY SCHOOLS ART EXHIBITION - VAC	-	2,123.85
EFT33891	16/11/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-	1,136.10
EFT33892	16/11/2006	ALBANY BITUMEN SPRAYING	construct & 3 coat seal of crossovers & water bund at 506 Lower King Road	-	825.00
EFT33893	16/11/2006	BLISS BALLOONS	balloons for the Albany schools exhibition	-	65.00
EFT33894	16/11/2006	ALBANY BOBCAT SERVICES	remove tree loppings and spread soil at becker pk	-	616.00
EFT33895	16/11/2006	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	-	52.17
EFT33896	16/11/2006	BOOKEASY AUSTRALIA PTY LTD	OCTOBER 2006 BOOKING AVC DR TAYS	-	1,931.24
EFT33897	16/11/2006	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	-	581.00
EFT33898	16/11/2006	CHARACTER CREATIONS	whale mascot, bag, waistcoat and 12 month warrantee	-	1,771.00
EFT33899	16/11/2006	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-	36,239.02
EFT33900	16/11/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	-	160,281.67
EFT33901	16/11/2006	COATES HIRE	Hire of Portable Toilet from the 20th-27th September 2006 (at Connelly St)	-	252.51
EFT33902	16/11/2006	COLES SUPERMARKETS AUST PTY LTD	GOODS - DAY CARE CENTRE	-	1,087.81
EFT33903	16/11/2006	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	-	253.64
EFT33904	16/11/2006	CORPORATE EXPRESS AUSTRALIA LTD	10 x Books - Permit to burn bush	-	157.12
EFT33905	16/11/2006	COUNTRY CARRIERS	FREIGHT CHARGES	-	49.86
EFT33906	16/11/2006	COUNTRY ARTS WA	ANNUAL MEMBERSHIP - EXPIRY DATE 31/3/2007	-	55.00
EFT33907	16/11/2006	COVENTRYS	VEHICLE PARTS	-	61.83
EFT33908	16/11/2006	EMOLEUM	SUPPLY COLDMIX	-	111.59
EFT33909	16/11/2006	CURTIN UNIVERSITY OF TECHNOLOGY	PURCHASE PUBLICATION	-	24.95
EFT33910	16/11/2006	CUTTING EDGES REPLACEMENT PARTS	VEHICLE PARTS	-	3,240.60
EFT33911	16/11/2006	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	-	1,050.00
EFT33912	16/11/2006	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	-	83.20
EFT33913	16/11/2006	EDDIES PEST & WEED CONTROL	REMOVAL OF 2 BEE HIVES AT WELLSTEAD TRANSFER STATION	-	222.20
EFT33914	16/11/2006	ELDERS LIMITED	bags (25kg) of Eco - Prime NPK Purple	-	250.00
EFT33915	16/11/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-	4,167.27
EFT33916	16/11/2006	ALBANY CAMERA HOUSE (FAST PHOTOS)	SONY DV TAPE	-	15.90
EFT33917	16/11/2006	FOCUS CAPITAL GROUP	RICOH PHOTOCOPIERS	-	2,227.96
EFT33918	16/11/2006	FORTS VOLUNTEERS	GOLDRUSH TOURS O/NO 00012145 ARRIVING 9/1/06 TOUR GUIDE FEE	-	10.00
EFT33919	16/11/2006	ESPLANADE HOTEL FREMANTLE	ACCOMMODATION FOR STAFF/COUNCILLORS	-	645.40
EFT33920	16/11/2006	GEOFF WALDECK	WORKSHOP FACILITATION FEES FOR RECIPE FOR JAM - VAC	-	735.00
EFT33921	16/11/2006	GOAD RESOURCES PTY LTD	FREIGHT CHARGES - CUTTING EDGES	-	160.41
EFT33922	16/11/2006	ALISON GOODE	MAYORAL ALLOWANCE	-	473.70

EFT33923	16/11/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-	6,863.61
EFT33924	16/11/2006	GREAT SOUTHERN REGIONAL COLLEGE	INVOICE UNDERSTATED	-	60.00
EFT33925	16/11/2006	GREEN SKILLS INC	COPIES OF THE BOOKLET ALBANY AND THE GREAT SOUTHERN: A REGION OF DIVERSITY"	-	158.40
EFT33926	16/11/2006	GREAT SOUTHERN SAND & LANDSCAPING	Crushing of builders rubble at Hanrahan Landfill site as per quotation	-	28,253.50
EFT33927	16/11/2006	GROCCOTT TRANSPORT	CARTAGE OF GRAVEL	-	4,322.50
EFT33928	16/11/2006	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	-	105.00
EFT33929	16/11/2006	GHD PTY LTD	WILLYNG CREEK FLOOD FLOOD PLAIN MANAGEMENT PLAN	-	7,384.85
EFT33930	16/11/2006	HALLMARK EDITIONS PTY LTD	ANNUAL SUBSCRIPTION RENEWAL FOR COUNCILLOR MAGAZINE	-	330.00
EFT33931	16/11/2006	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-	3,424.21
EFT33932	16/11/2006	HARLEY SURVEY GROUP PTY LTD	CREATION AND REMOVAL OF DRAINAGE EASEMENTS OVER LOTS 512 & 513 NAMBUCCA RISE REF: IQ 050906 CoA	-	2,673.69
EFT33933	16/11/2006	HARVEY NORMAN ELECTRICS ALBANY	L.G. DVD PLAYER	-	99.00
EFT33934	16/11/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	-	715.00
EFT33935	16/11/2006	HAYNES ROBINSON	LEGAL FEES	-	980.74
EFT33937	16/11/2006	IBM AUSTRALIA LTD	MONTHLY SCHEDULE FOR IBM EXPRESS MANAGED SECURITY SERVICE FOR E-MAIL SECURITY 25/11 TO 24/12/06	-	686.40
EFT33938	16/11/2006	INSIDE AND OUT CAR CARE	MOTOR VEHICLE TO BE VACCUMED, WASHED AND POLISHED	-	88.00
EFT33939	16/11/2006	J & M ELECTRONICS	LASTER POINTER - TOWN HALL	-	34.95
EFT33940	16/11/2006	JAMMAS CAFE-SANDY TOWIE	JORDYS PROGRAM - LOLLIE BAGS	-	17.00
EFT33941	16/11/2006	LES KARSKI	RECORDING MIXING EDITING - RECIPE FOR JAM - VAC	-	1,400.00
EFT33942	16/11/2006	KEY2DESIGN	DESIGN DL POSTCARD TO ACKNOWLEDGE RECEIPT OF CORRESPONDENCE	-	1,359.60
EFT33943	16/11/2006	KLB SYSTEMS	Lenovo M52 SFF 2.8/512/80/Combo/XPP 3Yr Item Number :: 9210G2M	-	2,750.00
EFT33944	16/11/2006	WESFARMERS KLEENHEAT GAS PTY LTD	PROPANE BULK LITRES	-	27.23
EFT33945	16/11/2006	ANTHONY JOHN KLUMPP	Rates refund for assessment A26993	-	2,137.68
EFT33946	16/11/2006	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-	9,081.98
EFT33947	16/11/2006	LAWRENCE & HANSON	CANS DYMARK SPRAY AND MARK WHITE DYM40013511 6130192558	-	347.29
EFT33948	16/11/2006	LEADING EDGE HI-FI-ALBANY	1 x Power supply for Uniden DT039 charger	-	39.95
EFT33949	16/11/2006	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	-	3,631.40
EFT33950	16/11/2006	LINK ENERGY PTY LTD	FUEL PURCHASES	-	52,492.11
EFT33951	16/11/2006	BELLS LIQUOR MERCHANTS	CATERING SUPPLIES	-	437.79
EFT33952	16/11/2006	LOADTEK AUST	VEHICLE PARTS	-	136.95
EFT33953	16/11/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	-	388.90
EFT33954	16/11/2006	LOWER GREAT SOUTHERN COMMUNITY	GRANT INCOME FROM COA FOR THE UNHIDING CHOIR	-	1,200.00
EFT33955	16/11/2006	M2 TECHNOLOGY PTY LTD	M2 CUSTOMNET ON HOLD PROGRAM - QUARTERLY INVOICE	-	377.00
EFT33956	16/11/2006	MANYPEAKS GENERAL STORE	MANYPEAKS BUSHFIRE BRIG - FUEL	-	70.99

EFT#	DATE	DESCRIPTION	AMOUNT
EFT33957	16/11/2006	IAN MCLOUGHLIN	176.15
EFT33958	16/11/2006	MELBOURNE HOTEL (WA) P/L	471.00
EFT33959	16/11/2006	MERCURY TECHNOLOGIES	225.50
EFT33960	16/11/2006	MERCURY FIRE SAFETY PTY LTD	805.20
EFT33961	16/11/2006	METROOF ALBANY	139.00
EFT33962	16/11/2006	MICROELECTRONIC TECHNICAL SERVICES	25.00
EFT33963	16/11/2006	NOAH SEREN MOON	60.00
EFT33964	16/11/2006	ALBANY NEAT & TRIM LAWNS	109.00
EFT33965	16/11/2006	OKEEFE'S PAINTS	99.95
EFT33966	16/11/2006	PLASTICS PLUS	927.17
EFT33967	16/11/2006	PREMIER RETAIL MARKETING	1,663.19
EFT33968	16/11/2006	PRODESIGN LIGHTING PTY LTD	15,334.00
EFT33969	16/11/2006	RAINBOW COAST LAWNMOWING SERVICE	99.00
EFT33970	16/11/2006	ALBANY ALUMINIUM FABRICATION	636.00
EFT33971	16/11/2006	ROYAL LIFE SAVING SOCIETY AUSTRALIA	423.50
EFT33972	16/11/2006	CAFE SAILS	20.50
EFT33973	16/11/2006	UNITED TOOLS ALBANY - SANFORD	247.40
EFT33974	16/11/2006	LISA SCANLON (CARLYLES)	3,330.00
EFT33975	16/11/2006	SKILL HIRE	2,430.25
EFT33976	16/11/2006	SKYWEST AIRLINES PTY LTD	910.20
EFT33977	16/11/2006	DA SLEE & CO	16,496.00
EFT33978	16/11/2006	SOUTHERN TOOL & FASTENER CO	409.02
EFT33979	16/11/2006	SOUTHCOAST SECURITY SERVICE	7,096.55
EFT33980	16/11/2006	STATEWIDE BEARINGS	65.04
EFT33981	16/11/2006	STIRLING CONFECTIONERY PLUS	78.68
EFT33982	16/11/2006	STORM OFFICE NATIONAL	1,139.56
EFT33983	16/11/2006	SUNNY SIGN COMPANY	780.80
EFT33984	16/11/2006	ALBANY LOCK SERVICE	92.00
EFT33985	16/11/2006	ALBANY IGA	166.59
EFT33986	16/11/2006	T & C SUPPLIES	78.17
EFT33987	16/11/2006	T-QUIP	188.35
EFT33988	16/11/2006	ISS FACILITY SERVICES AUSTRALIA LTD	246.77
EFT33989	16/11/2006	TIMELESS MARKETING	586.08
EFT33990	16/11/2006	TOTAL EDEN	12.45
EFT33991	16/11/2006	TOURISM COUNCIL WESTERN AUSTRALIA	55.00

WEB SITE UPDATE & SYNERGYSOFT MEETING REIMBURSE EXPENSES

Accommodation for Project Management Course

HARDWARE SUPPLIES INCLUDING FREIGHT

DRIP TORCH, 7 PINT CAPACITY WITH EXPLOSAFE

6.5 MTR LENTHS 20mm BOX TUBE

UHF AERIAL AE4008

FLYER RUN - VAC

MOW LAWN VANCOUVER ARTS CENTRE

PAINT & PAINTING SUPPLIES

240 LITRE GREEN WHEELIE BINS WITH RED LIDS

RETAIL PRESENTATION FLIGHTS

Pacific 1k 14-35 complete

LAWN MOWING - DAY CARE CENTRE

MODIFICATIONS TO ALUMINIUM HOCKEY GOALS - ALAC

EQUIPMENT PURCHASES - ALAC

CATERING - ALAC

HARDWARE/TOOL SUPPLIES

CATERING

CASUAL STAFF

AIRFARES FOR STAFF/COUNCILLORS

VEHICLE PARTS

HARDWARE SUPPLIES

SECURITY SERVICES

VEHICLE PARTS

KIOSK SUPPLIES - TOWN HALL

STATIONERY SUPPLIES

SIGN PURCHASES

LOCKSMITH SERVICES,REPAIRS ETC

GROCERIES

HARDWARE/TOOL SUPPLIES

VEHICLE PARTS

MONTHLY CLEANING CHARGE

25 AMAZING ALBANY UNIVERSAL MICROPOLAR FLEECE JACKET WITH DETACHABLE SLEEVE (TURNS INTO A VEST) STYLE IF27 Amazing

Albany Logo Embroidered on left hand side front of jacket

POPE BRASS FLO-THRU 18MM

LEVEL ONE WA VISITOR CENTRE ACCREDITATION PROGRAM

EFT33992	16/11/2006	TRAILBLAZERS	SAFETY EQUIPMENT	422.90
EFT33993	16/11/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	1,801.00
EFT33994	16/11/2006	VALUER GENERAL'S OFFICE (DEPT OF	GRV INTERIM VALS COUNTRY	3,506.25
EFT33995	16/11/2006	VISUAL ECHO	HOME SUPPORT LINE REIMBURSEMENT	75.00
EFT33996	16/11/2006	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	341.20
EFT33997	16/11/2006	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	7,231.00
EFT33998	16/11/2006	WESTERBERG PANEL BEATERS	REMOVAL OF A LAZER FROM BARNSBY DRIVE	66.00
EFT33999	16/11/2006	LANDMARK LIMITED	BUNDLES 94CM FENCE DROPPERS S/S	2,362.49
EFT34000	16/11/2006	WESTSHRED DOCUMENT DISPOSAL	23L SHARPS CONTAINERS FOR TOWN HALL	277.20
EFT34001	16/11/2006	WIGNALLS WINES	CATERING SUPPLIES	617.26
EFT34002	16/11/2006	WILSON MACHINERY	VEHICLE PARTS	235.40
EFT34003	16/11/2006	WURTH AUSTRALIA PTY LTD	VEHICLE PARTS	40.42
EFT34004	16/11/2006	YAKKA PTY LTD	UNIFORMS	440.75
EFT34005	16/11/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	20.87
EFT34006	23/11/2006	ALBANY COMMUNITY HOSPICE	EMPLOYEE DEDUCTIONS	32.00
EFT34007	23/11/2006	AMP SUPERLEADER	Superannuation contributions	313.60
EFT34008	23/11/2006	AUSTRALIAN MANUFACTURING WORKERS	Payroll deductions	31.80
EFT34009	23/11/2006	AUSTRALIAN SERVICES UNION WA	EMPLOYEE DEDUCTIONS	2,067.00
EFT34010	23/11/2006	AUSTRALIAN SKANDIA LTD-SORS	Payroll deductions	3,076.00
EFT34011	23/11/2006	CHILD SUPPORT AGENCY	EMPLOYEE DEDUCTIONS	749.51
EFT34012	23/11/2006	HBF OF WA	EMPLOYEE DEDUCTIONS	967.00
EFT34013	23/11/2006	MLC NOMINEES PTY LTD	Superannuation contributions	193.20
EFT34014	23/11/2006	MLC NOMINEES PTY LTD	Superannuation contributions	232.10
EFT34015	23/11/2006	WALGSP	SUPERANNUATION CONTRIBUTIONS	86,842.49
EFT34016	23/11/2006	WESTSCHEME	Superannuation contributions	843.84
EFT34017	23/11/2006	AAPT LIMITED	TELEPHONE EXPENSES	1,241.24
EFT34018	23/11/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	38,380.00
EFT34019	23/11/2006	ADVERTISER PRINT	PRINTING	4,822.00
EFT34020	23/11/2006	ALBANY ADVERTISER LTD	ADVERTISING	2,934.44
EFT34021	23/11/2006	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	1,003.62
EFT34022	23/11/2006	ALBANY INDUSTRIAL SERVICES PTY LTD	EARTHMOVING WORKS & EQUIP HIRE	2,073.50
EFT34023	23/11/2006	ALBANY PRINTERS	Printing of time sheet books as requested	2,525.00
EFT34024	23/11/2006	ALBANY FARM TREE NURSERY	assorted tubes	33.00
EFT34025	23/11/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	1,048.51
EFT34026	23/11/2006	ALBANY SWEEP CLEAN	Sweep Frenchman Bay Cycleway	704.00
EFT34027	23/11/2006	ALBANY PEST & WEED CONTROL	TREATMENT OF BEES - TOWN HALL	90.00
EFT34028	23/11/2006	ALBANY AGRICULTURAL SOCIETY INC	Passes for staff and volunteers to person display at the Albany Show	80.00
EFT34029	23/11/2006	ALBANY COMMUNITY RADIO INC.	RETICULATION	440.00

EFT34030	23/11/2006	TRICOAST CIVIL	EARTHMOVING WORKS & EQUIP HIRE	-	5,269.55
EFT34031	23/11/2006	ALBANY REFRIGERATION	QUARTERLY MAINTENANCE	-	1,402.50
EFT34032	23/11/2006	ALBANY AUTO 1	VEHICLE PARTS	-	63.95
EFT34033	23/11/2006	ALBOX AUSTRALIA PTY LTD	PHOTO BOX & FILE TRAY IN GREY - LIBRARY	-	79.78
EFT34034	23/11/2006	ALBANY PLUMBING AND BATHROOM	PLUMBING SUPPLIES	-	155.39
EFT34035	23/11/2006	ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	-	962.30
EFT34036	23/11/2006	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-	87.28
EFT34037	23/11/2006	ALBANY CITY CLEANERS	WINDOW CLEANING	-	1,872.50
EFT34038	23/11/2006	ALBANY SPRINT KART CLUB INC	Rates refund for assessment A171336	-	703.18
EFT34039	23/11/2006	ALBANY INSULATION	WHIRLY BIRDS	-	92.50
EFT34040	23/11/2006	ALINTA	GAS USAGE CHARGES	-	2,427.00
EFT34041	23/11/2006	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	-	1,886.37
EFT34042	23/11/2006	AMITY REFRIGERATION AIRCONDITIONING	Panasonic reverse cycle wall hung split inverter CS/CU- E15FKR	-	2,100.00
EFT34043	23/11/2006	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS	-	718.68
EFT34044	23/11/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	-	2,801.00
EFT34045	23/11/2006	AUSTENITIC STEEL PRODUCTS	MANUFACTURE JETTY BOLTS AND SUPPLY ROUND BAR	-	816.08
EFT34046	23/11/2006	AV TRUCK SERVICES PTY LTD	VEHICLE PARTS	-	53.50
EFT34047	23/11/2006	MA & ES & GA BAIL (BAIL WATER TRUCK	METRES COMPACTION SAND	-	396.00
EFT34048	23/11/2006	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	-	4,600.00
EFT34049	23/11/2006	BEECREATIVE MARKETING	amazing albany template & changes	-	247.50
EFT34050	23/11/2006	BENCHMARK DEBTOR FINANCE PTY LTD	Traffic Control	-	10,825.06
EFT34051	23/11/2006	BERTOLA HIRE SERVICES ALBANY PTY	EQUIPMENT HIRE	-	132.82
EFT34052	23/11/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-	4,500.26
EFT34053	23/11/2006	ALBANY BITUMEN SPRAYING	Reconstruct 18 crossovers from footpath to kerbing, then to hotmix	-	9,121.75
EFT34054	23/11/2006	BLUE MANNA AUDIO ENGINEERING	RECORDING JAM CONCERT - VAC	-	1,400.00
EFT34055	23/11/2006	BRAINSTORM TECHNOLOGY	HP Laserjet 1020	-	215.00
EFT34056	23/11/2006	BROCKS	GOODS - AVC	-	28.44
EFT34057	23/11/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-	692.48
EFT34058	23/11/2006	ALBANY BUSINESS TELEPHONES	REPAIRS TO TELEPHONES - TOWN H ALL	-	137.50
EFT34059	23/11/2006	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	-	899.00
EFT34060	23/11/2006	CAPE BYRON IMPORTS	GOODS - ALAC	-	863.49
EFT34061	23/11/2006	CHRIS O'KEEFE CONSTRUCTION COST	COSTING ADVICE - PROPOSED EARL STREET UNIT DEVELOPMENT	-	198.00
EFT34062	23/11/2006	THE ARTISTS CHRONICLE	DISPLAY AD BLACK & WHITE	-	286.00
EFT34063	23/11/2006	CITY OF ALBANY BAND INC	INCOME FROM BOX OFFICE - MOVIE MADNESS	-	2,916.29
EFT34064	23/11/2006	COCKLES PTY LTD	POWER - NEIGHBOURHOOD WATCH	-	15.60
EFT34065	23/11/2006	COLES SUPERMARKETS AUST PTY LTD	GOODS DAY CARE CENTRE	-	982.07
EFT34066	23/11/2006	CONTACT METAL INDUSTRIES	Manufacturer Trailer as specified	-	5,463.00
EFT34067	23/11/2006	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	-	1,762.24

EFT34068	23/11/2006	COURIER AUSTRALIA	FREIGHT FEES	872.01
EFT34069	23/11/2006	COVENTRYS	VEHICLE PARTS	377.24
EFT34070	23/11/2006	DEEP WOODS SURVEYS (WA) PTY LTD	Anthropologist for monitoring excavation works at York St Admin Site	4,898.50
EFT34071	23/11/2006	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	409.00
EFT34072	23/11/2006	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	1,321.30
EFT34073	23/11/2006	JOHN DEVEREUX	TRAVEL EXPENSES	126.09
EFT34074	23/11/2006	DNR GROUP P/L & HORTUS AUSTRALIA	TRAINEESHIP	6,750.00
EFT34075	23/11/2006	DORALANE PASTRIES	AFTERNOON TEA FOR IPWEA CONFERENCE	29.70
EFT34076	23/11/2006	AEROTECH MANAGEMENT PTY LTD	AIRPORT:CONT	5,604.71
EFT34077	23/11/2006	ELDERS LIMITED	40kg bags of Gypsum	129.00
EFT34078	23/11/2006	ELLEKER GENERAL STORE	FUEL PURCHASES	77.05
EFT34079	23/11/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	3,507.73
EFT34080	23/11/2006	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	4,166.80
EFT34081	23/11/2006	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	541.20
EFT34082	23/11/2006	FARMERS CENTRE (1978) PTY LTD	TRACTOR REPAIRS	449.55
EFT34083	23/11/2006	ALBANY CAMERA HOUSE (FAST PHOTOS)	Photography Stirrings, Mid Beach & Cyclists plus DVD Burn for Tourism Promotion	995.00
EFT34084	23/11/2006	ALBANY FIREBREAK AND SLASHING CO.	Hours hire of rotary hoe	429.00
EFT34085	23/11/2006	TAMMY FLETT	REIMBURSEMENT CONFERENCE EXPENSES	189.70
EFT34086	23/11/2006	FORPARK AUSTRALIA	Please supply 4 Double A-Frame swing sets (SW20)	5,291.00
EFT34087	23/11/2006	GREAT SOUTHERN REGIONAL COLLEGE	TAFE FEES: SAFETY AWARENESS TRAINING - RHYS ANTHONY	10.00
EFT34088	23/11/2006	SOUTHERN BLADE WORKS	SHARPENING SAWS AND PLANER KNIVES	65.90
EFT34089	23/11/2006	GREAT SOUTHERN SAND & LANDSCAPING	Crushing of builders rubble at Hanrahan Landfill site as per quotation	34,689.20
EFT34090	23/11/2006	GREAT SOUTHERN PACKAGING SUPPLIES	HANCARE, SLIMLINE SHEETS, TOWELS	775.01
EFT34091	23/11/2006	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	12.00
EFT34092	23/11/2006	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	1,459.20
EFT34093	23/11/2006	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	237.60
EFT34094	23/11/2006	RJ & HM HEDDERWICK, W & EA HARLEY	Rates refund for assessment A196295	252.12
EFT34095	23/11/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	3,285.00
EFT34096	23/11/2006	DAVID HEAVER ARCHITECTS P/L	VAC-ARCHITECTURAL SERVICES DOC-THE MORGUE	16,335.00
EFT34097	23/11/2006	HOLIDAY INN CITY CENTRE	ACCOMMODATION - STEWART GARTLAND	150.00
EFT34098	23/11/2006	HOUSING INDUSTRY ASSOCIATION	Safety Awareness Training - Les Hewer	120.00
EFT34099	23/11/2006	JACK THE CHIPPER	Western Power Pruning	10,898.25
EFT34100	23/11/2006	JOHN KINNEAR & ASSOCIATES	Volume Survey of Marbellup Gravel Pit	742.50
EFT34101	23/11/2006	KANDOO WINDSCREENS	WINDSCREEN REPAIRS	55.00
EFT34102	23/11/2006	KEVREK (AUSTRALIA) PTY LTD	Purchase of Kevrek 1000S Crane as per email quote	9,361.00
EFT34103	23/11/2006	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	7,855.61
EFT34104	23/11/2006	KRYSTA GUILLE	REIMBURSE EXPENSES - TOURISM SUMMIT AND TOURISM AWARDS	388.55

EFT34105	23/11/2006	LA & DJ FREEGARD	GRINDING OF STUMPS	578.00
EFT34106	23/11/2006	LAWRENCE & HANSON	GARDENING SUPPLIES	233.31
EFT34107	23/11/2006	DEBRA LEIGH	REIMBURSE UNIFORMS	64.50
EFT34108	23/11/2006	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	221.55
EFT34109	23/11/2006	ALBANY LIQUID WASTE	PUMP OUT JETTY TOILETS 31/5 TO 25/10/06	3,885.20
EFT34110	23/11/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	80.00
EFT34111	23/11/2006	MACDONALD JOHNSTON ENGINEERING	VEHICLE PARTS	2,387.00
EFT34112	23/11/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	17,293.20
EFT34113	23/11/2006	MANAGEMENT TECHNOLOGY SOLUTIONS	OLPS PROJECT - COMMUNITY WORKSHOPS	945.65
EFT34114	23/11/2006	MERLE ANNE FLORIST	FLOWERS	30.00
EFT34115	23/11/2006	METROOF ALBANY	SUPPLY & DELIVER GALVANISED PIPES EXTRA LIGHT 50NB 7.2 LOCAL	1,235.85
EFT34116	23/11/2006	MINTER ELLISON LAWYERS	LEGAL COSTS	1,572.40
EFT34117	23/11/2006	ROBBIE MONCK	REIMBURSE GIS SEMINAR/DRAINAGE ASSETS SEMINAR EXPENSES	89.50
EFT34118	23/11/2006	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	640.19
EFT34119	23/11/2006	NIKANA CONTRACTING PTY LTD	REMOVAL OF RUBBISH BOAT HARBOUR SKIP BINS	495.00
EFT34120	23/11/2006	NORTH ROAD PHARMACY	TWINRIX VACCINE (HEP A AND B) FOR GREG DAVIS	62.50
EFT34121	23/11/2006	OUTDOOR WORLD ALBANY	Repairs to safety gate-Eyres Park	60.00
EFT34122	23/11/2006	PAGEMASTER AUSTRALIA PTY LTD	PHOTOCOPIER CHARGES - VISITORS CENTRE	388.85
EFT34123	23/11/2006	PALMER & RAYNER EARTHMOVING PTY LTD	Supply 8 trucks of 100mm rubble and excavator plus 2 traffic controllers with signage to stabilise batter of drain on Lower Denmark Rd	6,949.20
EFT34124	23/11/2006	PERTH EXPOHIRE	perth expo hire furniture: chairs x 2, table, lockable cabinet, coffee table	914.38
EFT34125	23/11/2006	RADIOWEST BROADCASTERS PTY LTD	soft radio campaign from Aug - Nov	297.00
EFT34126	23/11/2006	READING TIME	SUBSCRIPTION	44.00
EFT34127	23/11/2006	RECHARGE-IT	REPAIRS/SERVICING CARTRIDGES - DAY CARE CENTRE	133.10
EFT34128	23/11/2006	REDMAN SOLUTIONS PTY LTD	13 x Trapeze Desktop Software	11,211.20
EFT34129	23/11/2006	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	36.65
EFT34130	23/11/2006	LISA SCANLON (CARLYLES)	CATERING	799.05
EFT34131	23/11/2006	JE BARKOVIC & JS SCHUH	2006 City of Albany Community Scorecard Survey-Database & Report update	2,392.52
EFT34132	23/11/2006	SERENITY PARK	DISPOSAL OF DOGS	250.00
EFT34133	23/11/2006	G & L SHEETMETAL	MAKE DOOR IN BOTTOM OF MONEY BOX WITH KEYLOCK, CHROME HANDLE	151.80
EFT34134	23/11/2006	SITE WARE DIRECT	UNIFORMS	58.08
EFT34135	23/11/2006	SKYWEST AIRLINES PTY LTD	AIRFARES FOR STAFF/COUNCILLORS	1,603.54
EFT34136	23/11/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	236.35
EFT34137	23/11/2006	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	20.68
EFT34138	23/11/2006	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	352.00
EFT34139	23/11/2006	SPEEDO AUSTRALIA PTY LTD	GOODS - ALAC	1,454.20
EFT34140	23/11/2006	STATEWIDE BEARINGS	VEHICLE PARTS	240.06

EFT34141	23/11/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	193.86
EFT34142	23/11/2006	SUGGS TIMBER MACHINING	TIMBER SUPPLIES	66.00
EFT34143	23/11/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	368.45
EFT34144	23/11/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	252.90
EFT34145	23/11/2006	BARBARA TEMPERTON	SPRUNG WRITERS FESTIVAL 2006	200.00
EFT34146	23/11/2006	ISS FACILITY SERVICES AUSTRALIA LTD	MONTHLY CLEANING CHARGE	12,757.03
EFT34147	23/11/2006	TOYWORLD ALBANY	GOODS - ALAC	16.49
EFT34148	23/11/2006	TRAILBLAZERS	SAFETY EQUIPMENT	517.75
EFT34149	23/11/2006	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	10.23
EFT34150	23/11/2006	WESTERN AUSTRALIAN TREASURY	LOAN REPAYMENT -	173,039.52
EFT34151	23/11/2006	TRUCKLINE	VEHICLE PARTS	19.31
EFT34152	23/11/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	33.00
EFT34153	23/11/2006	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	14,262.86
EFT34154	23/11/2006	VALENTINO'S FLORISTS	FLOWERS FOR KATRINA & JOHN HOLMES	110.00
EFT34155	23/11/2006	WCP PLAZA (ALBANY) PTY LTD	Rates refund for assessment A89428	26,538.01
EFT34156	23/11/2006	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	1,236.60
EFT34157	23/11/2006	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	13,069.33
EFT34158	23/11/2006	WESTSHRED DOCUMENT DISPOSAL	SUPPLY, SERVICE & SHRED DOCUMENTS	112.20
EFT34159	23/11/2006	WOOD & GRIEVE PTY LTD	DESIGN FOR DRAINAGE WORKS TO BE DONE, LOT 133 MCLEOD ST	522.50
EFT34160	23/11/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	182.75
EFT34161	23/11/2006	CONNELL SUPERANNUATION FUND	Superannuation contributions	165.30
EFT34162	30/11/2006	A1 SANDBLASTING	7 BAGS OF GARNET	121.00
EFT34163	30/11/2006	ALBANY ADVERTISER LTD	ADVERTISING	2,751.30
EFT34164	30/11/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	46.38
EFT34165	30/11/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	454.55
EFT34166	30/11/2006	ALBANY INDOOR PLANT HIRE & SALES	INDOOR PLANT HIRE	596.90
EFT34167	30/11/2006	ALBANY POWDER COATERS	SURFIMIST, TABLE LEGS, HAWTHORN GREEN, BUS SHELTER	236.50
EFT34168	30/11/2006	COASTAL CRANES ALBANY	Hire of 18t Crane to unload concrete pipes at Mead Road	143.00
EFT34169	30/11/2006	ALBANY AGRICULTURAL SOCIETY INC	BALANCE OF PAYMENT MADE 31/10/06 FOR HIRE OF CENTENNIAL HALL & ATTACHED TEAROOMS	40.00
EFT34170	30/11/2006	REDLION BUS & COACH	DRY HIRE OF SMALL COASTER BUS FOR 1 DAY - 20 NOVEMBER 2006	312.70
EFT34171	30/11/2006	ALBANY CHORAL SOCIETY INC	BOX OFFICE - FANTASIA ON CHRISTMAS	573.22
EFT34172	30/11/2006	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	19.20
EFT34173	30/11/2006	ALBANY PSYCHOLOGICAL SERVICES	CONSULTATION SERVICES	285.00
EFT34174	30/11/2006	ALL EVENTS PROSOUND HIRE	HIRE OF LUMEN LCD PROJECTOR FOR VAC	150.00
EFT34175	30/11/2006	ALLGROW LANDSCAPING	MAINT LAWNS/GDNS LOTT HOUSE	478.50
EFT34176	30/11/2006	AMANDA FAY COMMUNICATIONS	PUBLIC RELATIONS SERVICES	880.00
EFT34177	30/11/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	2,796.80

EFT34178	30/11/2006	AUSSIE DRAWCARDS PTY LTD	PREM METRO SERVICE DECEMBER 2006	-	424.17
EFT34179	30/11/2006	AUSTENITIC STEEL PRODUCTS	FLAT BAR	-	216.06
EFT34180	30/11/2006	MA & ES & GA BAIL (BAIL WATER TRUCK	metres of compaction sand	-	847.00
EFT34181	30/11/2006	BENCHMARK DEBTOR FINANCE PTY LTD	Traffic Control	-	29,093.23
EFT34182	30/11/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-	94.01
EFT34183	30/11/2006	ALBANY BITUMEN SPRAYING	Re-construct hotmix crossover at 203 Middleton Road, Albany	-	605.00
EFT34184	30/11/2006	KEVIN BLYTH	REIMBURSE MOBILE PHONE COSTS	-	18.98
EFT34185	30/11/2006	ALBANY BOBCAT SERVICES	remove tree loppings from emu pt & foundation pk	-	654.50
EFT34186	30/11/2006	TRISSET BOSS BUSINESS FORMS	2000 CHEQUES PRINTED	-	660.00
EFT34187	30/11/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-	468.76
EFT34188	30/11/2006	HOLIDAY INN BURSWOOD	ACCOMMODATION FOR KRYSTA GUILLE	-	209.00
EFT34189	30/11/2006	WALKERS CANDY CO	CANDY SUPPLIES FOR UPCOMING EVENTS	-	64.91
EFT34190	30/11/2006	CITY OF PERTH	LOST/DAMAGED BOOKS - LIB	-	14.30
EFT34191	30/11/2006	COMMANDER AUSTRALIA LIMITED	CONTRACT - TOWN HALL	-	150.02
EFT34192	30/11/2006	CONTACT METAL INDUSTRIES	Repairs to mower trailer	-	935.00
EFT34193	30/11/2006	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	-	116.69
EFT34194	30/11/2006	KAREN COUPER	TRAVEL EXPENSES	-	171.00
EFT34195	30/11/2006	COVENTRYS	VEHICLE PARTS	-	530.56
EFT34196	30/11/2006	CROWNE PLAZA PERTH	ACCOMMODATION FOR STAFF/COUNCILLORS	-	2,198.00
EFT34197	30/11/2006	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	-	1,196.11
EFT34198	30/11/2006	DAVE MANN	BOX OFFICE - DAVE MANN COLLECTIVE	-	844.67
EFT34199	30/11/2006	DEPARTMENT OF HOUSING AND WORKS	PROJECT MANAGEMENT	-	83.60
EFT34200	30/11/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-	5,315.67
EFT34201	30/11/2006	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	-	588.50
EFT34202	30/11/2006	TAMMY FLETT	TRAINING EXPENSES - NETWORK	-	138.85
EFT34203	30/11/2006	GALLERY 500	TOP TOURIST TOWN AWARD	-	124.83
EFT34204	30/11/2006	GEOSPATIAL INFORMATION &	REGISTRATION FOR 2006 GITA PERTH SEMINAR FOR R MONCK	-	255.00
EFT34205	30/11/2006	BILL GIBBS EXCAVATIONS	EARTHMOVING WORKS & EQUIP HIRE	-	12,661.55
EFT34206	30/11/2006	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	-	398.79
EFT34207	30/11/2006	THE GRAPHIC DESIGN GROUP	Complete and deliver classical City Crest artwork.	-	1,100.00
EFT34208	30/11/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-	6,835.61
EFT34209	30/11/2006	GREAT SOUTHERN REGIONAL COLLEGE	Elevated Work Platform - Mick Rogers 07/08 November	-	1,220.00
EFT34210	30/11/2006	GREAT SOUTHERN SAFETY	PROVISION OF OSH CONSULTING FOR OCTOBER 2006	-	484.00
EFT34211	30/11/2006	GROCCOTT TRANSPORT	CARTAGE OF GRAVEL	-	2,280.00
EFT34212	30/11/2006	GSM AUTOMOTIVE ELECTRICAL	Supply and fit inverter/RCD box.	-	1,666.60
EFT34213	30/11/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	-	660.00
EFT34214	30/11/2006	HIT PRODUCTIONS	ACCOMMODATION FOR CAST/CREW FOR THE GIN GAME	-	384.00
EFT34215	30/11/2006	HOTEL GRAND CHANCELLOR PERTH	ACCOMMODATION FOR STAFF/COUNCILLORS	-	870.45

EFT34216	30/11/2006	INSTITUTE OF PUBLIC WORKS	ATTENDANCE FOR EDWS TO IPWEA ANNUAL COUNTRY MEETING.	423.50
EFT34217	30/11/2006	MARK JORDAN	REIMBURSE DSR CONFERENCE EXPENSES - PERTH	76.54
EFT34218	30/11/2006	JUST A CALL DELIVERIES	INTERNAL MAIL	763.40
EFT34219	30/11/2006	GLENDA KLAVER	UNIFORM SUBSIDY 06/07 YEAR	74.50
EFT34220	30/11/2006	KLB SYSTEMS	Item - 9210G2M Lenovo M52 SFF PD 2.8/512/80 COMBO/XPP/3YR	5,907.00
EFT34221	30/11/2006	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	4,720.84
EFT34222	30/11/2006	LAWRENCE & HANSON	SAFETY EQUIPMENT	432.74
EFT34223	30/11/2006	ALBANY LIGHT OPERA & THEATRE	BOX OFFICE - PUSS IN BOOTS	6,569.45
EFT34224	30/11/2006	BELLS LIQUOR MERCHANTS	VAC CATERING	341.64
EFT34225	30/11/2006	LOADTEK AUST	REPAIRS PLANT/EQUIPMENT INCLUDING TRAVELLING	509.58
EFT34226	30/11/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	1,696.00
EFT34227	30/11/2006	ALBANY PARTY HIRE & TEMPTATIONS	WEEK'S HIRE OF FOUR TABLES AND TEN CHAIRS	196.00
EFT34228	30/11/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	509.92
EFT34229	30/11/2006	MARGUERITE PEPPER PRODUCTIONS PTY	MARGUERITE PEPPER PRODUCTIONS	1,265.00
EFT34230	30/11/2006	MICROELECTRONIC TECHNICAL SERVICES	ROUTINE MAINTENANCE FIRE RADIO /PA FIRE TENDER YOUGS 2.4R	110.00
EFT34231	30/11/2006	THE MONTHLY	SUBSCRIPTION	44.95
EFT34232	30/11/2006	MOSTLY LOCAL PHOTOGRAPHY	UNFRAMED PANORAMIC PHOTOGRAPH OF THE HAMERSLEY RANGES	176.00
EFT34233	30/11/2006	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	550.00
EFT34234	30/11/2006	MUSEUMS AUSTRALIA	MEMBERSHIP PAYMENT - 2 ORG 5 - LESS STAFF	165.00
EFT34235	30/11/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	28.08
EFT34236	30/11/2006	OPUS INTERNATIONAL CONSULTANTS LTD	Revised Estimate Parker Brook Catchment Flood Management Plan	26,145.41
EFT34237	30/11/2006	PALMER & RAYNER EARTHMOVING PTY	CUBIC METRES WIN, CRUSH & STOCKPILE GRAVEL TO -100mm	110,788.66
EFT34238	30/11/2006	PETER GRAHAM AND CO LTD	lifter fert	98.05
EFT34239	30/11/2006	QUIK CORP (AUST) PTY LTD	2 aerial springs, 2 white aerials, and freight. 1 Base of aerial black	168.03
EFT34240	30/11/2006	REED CONSTRUCTION DATA	WA BUILDING COST GUIDE - 1 INCLUDING POSTAGE	341.00
EFT34241	30/11/2006	ELIZABETH RICHARDS PTY. LTD.	Storage boxes & musical instruments as per attached	76.80
EFT34242	30/11/2006	SAMANTHA RICHARDSON-NEWTON	REIMBURSE EXPENSES - NETWORK TRAINING	94.20
EFT34243	30/11/2006	SOUTHERN ROADS SERVICES	120mm Medium Line	2,167.46
EFT34244	30/11/2006	G & L SHEETMETAL	SHEETMETAL SUPPLIES	770.00
EFT34245	30/11/2006	SIGNS PLUS	Name badge for Sharon Verheyden	35.20
EFT34246	30/11/2006	SKILL HIRE	CASUAL STAFF	941.38
EFT34247	30/11/2006	SKYWEST AIRLINES PTY LTD	Airfare for Chris Grogan (Worklife Balance Seminar)	461.40
EFT34248	30/11/2006	SLATER-GARTRELL SPORTS	SPORTING EQUIPMENT	247.50
EFT34249	30/11/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	182.60
EFT34250	30/11/2006	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	85.62
EFT34251	30/11/2006	SOUTHERN FENCING	Supply & install compound fence at Mercer Road Depot as per Quote 957	2,112.00
EFT34252	30/11/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	123.76
EFT34253	30/11/2006	STAGECRAFT PTY LTD	SUPERFEL AND CINEFOIL - TOWN HALL	164.23

EFT34254	30/11/2006	STIRLING FREIGHT EXPRESS	FREIGHT FOR KRONKUP DRUMMUSTER COMPOUND	-	385.78
EFT34255	30/11/2006	ST JOHN AMBULANCE AUSTRALIA	SENIOR FIRST AID - ARNOLD	-	200.00
EFT34256	30/11/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-	397.58
EFT34257	30/11/2006	SUNNY SIGN COMPANY	SIGN PURCHASES	-	85.80
EFT34258	30/11/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	-	166.25
EFT34259	30/11/2006	ALBANY IGA	GROCERIES	-	1,338.22
EFT34260	30/11/2006	SYRINX ENVIRONMENTAL PTY LTD	CONSULTANCY SERVICES PROVIDED	-	2,457.58
EFT34261	30/11/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-	412.51
EFT34262	30/11/2006	T-QUIP	BELT FAN	-	92.45
EFT34263	30/11/2006	TELSTRA LICENSED SHOP ALBANY	Polycom Wireless Sound Station 2W For the Margaret Coates Boardroom	-	2,289.00
EFT34264	30/11/2006	TEMPLAR DISTRIBUTION	WA ADMIN, WA STORAGE, WA FREIGHT, WA DISTRIBUTION	-	671.43
EFT34265	30/11/2006	THE ARTISTS FOUNDATION OF WESTERN	CONTRIBUTION TO PHOTODOUMENTATION WORKSHOP 23/11/06	-	440.00
EFT34266	30/11/2006	THRIFTY CAR RENTAL	VEHICLE HIRE	-	227.96
EFT34267	30/11/2006	TICKETS.COM	DATABOX SUPPORT	-	93.98
EFT34268	30/11/2006	TOTAL EDEN	GARDENING GOODS	-	3,432.90
EFT34269	30/11/2006	TRADE TRAVEL	MEMBERSHIP TRADE TRAVEL NETWORK OF ACCOMMODATION AND ATTRACTIONS	-	2,750.00
EFT34270	30/11/2006	TROPICAL SHADE N SAILS	DISMANTLE, STORE AND RE-ERECT SHADE SAILS OVER PLAYGROUND	-	247.50
EFT34271	30/11/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-	2,755.00
EFT34272	30/11/2006	VICTORIAN ASSOCIATION OF	OYBS - TOWN HALL	-	232.00
EFT34273	30/11/2006	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	-	740.63
EFT34274	30/11/2006	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-	72.11
EFT34275	30/11/2006	WESTERN AUSTRALIAN LOCAL	ADVERTISING - WEST AUSTRALIAN	-	8,269.12
EFT34276	30/11/2006	LANDMARK LIMITED	STARPICKET FOR SHOW GROUND 1650mm	-	86.35
EFT34277	30/11/2006	WHYATT, PETER & CHRISTINE	XOVER SUBSIDY	-	223.33
EFT34278	30/11/2006	WREN OIL	FILTERS - FILTER DRUM - 205 LITRES DRUM	-	88.00
EFT34279	30/11/2006	YAKKA PTY LTD	UNIFORMS	-	80.79
EFT34280	30/11/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-	23.24
			TOTAL	-	1,581,169.72



**Minutes of the Seniors Advisory Committee
Margaret Coates Boardroom, 102 North Road, Albany
Thursday November 16, 2006**

1.0 Meeting commenced at 10.00am.

Attendance:

Mayor Alison Goode, Chairperson
City of Albany Community Development Manager - Mark Weller
City of Albany Community Development Officer Seniors - Samantha Richardson-Newton
Assn of Independent Retirees - Janet St Jack
Over 50's Recreation Assn - Ray Crocker
Albany Sub Branch RSL - Digger Cleak
General Community - Kim Buttfield
General Community - Jennie Grieve
COTA National Seniors Assn - Cyril Skinner
Seniors Community - Middy Dumper
Seniors Community - John Beamon

Guests of Committee:

Sonia Lance Project Officer In Focus Project

2.0 APOLOGIES

Meals on Wheels/Seniors Citizens Assn - Nancy Millard
Breaksea Ladies Probus Club - Heather Gillmore

3.0 DISCLOSURE OF INTEREST

Nil

4.0 CONFIRMATION OF MINUTES

Motion

That the minutes of the meetings held on April 20, 2006 be confirmed as a true and accurate record of proceedings.

Moved: Ray Crocker

Seconded: Kim Buttfield

Carried

5.0 BUSINESS ARISING

Nil

6.0 CORRESPONDENCE

Nil

7.0 GENERAL BUSINESS

7.1 Committee Introductions

General committee introductions - the exercise highlighted the wide skills, experiences and diverse interests of the committee.

The committee discussed meeting times and Terms of Reference. It was decided to revisit the Terms of Reference at the next meeting

Action: Discuss and update the committee's Terms of Reference at the next meeting.
Current Terms of Reference attached

7.2 Resignation From Seniors Advisory Committee – Cyril Skinner

Cyril advised the committee that he would be resigning from the position of National Seniors Association representative on the Committee. The National Seniors Association nominated Mrs. Margaret James as the new representative.

7.3 Resignation From Seniors Advisory Committee – Kim Buttfield

Kim advised the committee that she would be resigning from the position of General Community representative on the Committee. Kim has identified Bree Forsyth the new chair (2007) for the Seniors Interest Group as a possible representative.

7.4 Seniors Advisory Committee Vacancies (2)

Two vacancies have been identified. **Action:** Current committee members to consider and identify possible potential committee members for the next meeting

7.5 Albany Traffic Management Issues

Sam R-N presented the progress report from Damian Morgan's City Asset Team. There was general discussion by the group on the issues. Sam raised the idea of the group working with the City's different teams and on projects identified by the City of Albany to provide advice and assist with achieving the city's goals.

Feedback:

John Beamon thanked and complimented the Asset Team on the bays outside the Justice Complex – the ramps are excellent and are well used.

Kim Buttfield requested that the disabled parking bay on Grey Street West out the front of the Health Offices stay in that position as it is still heavily used.

Action:

1. Sam RN to pass Kim's request onto Damian.
2. Everyone to review the document and provide further feedback at the next meeting.

7.6 ALAC Seniors Card Holder Concession

Sam R-N advised the group that council rejected the introduction of a discount to ALAC for senior's cardholder through the reintroduction of the spectator fee. The committee discussed the importance of concessions for seniors to the ALAC and the link to active ageing. Some ideas raised/discussed by the group included off peak discounts. Discussions took on a broader context and the committee decided to explore concessions for seniors in Albany more thoroughly.

Outcome: To identify and prioritize council concessions for seniors with the intention of identifying options and possible solutions to present to ALAC and council.

Action:

1. Sam RN to develop a draft plan to assist with identifying options and possible solutions.
2. Middy will research concessions offered by other councils for aquatic leisure centers
3. Kim has information on other council services which she will bring
4. Everyone to bring along information they have on concessions in Albany.

7.7 2007 Seniors Expo

The timeline for the event was tabled. Middy Dumper, Ray Crocker, John Beamon, Sonia Lance, Digger Cleak and Kim Buttfield (till Dec 06) indicated their willingness to join the Seniors Expo Working Group.

Action:

First meeting Thursday November 30, 10-12 noon in the William Finlay Function Room, 102 North Road.

7.8 Seniors Information Directory and Seniors Recreation Directory

The Seniors Information Directory is being currently updated (Sam R-N). This will be a yearly update.

Council is developing a new website which will have a seniors page. Both directories will be available on the new website.

7.9 Other General Business

1. In Focus Project: A report from Sonia Lance was presented to the group. Please see attached report for the project outcomes.
2. Removal of Directional Signage (Jennie Grieve): Blue signs that do not conform to the signage and tourist policy have been removed by the City of Albany. The signs provided direction to community facilities and Jennie is concerned that it will be difficult for community members to find the Aged Care Facilities. Jenny raised the issue on behalf of other aged health services and is asking the committee for a letter of support requesting the council to reconsider the directional signage to aged health services. The committee discussed the issue and moved to support Jenny.

Motion: Committee writes a letter of support to reinstate the directional signs to the tertiary health and aged care services. Including Bethel Hostel, Gwen Hardy Lodge, Glen Craig Village, Annie Bryson, Silver Chain, Clarence Estate and Lions Community Care Center.

Action: Sam R-N to write letter on behalf of the Seniors Advisory Committee.

8.0 NEXT MEETING

Thursday 10.30-12.30 noon, December 21, 2006 in the Margaret Coates Boardroom

9.0 CLOSURE

With no further business to discuss the meeting was closed at 12.00noon

Short Report

Name:	City of Albany Seniors Week 2006 Photographic Collection 'Seniors In Focus'
Goal:	The promotion of positive ageing and recognition of the valuable contribution seniors make in our community
Objectives:	Promotion of positive ageing messages. Acknowledgment and celebration of contribution seniors make in our community. Collection of positive photographic images.
Target Groups:	Seniors within the City of Albany Seniors Groups within the City of Albany Broader City of Albany community
Project Brief	The City of Albany Seniors Week Photographic Collection encouraged seniors and seniors groups to take photos, using disposable camera's during a four week period leading up to Seniors Week 23-27 October capturing positive images of seniors in Albany. Each group nominated 5 photo's for a photographic display, during Seniors Week at Senior Citizens Centre and after at City of Albany Library.
Title/Themes	Seniors in Focus 3 Categories ➤ Through the eyes of a senior ➤ Linking across generations ➤ Contributing to our community
Working Party	Mark Weller - Community Development Officer, City of Albany Trish Travers, Kim Buttfield - Great Southern Population Health John Beamon, Ray Crocker - Seniors Advisory Committee Sonia Lance - Great Southern TAFE
Results	50 groups invited to be involved with 30 seniors groups taking up offer of disposable cameras (with some groups using more than the allotted 2 cameras). 135 photo's were displayed. 59 'viewers choice' slips returned (all from Senior Citizen Centre). Winner of 'viewers choice' Digital Camera - National Seniors. Four media commendations to Annie Bryson McKeown Lodge, National Seniors and two awarded to Bodycare. Winners notified by mail and phone and asked to collect prizes from GS Population Health.

<p>What worked well</p>	<p>Participation rate - number of groups participating and number of photos taken with good compositions</p> <p>Pulled together in short time frame.</p> <p>Good use of contacts in the community.</p> <p>Use of a 'project officer' - Sonia Lance Cert IV in Aged Care.</p> <p>Good venues - Senior Citizen Centre and extended viewing in the Library.</p> <p>Recognition of individuals and groups through 'spot prizes' and media awards.</p> <p>Pooling of resources (time, Prizes and funding).</p> <p>The promotion of ABC - Mentally Healthy promotion.</p> <p>Guest speaker at the launch - spoke from self experience</p> <p>Built on last years project.</p>
<p>What could have been better</p>	<p>More lead up time (3-4 months).</p> <p>Engage schools with earlier promotion of project (early in Term 3).</p> <p>Cameras ready earlier to groups (4-6 weeks).</p> <p>Additional funding (eg. ABC Healthway).</p> <p>Other ways to attract people to the launch ie. Personal invites.</p>
<p>What was learnt</p>	<p>To keep the project on a simple level - non-professional/fun - to have a go.</p> <p>Keep exhibition and launch at the same venue.</p> <p>To encourage strong support from community groups and have (keep) strong volunteer support from within the community.</p>
<p>Follow Up Actions</p>	<p>Negatives of photos to be returned to organisations.</p> <p>Follow up with any media for winners (with City of Albany).</p> <p>Exhibition photos to remain with City of Albany.</p> <p>Report to the Seniors Advisory Committee.</p>
<p>Recommendation</p>	<p>Extend the display to "Off The Wall" in Seniors Week 2007 - also display 2006 entrants before event.</p> <p>Also in Volunteers week/VAC and Seniors Expo 2007.</p> <p>Pre or Post Photographic course could be offered to create interest/improve skills - Possible funding opportunities to assist.</p> <p>Investigate ABC Healthways sponsorship (\$5000).</p> <p>Media prizes top be awarded at launch - also spot prizes to e awarded at launch - to encourage greater participation.</p>
<p>Prepared By</p>	<p>Sonia Lance - Great Southern TAFE - Cert IV Aged Care</p> <p>Tel: 9842 8191</p> <p>12 November 2006</p>

MINUTES
ALBANY ARTS ADVISORY COMMITTEE
HELD AT THE VANCOUVER ARTS CENTRE
ON Wednesday 8th November 2006 @ 4.00PM

1. PRESENT/APOLOGIES

Present: - Councillor J Waterman
 - J Campbell
 - J Crisp
 - D. Hutchens
 - R Mordy
 - I Bennion
 - B. Greenshields
 - G. Warburton

Council Officer - T Butko (Arts Project Officer)

Apologies: - S. Codee
 - P Madigan (EDCCS)

2. DISCLOSURE OF INTEREST - Nil.

3. CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

THAT the minutes of the Albany Arts Advisory Committee meeting held on Wednesday 11th October 2006 be confirmed as true and accurate.

MOVED: I Bennion
SECONDED: J Crisp
CARRIED

4. MATTERS ARISING FROM PREVIOUS MINUTES

4.1 Weekend Opening

This issue will be carried forward until change management strategies are implemented.

4.2 Artsource – WA residencies

The Arts Project Officer informed the committee that the Artsource residency initiative was operational.

4.3 Art Collection Policy

The APO reported that in the November meeting Annette Grant could not attend the November meeting and distributed a copy of the draft policy to be discussed at the December meeting.

5. CORRESPONDENCE RECEIVED

5.1 Country Arts WA – Regional Arts Fund

Confirmation letter that Sue Codee received \$8,841 from the Regional Arts Fund for the Joan May Campbell Retrospective project.

5.2 Country Arts WA – Regional Arts Fund

Letter to advise that the Regional Arts Fund application for the Urban Art project was unsuccessful.

5.3 Healthways Funding

Letter to the Centre outlining that the Centre has been successful to obtain \$17,000 in funding for the Multi Events Program. The projects funded include:

VAC Concert Series	\$3000
Off the Wall gallery	\$1000
Sprung	\$5000
Retrospective	\$3000
Theme Show: Urban Discipline	\$2000
Recipe for Jam	\$3000
VAC PAC	unsuccessful
Song Craft	unsuccessful

5.4 Yakamia Primary School

Letter from Simone Keane congratulating the Centre on the Recipe for Jam project. As the music teacher at Yakamia Primary School she was inspired by the program and has implemented jamming as part of her course outline.

RECOMMEDATION

THAT the correspondence be received.

**MOVED: B. Greenshields
SECONDED: I Bennion
CARRIED**

6. REPORTS

6.1 Paperartzi – Annette Davies (Annette entered the meeting at 4.25pm)

Annette Davies reported that the project had secured a Japanese Artist Kyoko Ibe and showed the committee a catalogue of the artists work. The artist will stay with the Centre for 12 days during April and undertake floor talks and workshops with the community. Confirmation letters and contracts will be sent out to artists shortly. Annette also reported that the application to Country Caps for \$2000 was successful and that APEX is offering paper as inkind support to the project.

6.2 Albany Schools Report – Ilsa Bennion

Report attached to the minutes

6.3 Urban Discipline Status report – Ilsa Bennion

Ilsa Bennion asked the committee for confirmation to continue the project. The committee gave their support to her request.

7. BUSINESS ITEMS

7.1 Arts Project Officer's Report (a copy of the report is attached to the minutes)

RECOMMENDATION

THAT the Arts Project Officer's Report be received.

**MOVED: R. Mordy
SECONDED: J Campbell
CARRIED**

7.2 Buskers Project

The Arts Project Officer presented the committee with a project outline for the project to be considered.

RECOMMENDATION

THAT the busker project outline be used to seek seed funding for the project.

**MOVED: J Crisp
SECONDED: D. Hutchens
CARRIED**

7.3 "Stages" Residency

Ingle Knight is the applicant that Stages has put forward to be part the Writer in Residence partnership.

RECOMMENDATION

THAT the residency for a period of 4 weeks be approved.

**MOVED: R. Mordy
SECONDED: B. Greenshields
CARRIED**

8. OTHER BUSINESS

8.1 Emerge Business Workshop

Geoff Waldeck reported that Vicki Brown who recently attended a conference in Canberra presented the outcomes of the Emerge Business Workshop and received a great response from those who attended.

8.2 Opening hours

Rachael Mordy enquired about the opening hours of the Centre and requested that a sign be made to be viewed by the public.

8. MEETING CLOSED

5.10pm.

9. NEXT MEETING

DECEMBER 13th 2006

EXHIBITIONS

MAIN GALLERY

CURRENT: Free exhibition in partnership with the FOTO FREO FESTIVAL.

David Doubilet

The Edge of The Big Island

This exhibition is the result of continuous work in progress that spans 25 years and 15 National Geographic assignments. The waters, like the land of Oz have a dream like quality where everything is not always what it seems. The southern edge is a place of gentle Australian sea lions and patrolling white sharks. Giant whale sharks glide silently along her western coast and legions of green sea turtles migrate thousands of miles to mate at Raine Island on the northern Great Barrier Reef. Australia's seas are a place of pearl farms, deadly box jellies, black cods guarding ship wrecks and sea dragons hiding in giant kelp forests. Each dive into this water empire is a constant surprise.

David Doubilet (USA) is a National Geographic magazine and internationally acclaimed underwater photographer. David has authored seven books on the sea. The most recent are: Fish Face by Phaidon Publishers (2003), The Kingdom of Coral: Australia's Great Barrier Reef by National Geographic Books (2002) and Water Light and Time by Phaidon Publishers (1999). He is the recipient of many prestigious awards, and is a member of both the Royal Photographic Society and International Diving Hall of fame.

Opening night was THURSDAY 2nd NOVEMBER 50 people attending.
Showing until 24th November 2006

COMING UP:

INHOUSE: 9 by 5 exhibition /Auction

The Vancouver Arts Centre's presentation of the INHOUSE 9x5 Artist Supporting Artists Exhibition in 2005 was a huge success, with over 100 artists participating, and over 200 people attending the opening event. Entry's due back by Friday 17th November. This year's Artists Exhibition / Auction will be held **Dec 1st – 9th**.

The event is an exhibition and auction of local and emerging artists work. All money raised goes into the Emerging Artist Fund that emerging artists can access. Don't miss the opening event with live music, art, food and wine. Come together to support local and emerging artists through the purchasing of artworks.

EXHIBITIONS: Off the Wall Gallery

We are closing the Off the Wall Gallery Down until next year unless we have any other groups needing the space.

The Gallery's design needs to be redeveloped as it is becoming increasingly hard to use and manage. Major problems have occurred with regards to the inner boards. The initial design has not proven to be lasting with reoccurring problems and difficulty in manageability.

Investigation into replacing the current boards with a pin up board in each window and a roll out picture screen in the times when it is not in use is currently in progress.

WORKSHOPS

Photo Documentation – Best Tips

Time: 9:30am – 11:30am

1 – 4pm

Cost: \$10, BYO digital camera

Date: 23rd November 2006

Bookings essential. Call the VAC on 9841 9260

High quality images of your artwork are the essential ticket to winning funding applications, being selected for the first round of an art award or exhibition and gaining good media coverage. Curators and art managers are often heard complaining about the disappointing quality of artists' images backing up high quality applications.

Pascal Veyradier, professional photographer, offers tips on how to take better pictures of your artwork using your digital camera and basic Photoshop rules for documenting your work. This workshop is for any artist or arts manager wishing to improve the digital photography element of their funding applications or seeking to document their artwork or provide images to artsource for online artists registration.

Christmas Creations Workshops.

A week filled program of creations that the whole family can enjoy.

More information will be published shortly.

ARTIST IN RESIDENCE

Foto Freo Festival has shown interest in partnering with the Vancouver Arts Centres Artist in Residence Program. They would like to offer one International Photographer that will be part of the Foto Freo Festival up to a month at the Centre to do photography within the community of Albany followed by the delivery of free workshops to the community in Return. They would also like to offer the Centre the opportunity to continue to host an exhibition from the Festival each year. A letter from Bob Hewitt Coordinator of the Festival and Chairperson of the Foto Freo Committee will be following soon.

PROJECTS

RECIPE FOR JAM

16th – 25th October

A Written report will be distributed at the December meeting.

**Centre Closed from Saturday the 23rd December
reopened on the 8th January 2007.**

2006 Gallery Program

NAME OF EXHIBITION	INSTALL	EXHIBITION	DISMANTLE	CONTACT	PHONE	TYPE
GALLERY CLOSED 1st - 8th Jan						
Gallery Free 35 Days		9th Jan - 12th Feb				
Positive and Negative	16th Feb	18th - 24th Feb	24th - 26th Feb	AusAID Meghann Dengate	02) 9212 4335	AusAID
Year 12 Perspectives	Arrive 27th Feb	2nd - 26th March		AOTM	9227 7505	AOTM
Gallery Free 14 Days		29th March - 4th April				
Emerge! Music Workshop		5th April		Trina Butko	9841 9265	VAC
Bronz Brown	12th April	13th - 20th April		Bronz Brown	9845 1424	Local
Ripening		26th April - 1st May	22nd Jan	Anna Anderson	9842 5512	Local
Forever and Easy	Arrive 1st May	4th - 25th May	Depart 29th May	AOTM	9227 7505	AOTM
imprints		11th - 30th June		Trina Butko	9841 9265	VAC
Pottery Exhibition Horse Theme	Install 6th July	7th - 16th July		Linda Morrison	9853 1182	Local
Local Noongar Exhibition	Install 20th July	21st July - 6th Aug		GSDC/VAC		
Configured	Arrive 7th Aug	11th - 29th Aug	Dep 4th Sep	AOTM	9227 7505	AOTM
Albany Pottery Group		1st - 13th Sep		Jean Makin	9845 3226	Local
SPRUNG		15th - 17th Sep		Deborah Rice	0427 481 812	VAC
FREE 15 Days		18th Sep - 2nd Oct				
VAC Children's Competition		3rd - 31st Oct		Rachel Mordy / VAC		VAC
Nat Geo Photography TBC		1st - 24th Nov				
VAC 9x5 Exhibition	Install 27th Nov	1st - 9th Dec		Trina Butko	9841 9265	VAC

2007 Gallery Program

NAME OF EXHIBITION	GALLERY		INSTALL DATE	OPENING NIGHT	EXHIBITION DATES	TAKE DOWN	CONTACT PERSON	PHONE	TYPE
	MAIN	SM/VER							
FREE					8th January on February				
FREE									
Charlie Colbung Residency					5th - 16th Feb	16th Feb	Trina Butko	9841 9265	RES
Urban Discipline			5th-7th March	Thurs 8th March	9th - 25th March	26th March	Trina Butko/lisa Bennion	9841 9265	VAC
Art Prize Entries Stored			NA	NA	12th - 20th March	NA	Annette Grant	9844 7914	COA
Paperartzi					2nd - 16th April	17th April	Annette Davies	9842 8419	RES
Bruce & Suzanne Shale			18th April		18th - 25th April	25th April	Bruce & Suzanne Shale	9841 4387	Local
Transient - Hans Arkeveld Retrospective			30th April-2nd May	Thurs 3rd May	4th - 30th May	31st May	AOTM	9227 7505	AOTM
Jenny Crisp, Trish Ware & Sue Codee			7th June	Thurs 7th June	8th - 17th June	17th June	Jenny Crisp	9842 1950	Local
Bo Laidler			20th June	Thurs 21st June	22nd - 30th June	30th June	Bo Laidler	9844 8410	Local
Cynthia Orr			1st July	Sun 1st July	1st - 8th July	8th July	Cynthia Orr	9841 5787	Local
Lower Great Southern Noongar			9th-11th July	Thurs 12th July	13th - 29th July	30th July	Trina Butko	9841 9265	VAC
FREE 13 Days					31st July - 12th Aug				
Mine Own Executioner			17th-19th Aug	Thurs 23rd Aug	20th Aug - 10th Sep	11th Sep	AOTM	9227 7505	AOTM
SPRUNG			13th Sep	NA	14th - 16th Sep	16th Sep	Deborah Rice	0427 481 812	VAC
Retrospective			17th-19th Sep	Thurs 20th Sep	21st Sep - 14th Oct	14th Oct	Sue Codee	9842 5164	VAC
Stories to Tell - Laurel Mannup (TBC)			15th - 17th Oct	Thurs 18th Oct	19th Oct - 12th Nov	13th Nov	AOTM	9227 7505	AOTM
Melissa Butcher			15th Nov	Thurs 15th Nov	16th - 23rd Nov	23rd Nov	Melissa Butcher	9842 9127	Local
VAC 9x5 Exhibition			26th - 28th Nov	Thurs 29th Nov	30th Nov - 9th Dec	10th Dec	Trina Butko	9841 9265	VAC
Sue Codee					11th - 23rd Dec	23rd Dec		9842 5164	Local

Report on the Albany Schools Art Exhibition October 2006 Vancouver Art Centre

Description

- 8 schools from Albany contributed artworks.
- Main gallery – early to late adolescent.
Small gallery - early childhood.
Veranda and “Off the wall” galleries – middle childhood.
- Data base entered approx 250 pieces.
- Representation from government and non-government schools and all phases of development.
- Integrated arts learning across learning areas in primary level.
eg. Tribes talking sticks, beach safety towels, mini me sculptures – measurement.
- Specialist Visual Art teachers in the secondary schools demonstrate depth of learning.
- Signage listed the focus of learning for the phases of development in each of the arts outcomes.
- The presentation on the 15th Oct 3- 4.30pm (one family arrived at 2.15pm) was attended by approx 120 children and adults; a few words from me including a quote from the 2005 Australian Government report on visual art education. Congratulations to the teachers and students on the contribution of artworks
- Party food with healthy choices. Soft dinks, juice and water
- Children left with a helium balloon, teachers given boutique bags with certificates for the students, a thankyou card and an art media gift (under \$10).

Evaluation and feedback

- Labels and individual information on the art works; the curator did not have the resources to compile a catalogue due to the number of submissions.
- It was a curatorial decision not to identify schools.
- The aim was to demonstrate the range of arts learning currently being taught in Albany schools.
- Interest in purchasing artworks from the public.
- Correspondence – email Andrea Totten ASHS and letter Sara McNamara LGPS. - In appreciation of the display of their students work in a professional manner and support for teachers.
- Comments in the visitor book.
- Discussions with the curator, especially the war nurses who had great fun interpreting the abstract works.

- A useful professional learning tool for arts teachers. During cross-school moderation for the district on the 16th of October (art teachers from Kojonup, Katanning, Mt.Barker, Denmark and Gnowangerup) teachers could see the development and demonstration of the arts outcomes.

Budget

Co-coordinator/Curator	2000
Installation and dismantle 16 hrs @ \$25	400
Postage	14
Printer ink (invites and certificates)	100
Card	80
Frames	50
Clips and tac	25
Catering	100
Prizes/stickers/certificates.	500
Balloons	65
Phone	60
Total	3394

- Use of the Education Office vehicle for collection and delivery of artworks has reduced the costs incurred (approx 200km travelled)

Recommendations for future

- All the teachers and schools involved were keen for the event to happen again next year although the timing may be altered to accommodate more secondary students (year 12 pieces not exhibited as they were needed for final assessment in October)
- Pre-selection of artworks at the school level.
- Labels were not fixed to all art works; it was therefore difficult to identify all.
- Communication with the schools could be improved by more face-to-face contact with teachers and visiting classrooms.
- Put it on the calendar for later in term 4.
- Advanced warning to teachers and schools.

Ilsa Bennion
7th November 2006

Agenda Item Attachments

WORKS & SERVICES SECTION



Offices: 102 North Road
Postal Address: PO Box 484, ALBANY WA 6331
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ENVIRONMENTAL CODE OF CONDUCT

GUIDELINES FOR WORKS ON COUNCIL CONTROLLED LAND

INCLUDING:

ROAD CONSTRUCTION & MAINTENANCE
PARK CONSTRUCTION & MAINTENANCE
GRAVEL & LIME PIT CONSTRUCTION & REHABILITATION
FIRE ACCESS TRACKS & FIRE MANAGEMENT
REFUSE DISPOSAL SITE MANAGEMENT & REHABILITATION
BUSHCARE
OTHER WORKS
OTHER ACTIVITIES ON CROWN OR FREEHOLD LAND

SEPTEMBER 2006

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APPENDIX 1 ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST

APPENDIX 2 STATEMENT OF COMPLIANCE

INTRODUCTION

1 OBJECTIVE OF CODE OF CONDUCT

The objective of the City of Albany's "*Environmental Code of Conduct*" is to minimise the environmental impacts that could be caused by works carried out on Council controlled land.

2 STRATEGIES

The City of Albany will minimise the environmental impacts that could be caused by works carried out on Council controlled land, by:

- 1 ensuring that all proposals for works or undertakings comply with the "*Environmental Code of Conduct*";
- 2 requiring that all works are subject to an environmental compliance process;
- 3 ensuring that works are conducted in compliance with legislative and statutory requirements (including Federal and State Government legislation and policies) and that any approvals required are in place prior to the commencement of works;
- 4 increasing the knowledge of staff and contractors of environmental operating procedures through appropriate training; and
- 5 monitoring compliance with Environmental Code of Conduct and conditions set in Purpose Permits.

3 HOW TO USE THE CODE OF CONDUCT

- This Document is separated into the major work areas within the City of Albany. Best practice procedures to minimise impacts on the environment by each work area are then listed under specific issue headings.
- All works carried out on Council Controlled land should adhere to the operating procedures contained in this document.
- As part of the process to design/plan a project, the Environmental Compliance Process will identify any additional environmental procedures to be followed.
- In using this document, due regard should also be given to other policies and strategies.

4 ENVIRONMENTAL COMPLIANCE PROCESS

The environmental compliance process applies to all new projects and all maintenance works on Council controlled land.

4.1 ENVIRONMENTAL COMPLIANCE PROCESS

The below described compliance process is to be undertaken during the planning stage of any new or maintenance works undertaken by the City of Albany or it's contractors.

4.1.1 ENVIRONMENTAL IMPACT ASSESSMENT

The Environmental Impact Assessment Checklist (see Appendix 1) is part of the environmental compliance and approval process.

All projects will be screened to identify those works that are low impact (i.e. that will have a low impact on the environment and that can be adequately management through the procedures outlined in this document) and those projects that require further assessment and specific management procedures developed to address specific issue/values.

Projects that have "no" or "N/A" against every item in the checklist are considered to have a low impact on the environment.

Projects that have "yes" to any item in the checklist are considered to have the potential to have medium to high impact on the environment.

Staff of the City of Albany, that have been trained to answer the questions in the checklist, will be responsible for undertaking the environmental impact assessment.

4.1.2 STATEMENT OF COMPLIANCE

Following the completion of the Environmental Impact Assessment Checklist, a Statement of Compliance must be completed and approved (Appendix 2).

Projects identified as having low impact on the environment can simply be approved once the details of the project have been inserted into the appropriate sections of the form.

Projects identified as having the potential of having medium to high impact on the environment, may be approved only once further environmental assessment has been carried out and specific management procedures have been developed and adopted.

City of Albany staff suitably trained in environmental management, or an external organisation will be responsible for completing the Statement of Compliance.

5 ENVIRONMENTALLY SENSITIVE AREAS

Under the *Environmental Protection (Environmentally Sensitive Areas) Notice 2005*, the following areas are declared to be environmentally sensitive areas within the City of Albany:

- (a) a declared World Heritage property as defined in section 13 of the *Environment Protection and Biodiversity Conservation Act 1999* of the Commonwealth;
- (b) an area that is registered on the Register of the National Estate, because of its natural values, under the *Australian Heritage Commission Act 1975* of the Commonwealth;
- (c) a defined wetland and the area within 50 m of the wetland;
- (d) the area covered by vegetation within 50 m of rare flora, to the extent to which the vegetation is continuous with the vegetation in which the rare flora is located;
- (e) the area covered by a threatened ecological community;
- (f) – (j) *not applicable to the Albany Area.*

Subclause (4) of the *Environmental Protection (Environmentally Sensitive Areas) Notice 2005* also states that "An area that would otherwise be an environmentally sensitive area because of this clause is not an environmentally sensitive area to the extent to which the area is within the maintenance area of a stretch of road or railway".

At the time of preparing this report, there were no declared World Heritage areas or Threatened Ecological Communities occurring within the City of Albany. However, there were three Priority Ecological Communities, but all three are located on private property.

Additional areas will be taken into consideration as they appear on the Register.

In accordance with the definition above, Environmentally Sensitive Areas within the City of Albany include:

- areas registered on the Register of National Estate for natural values;
- Defined Wetlands; and
- Declared Rare Flora sites.

The City of Albany also considers the following areas to be Environmentally Sensitive Areas:

- Public Drinking Water Source Areas;
- Phytophthora dieback-free areas;
- conservation estate (e.g. Nature Reserves, National Parks);
- known or potential habitat of threatened fauna; and
- significant Aboriginal sites.

5.1 AREAS REGISTERED ON THE REGISTER OF NATIONAL ESTATE FOR NATURAL VALUES

Within the City of Albany, the following areas are registered on the Register of National Estate for their natural values at the time of preparing this document:

- Betty's Beach / Boulder Hill Natural Area, Betty's Beach Rd, Manypeaks;
- Two Peoples Bay Nature Reserve, Two Peoples Bay Rd, Nanarup; and
- Torndirrup National Park, Frenchman Bay Rd, Albany.

Additional areas will be taken into consideration as they appear on the Register.

5.2 DEFINED WETLANDS

A "defined wetland", under the *Environmental Protection (Environmentally Sensitive Areas) Notice 2005*, means:

- (a) a wetland included in the List of Wetlands of International Importance kept under the Ramsar Convention;
- (b) a nationally important wetland as defined in "A Directory of Important Wetlands in Australia" (2001), 3rd edition, published by the Commonwealth Department of the Environment and Heritage, Canberra;
- (c) – (e) *not applicable to the City of Albany area.*

At the time of preparing these procedures, there are no RAMSAR listed wetlands within the City of Albany. The following three wetlands are listed in "A Directory of Important Wetlands in Australia".

- Lake Pleasant View System, within Lake Pleasant View Nature Reserve;
- Moates Lake System, within Two Peoples Bay Nature Reserve; and
- Oyster Harbour.

Additional areas will be taken into consideration as they appear on the Register.

Although the above wetlands are highlighted as being of particular importance, all wetlands and waterways that are likely to be affected by proposed works will be identified during the Environmental Compliance Process.

5.3 DECLARED RARE OR PRIORITY FLORA

As a first step, a database search for locations of Declared and Priority Flora in the vicinity (within 50 m) of proposed works must be undertaken. However, given the database available to the City of Albany from the Department of Environment and Conservation is not always up to date, the database should not be relied upon solely to determine the presence or absence of flora of significance. Also, flora surveys have not been undertaken everywhere, so there may be locations of DRF that have not yet been recorded. Therefore, further action is required before works can be approved.

Maps of all proposed clearing works (maintenance and construction) must be provided to the Department of Environment and Conservation in order to receive advice on whether the database search was adequate or whether a flora survey is also required for particular areas. Wherever possible, these maps should be provided to DEC collectively, rather than one at a time.

If any works have the potential to impact on Declared Rare or Priority Flora, works will be undertaken in consultation with and under the guidance of the Department of Environment and Conservation.

5.4 PUBLIC DRINKING WATER SOURCE AREA

Within the City of Albany there are four gazetted Public Drinking Water Source Areas (PDWSAs), including:

- Angove Creek Catchment Area;
- Limeburners Creek Catchment Area;
- Marbelup Water Reserve; and
- South Coast Water Reserve.

The location of proposed works within a PDWSA will be picked up during the planning stage of proposed works through the Environmental Compliance Process. Reference will be made to the "Water Quality Protection Notes" prepared by the Department of Water, to determine compatibility of proposed works in PDWSA, and what mitigations procedures will need to be implemented.

5.5 PHYTOPHTHORA DIEBACK - FREE AREAS

The City of Albany does not currently have information on where Phytophthora dieback-free areas exist. Therefore, the City of Albany needs to arrange for mapping to be undertaken before Dieback-free Areas can be specifically protected. However, staff responsible for completing the Environmental Assessment Checklist will be trained adequately to be able to identify the potential presence of Phytophthora dieback and to implement the necessary procedures to prevent the spread of the disease.

5.6 CONSERVATION ESTATE

The City of Albany will consider the potential threats of proposed works on adjacent conservation estate, by developing appropriate operating procedures to avoid adversely affecting these areas, if necessary.

5.7 KNOWN OR POTENTIAL HABITAT OF THREATENED FAUNA

Maps of all proposed clearing works (maintenance and construction) must be provided to the Department of Environment and Conservation in order to receive advice on whether the vegetation to be cleared is known or potential habitat for threatened fauna. Wherever possible, these maps should be provided to DEC collectively, rather than one at a time. Advice will also be sought on whether a survey is recommended to determine the presence or absence of threatened fauna species.

If any works have the potential to impact on known or potential threatened fauna habitat, works will be undertaken in consultation with and under the guidance of the Department of Environment and Conservation.

5.8 SIGNIFICANT ABORIGINAL SITES

A database search will be conducted as part of the Environmental Compliance Process, to determine if proposed works overlap with a Significant Aboriginal Site. Reference will be made to the document "*The City of Albany and Department of Indigenous Affairs Aboriginal Heritage Survey*". If a Significant Site is identified in the area of proposed works, the City will consult with the Department of Indigenous Affairs to determine appropriate action.

OPERATING PROCEDURES

1 ROAD CONSTRUCTION AND MAINTENANCE

1.1 PLANNING

- Implement the City of Albany's Environmental Compliance Process, for both road construction and road maintenance works.
- Design road construction projects in a manner to have the least impact on native vegetation and to minimize vegetation loss. For example, site roadside stops in existing disturbed areas, rather than in areas of intact native vegetation.
- Prior to any works being undertaken, ensure that all necessary environmental permits have been obtained, and that any conditions specified on the permits have been incorporated into the works program.

1.2 REMOVAL OF NATIVE VEGETATION

1.2.1 CLEARING (construction)

- Remove only the vegetation required for construction and for safety. All other native vegetation should not be disturbed. Tape is to be used to mark the limit of all construction activities (the "Construction Zone").
- Works on sections of road marked with rare flora markers will be undertaken in consultation with and under the guidance of the Department of Environment and Conservation.
- If additional vegetation needs to be removed to complete the works than originally marked, the appropriate City of Albany Officer must be consulted prior to undertaking the additional works.
- Vegetation to be removed should be felled in a direction to minimize damage to surrounding vegetation, preferably onto the road formation or into cleared or disturbed areas.
- Dead trees should be retained on the roadside, unless they pose a significant hazard, to provide habitat for wildlife.
- Limbs on dead trees that pose a significant hazard will be removed. The rest of the tree should be retained on the road reserve to provide habitat for wildlife.
- Leave logs and branches that have fallen within areas of intact native vegetation. Removal of these items will cause more damage than if they are left in situ.
- If possible, cleared native vegetation can be chipped for mulch and spread on exposed areas to assist with the rehabilitation of these areas. Ensure weeds with the potential of spreading (this can be dependent on species and on the time of year) are not used for this purpose.
- Vegetation not used for rehabilitation purposes is to be removed from the site and disposed at Vancouver Waste Services, George St disposal site or Bakers Junction Refuse Disposal Site. Vegetation can also be disposed of on private property with permission from the owner. Ensure weeds with the potential of spreading (this can be dependent on species and on the time of year) are not disposed on private property.
- Cleared vegetation must not be pushed up or dumped on vegetation to be retained in the "Roadside Zone".

- Large logs that cannot be chipped or left on site will be transported to Bakers Junction and made available at an appropriate time for sale to the public. A Commercial Purpose Licence (log timber) from the Department of Environment and Conservation is required.
- Do not burn cleared vegetation, unless there is no alternative (e.g. due to location of material).
- If cleared vegetation is to be burnt, pile vegetation well away from retained vegetation to reduce the risk of the fire spreading and to prevent fire damage to vegetation.

1.2.2 PRUNING AND CHIPPING (maintenance)

- All works to occur within the "Maintenance Zone" only.
- Pruning works will be carried out so as to minimise the extent of wounding and enhancing callus formation. All branches over 750 mm are to be pruned to Australian Standard 4373-1996.
- If possible, cleared native vegetation can be chipped for mulch and spread on exposed areas to assist with the rehabilitation of these areas. Ensure weeds with the potential of spreading (this can be dependent on species and on the time of year) are not used for this purpose.
- Vegetation not used for rehabilitation purposes is to be removed from the site and disposed at Vancouver Waste Services, George St disposal site or Bakers Junction Refuse Disposal Site. Vegetation can also be disposed of on private property with permission from the owner. Ensure weeds with the potential of spreading (this can be dependent on species and on the time of year) are not disposed on private property.
- Works on sections of road marked with Declared Rare Flora markers will be undertaken in consultation with and under the guidance of the Department of Environment and Conservation.
- Pruning near power lines to be done to Western Power specifications and after consultation with the appropriate City of Albany Officer.
- Trees removed from the "Roadside Zone" for safety purposes must be felled by cutting off at ground level to minimize disturbance to the surrounding vegetation. Removal of trees complete with root systems causes unnecessary soil and vegetation disturbance.
- Leave logs and branches that have fallen within areas of intact native vegetation. Removal of these items will cause more damage than if they are left in situ.

1.2.3 VEGETATION CANOPY CLEARANCE (maintenance)

- All works to occur within the "Maintenance Zone" only.
- Retain a minimum height clearance of 6 metres from the established road formation (road surface and shoulders) to the vegetation overhang. Limbs higher up may be removed if necessary.
- Works on sections of road marked with rare flora markers will be undertaken in consultation with, and under the guidance of the Department of Environment and Conservation.
- Vegetation to be removed with minimal disturbance to the vegetation in the "Roadside Zone".
- Pruning works will be carried out so as to minimise the extent of wounding and enhancing callus formation. All branch and stump cuts are to be pruned to Australian Standard 4373-1996.

1.2.4 REGROWTH MULCHING (i.e. excavator/reach mower) (maintenance)

- All works to occur within the "Maintenance Zone" only.
- Only regrowth vegetation to be cut.

- Avoid larger branches, as branches will split causing damage to remainder of the tree. All branches over 750 mm are to be pruned to Australian Standard 4373-1996.
- Works on sections of road marked with Declared Rare Flora markers will be undertaken in consultation with, and under the guidance of the Department of Environment and Conservation.
- All branch and stump cuts up to 3 m height are to be pruned to AUSTRALIAN STANDARD 4373-1996. Cuts between 3 – 6 m in height will be undertaken as cleanly as possible. If this cannot be achieved with the mulcher, the tree pruning will be completed with a chainsaw within the same day as the mulching was carried out.
- All mulched material that exceeds a chip size of 50 – 150 mm are to be removed from site to George Street, Hanrahan Road or Vancouver waste facilities as directed by appropriate City of Albany Officer.

1.2.5 VERGE MOWING (i.e. slasher or mower) (maintenance)

- All works to occur within the "Maintenance Zone" only.
- Mow only what is necessary for road safety (excluding built up areas).
- Avoid mowing in native vegetation and ensure mowing does not gradually encroach on adjacent native vegetation, or rehabilitation areas.
- Install bollards or other barriers in areas where encroachment is an ongoing problem.
- Edges of slashed areas may need to be sprayed to stop grasses spreading into adjacent native vegetation.

1.3 WEED MANAGEMENT

- Ensure weed management is incorporated into works programs. Weed control will be partly undertaken during the clearing of native vegetation, but may also occur following clearing activities.

To reduce the risk of spreading weeds:

- Ensure vehicles used for carting spoil and weeds are cleaned of all soil and plant debris prior to carting clean material (e.g. gravel), to reduce the risk of spreading weeds.
- Avoid placing stockpile sites next to seeding weeds. Monitor stockpile/dump sites for weed growth and implement necessary controls to remove weed growth before flowering and seeding.
- Weed infested material (e.g. drain spoil containing pasture grasses) should not be stockpiled on, or next to land which has native vegetation.
- Manage the weeds surrounding gravel and lime pits, to reduce the risk of introducing weeds to new sites.
- Where weeds containing seeds must be removed from the site, they will be transported to a designated disposal site, as specified by the appropriate City of Albany Officer.
- Use tarpaulins to cover truckloads containing weed seeds to prevent seeds blowing onto the roadside and colonising further areas.
- Weeds are to be disposed of at the Vancouver Waste Services or the City of Albany's George St disposal site or Bakers Junction refuse disposal site.
- Manage weeds at the George St disposal site to prevent them spreading to other areas (see Supporting Documentation).

- Control run-off and drainage around stockpiles of material and stored topsoil, to prevent the spread of weeds.
- Where possible, work from weed free (clean) areas into weed affected areas of the work sites.
- Where possible, materials used for construction and maintenance works should be free from weed seed.
- Topsoil containing weed seed should only be used in areas that will be maintained and monitored (e.g. built up areas).
- Blades on slashers to be set no lower than 100mm above the ground.

Herbicide Use

- Consider and implement alternatives to herbicide where appropriate.
- Use only approved products, and at the manufacturers recommended application rates.
- Herbicides should only be used in the following situations:
 - to control declared or environmental weeds;
 - when rehabilitation programs are undertaken; and
 - to control exotic grasses and weed growth on road shoulders, around road furniture and road signs.
- Design and implement herbicide programs to be effective and minimise adverse effects.
- Trained staff only to use herbicides.
- Where possible, use only herbicides with the active ingredient glyphosate to control weeds on roadsides. Other chemicals will be used on occasion if required to achieve adequate control.
- If herbicides are to be used in wet areas, use only Roundup Biactive.
- Use of other herbicides to control specific noxious and environmental weeds (which includes exotic grass species invading native vegetation) is permitted only after seeking advice from the appropriate City of Albany Officer.
- Avoid herbicide runoff into watercourses, wetlands or drinking water catchment areas.
- Care must be taken to avoid drift onto non-target plants and waterways especially in areas of high conservation or adjacent agricultural land.
- Maintain records of herbicide application.

1.4 DIEBACK MANAGEMENT

- Areas that appear to be dieback-free, that require hygienic work practices will be identified during the Environmental Assessment Process. Operating procedures that address dieback management in detail will be developed for these sites. Reference will be made to "*Managing Phytophthora Dieback – Guidelines for Local Government*".
- Ensure vehicles used for carting spoil and weeds are cleaned of all soil and plant material prior to carting clean material (e.g. gravel), to reduce the risk of spreading soil pathogens.

1.5 WATER QUALITY, WETLAND AND WATERWAY MANAGEMENT

1.5.1 PUBLIC DRINKING WATER SOURCE AREAS

- Roads in Public Drinking Water Source Areas will be identified during the Environmental Assessment Process. Operating procedures that address water quality in detail will be developed for these sites. Reference will be made to the relevant Department of Water's *Water Quality Protection Notes* (see Supporting Documentation).

1.5.2 ACID SULPHATE SOIL

- Sites with Acid Sulphate Soils will be identified during the Environmental Assessment Process. Management Plans that address the acid sulphate soils will be developed for these sites. Reference will be made to the Department of Environment's *Acid Sulphate Soils Guidelines Series*, and the "*Queensland Acid Sulphate Soil Technical Manual*" (see Supporting Documentation).

1.5.3 GENERAL

- Roads that cross over waterways or wetlands will be identified during the Environmental Assessment Process, and appropriate operating procedures will be developed and implemented.
- If possible, avoid clearing riparian or wetland vegetation.
- Ensure hazardous materials are stored, transported and used in a way that protects the environment.
- Store hazardous materials in an area that will adequately contain spills, and avoid runoff washing material into watercourses.
- Dispose of wastes appropriately.
- Minimise surplus wastewater from activities such as brick and pavement cutting, and avoid runoff to environmentally sensitive areas.
- Prepare for emergencies involving hazardous materials.
- Take special precautions to avoid spills when working over or next to watercourses or wetlands, or in Public Drinking Water Source Areas.
- Report any spills.
- Clean up spills and dispose of material at approved disposal sites as directed by the appropriate City of Albany Officer.

1.6 SOIL MANAGEMENT

1.6.1 SOIL EROSION

- Soil erosion and sedimentation control procedures must be included in the Planning and Design stage of any proposed road.
- Soil erosion can be minimized by:
 - protecting existing vegetation;
 - minimising soil disturbance; and
 - stabilising disturbed areas as works proceed.
- Implement actions where necessary to control erosion and runoff from construction sites.

1.6.2 BRINGING IN MATERIALS

- Pits for gravel, soil or other materials must not be dug from the roadside.
- Designated stockpile/dump sites are to be used for the stockpiling of materials when carrying out any works on road reserves. In no circumstances must vegetation be removed to provide for stockpiles or the storage of materials (including dumpsites for excess soils/materials). Avoid storing materials under trees.
- Use minimum space necessary to store materials and to gain access to the stockpile/dump site.
- Stockpile/dump site boundaries to be clearly defined e.g. fencing, fallen logs from "Construction zone".

1.6.3 DISPOSAL OF SOIL

- All spoil from road construction and maintenance operations will be removed to a designated disposal site as specified by the appropriate City of Albany Officer.
- Do not dump any soil on top of vegetation in "Roadside Zone".
- Where there is contaminated soil to be disposed of, contact must be made with the Waste Management section of Council to determine an acceptable (as required by any regulations) method of disposal for that material.

1.6.4 GRADING OF ROAD SURFACE OR SHOULDERS (maintenance)

- Road shoulders will be graded to the minimum area required to maintain the road formation and the condition of the road according to the type of road.
- Vegetation on the road reserve beyond the "Maintenance Zone" should not be disturbed during grading operations, except where drain offshoots require cleaning. In this situation, disturbance to vegetation must be kept to a minimum.

1.7 VEHICLE AND MACHINERY MANAGEMENT

- Select the type and size of machinery appropriate for the task to minimize disturbance to vegetation.
- Confine machinery to the existing road formation (including table drains), proposed alignment, access tracks or designated construction zone unless otherwise directed by the site supervisor.
- Site machinery compounds in a designated roadside stop, car park or on private land (where permission has been granted) clear of native trees, shrubs and groundcovers. In no circumstances should vegetation be removed to provide for the siting of machinery compounds.
- Vehicles and machinery should not be serviced on roadsides, unless it is not possible to move to a more appropriate site. Great care must be taken to ensure that no spillage results from any refuelling or servicing operation.
- Turn vehicles and machinery within the road formation or "Construction Zone".
- Work (e.g. cutting and fill) outside the drip line of a tree to reduce damage to the roots, trunk and limbs where possible.
- Fence off areas where identified native vegetation is threatened by vehicular activity or the storage of materials or equipment.

1.8 DRAINAGE MANAGEMENT

- Make provision for stormwater runoff at the beginning of the job.
- Keep excavations for pipes open for minimum time periods.
- Where appropriate, avoid extra reshaping or increasing the size of drains. Exposed earth and drain spoil is ideal for weed establishment.
- Direct the spoil from works towards the designated road pavement and remove to a designated dumpsite (i.e. George St) as specified by the appropriate City of Albany Officer.
- Windrowing drain material onto the "Roadside Zone" must not occur.
- Design, construct and maintain table drains and cut-off mitre drains:
 - to follow natural drainage lines;
 - to reduce water velocity and runoff;
 - to prevent water from flooding the road and roadside (except at times of flash downpours);
 - to cause minimum disturbance to surrounding vegetation; and
 - to minimize siltation.
- Grassed roadside table drains should be slashed, not treated with herbicide as this exposes the soil to ongoing erosion.
- Remove vegetation growing within the effective part of a table drain (from edge of road shoulder to the top of bank on the outer edge of the drain), which interferes with the working of the drain or is a safety hazard and is not likely to lead to erosion.
- Control discharge flows and sedimentation caused by dewatering operations.
- Clean out sediment from detention basins as appropriate and dispose at approved disposal site.

1.9 NATIVE VEGETATION REHABILITATION

1.9.1 UNPLANNED DISTURBANCE TO VEGETATION

- Rehabilitation should not be required as a direct result of road construction or maintenance works if the best practice guidelines in this document are followed.
- However, in the event that vegetation will be or has been damaged on roads, then a rehabilitation plan to reflect the original composition of the vegetation will be developed and implemented. See 1.9.2 for the principles and practices to be applied to revegetation and rehabilitation works.

1.9.2 PLANNED DISTURBANCE TO NATIVE VEGETATION

- Plan site rehabilitation works well in advance, at the design stage of the project, to allow for vegetation identification, seed collection, propagation of plants and proper planning to achieve successful rehabilitation of the site.
- If revegetating near powerlines, local provenance native species are to be selected that will not grow into powerlines and require continual pruning.
- Follow up surveys of the rehabilitated sites will be carried out by suitably qualified persons every 12 months, in the spring, to determine if more seeding is required and to control any weed infestations.

Some of the principles and practices to be applied to revegetation and rehabilitation works include:

- Encouraging natural regeneration as much as possible. Utilise stockpiled topsoil and mulched vegetation to promote regrowth of species that are native to the area.
- Topsoil (100-200mm) should be removed prior to works commencing and stock piled in a cleared area (away from weeds), for a period of no longer than 12 months, to be spread over the site at completion of works.
- Seed and other plant material for rehabilitation works to be collected as close as possible to the site (within 5km of site if possible) and from a similar vegetation type.
- Sub soil in the works area should be ripped at completion of works to avoid compaction, before topsoil is spread over the site.

1.10 STAFF AND CONTRACTOR MANAGEMENT

1.10.1 STAFF

- All existing staff (i.e. planners, designers, supervisors and road construction personnel) involved in road construction works must be briefed on the relevant procedures contained in this document.
- All new staff will be briefed on the relevant procedures contained in this document as part of the induction process.
- Supervisors and works staff to "walk the route" of construction works to be undertaken to ensure that there are no misunderstandings.

1.10.2 CONTRACTORS

- Include vegetation protection conditions on contracts.
- Provide written guidelines to contractors that must be followed.
- Go through the guidelines with the contractor to make sure the guidelines are understood.
- If necessary, "walk the route" of the works to be undertaken with the contractor to ensure there are no misunderstandings.
- Ensure contractors are following guidelines e.g. inspect machinery prior to works commencing to ensure machinery is clean of dirt and plant material.

2 PARK CONSTRUCTION

2.1 PLANNING

- Implement the City of Albany's Environmental Compliance Process.
- Carry out comprehensive flora surveys to determine what species and vegetation communities are present, the significance of the vegetation in a local and regional context and to identify any Declared Rare Flora or other special environmental area.
- Where possible, incorporate environmental features (e.g. native vegetation, wetlands and rock outcrops) into the design of new parks.
- Prior to commencing any works, ensure appropriate permits have been obtained, and that any conditions specified on the permits have been incorporated into the design of the park and works program.

- Ensure protection is provided for retained natural areas from park users and future maintenance works such as adequate pathways and bollards.
- Prepare a bushland management plan, for retained native vegetation.
- Minimise the impact of water draining from the site on retained vegetation and areas further down in the catchment.

2.2 CLEARING OF NATIVE VEGETATION

- Remove only the vegetation required for construction and for safety. All other native vegetation should not be disturbed. Tape is to be used to mark the limit of all construction activities.
- Vegetation to be removed should be felled in the direction that minimizes damage to surrounding vegetation, preferably onto areas cleared or to be cleared.
- Determine if any native vegetative material (e.g. seed, wood chips or brushing) can be used on site or on a nearby reserve, before disposal.
- Dispose of unwanted vegetation to Vancouver Waste Services, George Street or Bakers Junction as directed by appropriate City of Albany Officer.

2.3 WEED MANAGEMENT

- Control environmental weeds in areas of native vegetation to be retained on an ongoing basis.
- If site is weed infested, ensure that machinery leaving the site has been brushed down to minimise the risk of spreading weeds to other areas.
- Cover truckloads of material that contains weeds, if weeds contain seeds that could blow off truck on route to disposal site.
- Dispose of unwanted vegetation to Vancouver Waste Services, George Street or Bakers Junction as directed by appropriate City of Albany Officer.

2.4 DIEBACK MANAGEMENT

- Areas that appear to be Phytophthora dieback-free, that require hygienic work practices will be identified during the Environmental Assessment Process. Management Plan that address dieback management in detail will be developed for these sites. Reference will be made to "*Managing Phytophthora Dieback – Guidelines for Local Government*".

2.5 WATER QUALITY, WETLAND AND WATERWAY MANAGEMENT

2.5.1 PUBLIC DRINKING WATER SOURCE AREAS

- Works proposed in Public Drinking Water Source Areas will be identified during the Environmental Assessment Process. Operating procedures that address water quality in detail will be developed for these sites. Reference will be made to the relevant Department of Water's *Water Quality Protection Notes*.

2.5.2 ACID SULPHATE SOIL

- Sites with Acid Sulphate Soils will be identified during the Environmental Assessment Process. Operating procedures that address the acid sulphate soils will be developed for these sites. Reference will be made to the Department of Environment's *Acid Sulphate Soils Guidelines Series*.

2.6 SOIL MANAGEMENT

2.6.1 STRIP AND STOCKPILE TOPSOIL

- Determine if any topsoil can be used on site or in a nearby reserve, before disposal, burying or mixing with other soil.
- Remove any weeds before stockpiling topsoil by spraying or scalping. Otherwise, avoid stockpiling weed-infected soil.
- Strip and stockpile the topsoil before starting any works.
- Locate soil stockpiles in cleared areas, away from existing drainage lines, trees, shrubs and native grasses.
- Topsoil should ideally be stockpiled for less than 12 months to make sure that the native plant seed in the soil remains viable.
- Imported topsoil only to be used if authorized by appropriate City of Albany Officer.

2.6.2 DISPOSAL OF SOIL

- Dispose of unwanted soil to Hanrahan or Bakers Junction refuse disposal sites, or George St disposal site.

2.7 VEHICLE AND MACHINERY MANAGEMENT

- Select the type and size of machinery appropriate for the task to minimize disturbance to vegetation.
- Work (e.g. cutting and fill) outside the drip line of a tree to reduce damage to the roots, trunk and limbs where possible.
- Fence off areas where identified native vegetation is threatened by vehicular activity or the storage of materials or equipment.

2.8 NATIVE VEGETATION REHABILITATION

- If revegetation or rehabilitation works are required, then follow the principles outlined in Section 1.9.2.

2.9 CONTRACTOR MANAGEMENT

- Include vegetation protection conditions on contracts.
- Provide written guidelines to contractors that must be followed.
- Go through the guidelines with the contractor to make sure the guidelines are understood.
- If necessary, "walk the route" of the works to be undertaken with the contractor to ensure there are no misunderstandings.

2.10 PLANTED VEGETATION

- The use of local native plant species for tree plantings and garden plantings should be encouraged where possible.
- Under no circumstances should known or potential environmental weed species be planted in parks or gardens.

3 PARK MAINTENANCE

3.1 WEED MANAGEMENT

- Include the control of environmental and declared weeds in park maintenance programs (see *Environmental Weeds Strategy for City of Albany Reserves*).

3.2 MOWING

- Mow only what is necessary in accordance with the specifications for the particular works.
- Minimise disturbance to native vegetation.
- Identify obvious regenerating areas and mark them with stakes where mowing or other activities are likely to occur, or where there is an ongoing problem.

3.3 PLANTINGS

- The use of local native plant species for tree plantings and garden plantings should be encouraged where possible.
- Under no circumstances should known or potential environmental weed species be planted in parks or gardens.
- Where potential weeds species are already established in gardens, ensure that they are maintained appropriately to reduce the risk of spread (e.g. cut the seed heads off *Agapanthus* after flowering), if in close proximity to bushland.
- Endeavour to replace existing potential weed species in garden beds with species that are unlikely to become environmental weeds.

4 NEW GRAVEL & LIME PIT CONSTRUCTION & REHABILITATION

Refer to *Establishment & Rehabilitation of Pit on Reserves* (see supporting documentation).

4.1 PLANNING

- Implement the City of Albany's Environmental Compliance Process.
- Comprehensive flora surveys to be undertaken by qualified consultants to determine what species and vegetation communities are present, the significance of the vegetation in a local and regional context and to identify any Declared Rare Flora or other special environmental area.
- Prepare a pit management, operation and rehabilitation plan. Pit rehabilitation plan to include site preparation, plant species and density desired, seed collecting and storage, weed control, monitoring plant growth and follow up re-seed program details.
- Ensure that works are conducted in compliance with legislative and statutory requirements (including Federal and State Government legislation and Policies) and that any approvals required are in place prior to the commencement of works.

4.2 REMOVAL OF NATIVE VEGETATION

- Organise the collection of seed, including rare and priority species, from the site by suitably qualified persons, prior to clearing, for rehabilitation at a later date.

- All vegetation (apart from timber to be sold) will be wind rowed for rehabilitation purposes at a later date.
- In some cases, timber on the construction site will be sold rather than just pushed up and/or burnt. A Commercial Purposes Licence from Department of Environment and Conservation will be required.

4.3 WEED MANAGEMENT

- Spray and/or remove any weed infestations prior to clearing or disturbing the area.
- Ensure vehicles clearing vegetation have been brushed/washed down thoroughly before entering the site, to avoid introducing new weed species to the reserve.
- Ensure vehicles used for clearing are washed down before leaving sites affected by weeds (in area already affect by weeds). This is to reduce the risk of spreading weeds to other areas.

4.4 DIEBACK MANAGEMENT

- Areas that appear to be Phytophthora dieback-free, that require hygienic work practices will be identified during the Environmental Assessment Process. Management Plan that address dieback management in detail will be developed for these sites. Reference will be made to "*Managing Phytophthora Dieback – Guidelines for Local Government*".
- Ensure vehicles clearing vegetation have been washed down thoroughly before entering the site, to avoid introducing Phytophthora dieback to the reserve.
- Ensure vehicles used for clearing are washed down before existing the sites affected by Phytophthora dieback (washed down in area already affected by dieback). This will also reduce the risk of reading weeds to other areas.

4.5 WATER QUALITY, WETLAND AND WATERWAY MANAGEMENT

4.5.1 PUBLIC DRINKING WATER SOURCE AREA

- Works proposed in Public Drinking Water Source Areas will be identified during the Environmental Impact Assessment. Operating procedures that address water quality in detail will be developed for these sites. Reference will be made to the relevant Department of Water's *Water Quality Protection Notes*.

4.5.2 ACID SULPHATE SOIL

- Sites with Acid Sulphate Soils will be identified during the Environmental Assessment Process. Operating procedures that address the acid sulphate soils will be developed for these sites. Reference will be made to the Department of Environment's *Acid Sulphate Soils Guidelines Series*.

4.6 SOIL MANAGEMENT

- All topsoil will be stockpiled ready for rehabilitation purposes at a later date.
- If possible, weeds and associated top soil to be stored separate from main stockpiled vegetation and soil. This material will not be used in rehabilitation works if not required.

4.7 VEHICLE AND MACHINERY MANAGEMENT

- Select the type and size of machinery appropriate for the task to minimize disturbance to vegetation.

- Work (e.g. cutting and fill) outside the drip line of a tree to reduce damage to the roots, trunk and limbs where possible.
- Fence off areas where identified native vegetation is threatened by vehicular activity or the storage of materials or equipment.

4.8 DRAINAGE MANAGEMENT

- Make provision for stormwater runoff at the beginning of the job.
- Do not direct stormwater from excavation sites into areas supporting high quality native vegetation, if possible.

4.9 NATIVE VEGETATION REHABILITATION

- Upon completion of removing material (gravel and lime) from the site, the pit floor will be contoured in a way as to control water runoff and erosion.
- The pit floor will then be ripped on the contour at 2 m intervals and .5m deep.
- The stockpiled topsoil will be evenly spread over the ripped floor, only using the stockpiled topsoil for each particular area.
- The windrowed vegetation from each particular area will be spread evenly over the topsoil, to protect the new regrowth of native vegetation, and create habitats for insects and animals.
- Spread collected seed over the site at the appropriate time of the year (i.e. July - August) to assist in the rehabilitation of the site.
- Follow up surveys of the rehabilitated sites will be carried out by suitably qualified persons every 12 months, in the spring, to determine if more seeding is required and to control any weed infestations.

4.10 CONTRACTOR MANAGEMENT

- Include vegetation protection conditions on contracts.
- Provide written guidelines to contractors that must be followed.
- Go through the guidelines with the contractor to make sure the guidelines are understood.
- If necessary, "walk the route" of the works to be undertaken with the contractor to ensure there are no misunderstandings.

5 OLD GRAVEL AND LIME PIT REHABILITATION

5.1 PLANNING

- Map all disused gravel and lime pits and prioritise them based on their conservation value, to determine the order in which they will be rehabilitated.
- Develop pit rehabilitation plans to include details on site preparation, plant species and density desired, seed collecting and storage, weed control, monitoring plant growth and possible follow up re-seed program.
- Use topsoil in rehabilitation works if available and suitable for the situation.

- Try to incorporate regrowth native vegetation into proposed rehabilitation works. In some cases, sites have not been touched for many years and there is already substantial regrowth.
- Seed and other plant material for rehabilitation works to be collected as close as possible to the site, and preferably within 5km of site.

5.2 WEED MANAGEMENT

- Develop weed control programs for each pit.
- Ensure machinery have been washed down prior to leaving the site, to prevent the introduction of weeds.
- Ensure machinery has been washed down prior to entering the site, to reduce the risk of spreading weeds to other areas.

5.3 DIEBACK MANAGEMENT

- If phytophthora is present at the site, do not remove infected soil into areas not affect by phytophthora.
- Earthworks should be undertaken in autumn when the risk of spreading phytophthora is reduced.
- Ensure machinery have been washed down prior to entering the site, to prevent the introduction of phytophthora.
- Ensure machinery have been washed down prior to leaving the site, to reduce the risk of spreading phytophthora to other areas.

6 FIRE ACCESS TRACKS

See Fire Access Tracks Standards in City of Albany Reserves (See Supporting Documentation).

6.1 PLANNING

- Implement the City of Albany's Environmental Compliance Process.
- Plan or identify strategic fire access tracks for all bushland reserves to be constructed and/or maintained.
- Undertake field surveys and database searches for Declared Rare Flora and phytophthora in the vicinity of proposed tracks.
- Consult any community groups working in the reserve, so that the group are aware of what is proposed and have the opportunity to have input into the planning process.
- Be aware and considerate of any Bushcare works (e.g. weed control, rehabilitation projects), either by the community or the City of Albany, in the reserve.
- Necessary approvals should be completed at least 6 months prior to any proposed operations commencing, and a details prescription must be prepared for the work.

6.2 REMOVAL OF NATIVE VEGETATION

- Remove only the vegetation required for construction and safety.
- Ensure trees, large clumps of mid-storey vegetation (e.g. peppermints) and grass trees (Xanthorrhoea) are retained if possible. Tape is to be used to mark areas not to be disturbed.

Environmental Code of Conduct – Guidelines for Works on Council Controlled Land

- Trees that are likely to pose a safety hazard to road-users (i.e. have substantial butt or bole damage, or have completely dead crowns or large limbs) should be felled in the direction that minimises damage to surrounding vegetation, preferably onto the track to be mulched.
- Leave trees and branches that have fallen within areas of intact native vegetation. Removal of these items will cause more damage than if they are left in situ.
- Ideally, construction of tracks that are 'no through' should be avoided. Where this is not possible, the safe and suitable turnaround points must be provided to accommodate heavy-duty fire appliances. This will assist with the unnecessary crushing of vegetation.
- Scrub control for track user visibility and safety may be required as regular maintenance or prior to prescribed burning operations. Ensure contractors have clear instructions on the limit of works to be undertaken. All other vegetation should not be disturbed.
- Slashing or mulching is the preferred methods of scrub control, but chemical scrub control may be used in specific circumstances.
- Some relocation or realignment of tracks may need to be considered to avoid environmental sensitive areas such as swamps and steep slopes. Careful and detailed consideration of the proposed track alignment to avoid a repetition of existing track problems, and identify potential additional problems is necessary prior to any track relocation work commencing.

6.3 WEED MANAGEMENT

- Machinery must be washed down to remove all soil and vegetative material prior to entering a site. This is to avoid introducing weeds to a new area.
- Machinery must be brushed/washed down to remove all soil and vegetative material prior to leaving a site that is weed infested. This is to avoid spreading weeds to other areas.
- Work from areas without weeds and/or phytophthora towards areas that have weeds or phytophthora, to minimize spread within the reserve.
- Report weed infestations along tracks to the appropriate City of Albany Officer, so control can be arranged to minimize the risk of spread. Weeds are to be controlled accordance to the principles in the Environmental Weeds Strategy for City of Albany Reserves.

6.4 DIEBACK MANAGEMENT

- Areas that appear to be Phytophthora dieback-free, that require hygienic work practices will be identified during the Environmental Assessment Process. Management Plan that address dieback management in detail will be developed for these sites. Reference will be made to "*Managing Phytophthora Dieback – Guidelines for Local Government*".
- In most situations, work will be programmed and conducted in autumn to minimise the risk of dieback spread, improve machine flotation, reduce additional track surface disturbance, and allow the consolidation of the track over the winter months.
- Machinery must be washed down to remove all soil and vegetative material prior to entering a site. This is to avoid introducing dieback to a new area.
- Ensure machinery have been washed down prior to leaving the site, to reduce the risk of spreading phytophthora to other areas.
- Material brought in to stabilise tracks or other eroded sites must be free from soil pathogens.

6.5 SOIL MANAGEMENT

- Access tracks should, where possible, be located to minimise soil disturbance and to retain sufficient vegetation cover to reduce erosion. Track design should include appropriate erosion control measures.

6.6 DRAINAGE MANAGEMENT

- Offshoot drains are generally not required in deep sandy coastal sites, but may be required in low lying or heavier soil type areas. Creation of semi-permanent pools, which may favour the development or spread of phytophthora are to be avoided. Culvert pipes to remove runoff and seepage water should be installed at low points and on long runs, where required.

6.7 CONTROL PUBLIC ACCESS

- "Fire Management Only" tracks are to be re-closed securely after the management operation is completed.
- Maintain tracks on a regular basis to avoid users diverting off tracks.

6.8 NATIVE VEGETATION REHABILITATION

- Duplicate tracks or degraded areas should be closed and rehabilitated preferably whilst machinery is working nearby. Any vegetative material produced as a result of track clearing or upgrading operations should be used for erosion control, revegetation of degraded sites, or brushing of these tracks.

6.9 CONTRACTOR MANAGEMENT

- Include vegetation protection conditions on contracts.
- Provide written guidelines to contractors that must be followed.
- Go through the guidelines with the contractor to make sure the guidelines are understood.
- If necessary, "walk the route" of the works to be undertaken with the contractor to ensure there are no misunderstandings.

7 FIRE MANAGEMENT

7.1 PRESCRIBED BURNS

- Implement the City of Albany's Environmental Compliance Process.
- Consult community groups.
- If necessary, discourage access by the public to recently burnt areas.
- Where possible and where required, monitor and control weeds in recently burnt areas.

7.2 WILDFIRES

- Consideration for the environment (e.g. special environmental areas and the vegetation) will be undertaken during wildfires. For example, avoid bulldozing around fires and allow sections of bush to burn rather than disturbing vegetation with machinery.

- Where bushland has been disturbed by machinery during wildfire suppression, assess whether assisted rehabilitation is required.
- If necessary, discourage access by the public to recently burnt areas.
- Where possible and where required, monitor and control weeds in recently burnt areas.

8 REFUSE DISPOSAL SITE MANAGEMENT

8.1 CLEARING OF NATIVE VEGETATION

- Protect areas of native vegetation to be retained from vehicle and machinery movement, and from rubbish blowing into bushland areas.

8.2 WEED MANAGEMENT

- Weed management plans to be developed and implemented for Council controlled refuse disposal sites (i.e. Hanrahan, Bakers Junction and South Stirling).

8.3 NATIVE VEGETATION REHABILITATION

- If the future purpose of the land is to rehabilitate the site, and it is Council controlled land, then revegetate areas that have been capped, with local provenance plants.

9 REFUSE DISPOSAL SITE REHABILITATION

9.1 PLANNING

- Map all disused refuse disposal sites and prioritise them based on their conservation value, to determine the order in which they will be rehabilitated.
- Develop rehabilitation plans to include details on site preparation, plant species and density desired, seed collecting and storage, weed control, monitoring plant growth and possible follow up re-seed program.
- Use topsoil in rehabilitation works if available and suitable for the situation.
- Try to incorporate regrowth native vegetation into proposed rehabilitation works. In some cases, sites have not been touched for many years and there is already substantial regrowth.
- Seed for rehabilitation works to be collected as close as possible to the site, and preferably within 5km of site.

9.2 WEED MANAGEMENT

- Develop weed control programs for each site.
- Ensure machinery have been washed down prior to entering the site, to prevent the introduction of weeds.
- Ensure machinery have been washed down prior to leaving the site, to reduce the risk of spreading weeds to other areas.

9.3 DIEBACK MANAGEMENT

- If phytophthora is present at the site, avoid moving infected soil into areas not affected by phytophthora.
- Earthworks should be undertaken in autumn when the risk of spreading phytophthora is reduced.
- Ensure machinery have been washed down prior to entering the site, to prevent the introduction of phytophthora.
- Ensure machinery have been washed down prior to leaving the site, to reduce the risk of spreading phytophthora to other areas.

10 BUSHCARE

- Refer to the *Environmental Weeds Strategy for City of Albany Reserves* (see Supporting documentation).

10.1 DIEBACK MANAGEMENT

- If phytophthora is present at the site, do not move infected soil into areas not affected by phytophthora.
- Ensure machinery and vehicles have been adequately washed/brushed down prior to entering the site, to prevent the introduction of phytophthora.
- Ensure machinery and vehicles have been brushed clean prior to leaving the site, to reduce the risk of spreading phytophthora to other areas.

11 OTHER WORKS (e.g. car parks, pathways, buildings)

- Implement the City of Albany's Environmental Compliance Process.
- Develop a set of procedures to be followed based on those already in this document.

12 OTHER ACTIVITIES ON CROWN OR FREEHOLD LAND

12.1 UTILITY SERVICES (i.e. power, communications, water, sewerage and gas)

12.1.1 INSTALLATION OF UTILITIES

- Western Power has an exemption to clear under Schedule 6 of the *Environmental Protection Act*, as they have authorisation under the *Energy Operators Act*.
- All other utility service providers require a clearing permit.
- Arrange an on-site inspection with the relevant utility service provider at the planning and design stage of the project, to inspect the route of proposed works.
- Provide advice on how to minimize the impact of proposed works on native vegetation. Where appropriate and possible, encourage services to be located on low conservation value roadsides or cleared land adjacent to roadsides. Consideration should also be given to locating the services within the road pavement, road shoulder or table drain.

- When services are positioned on the road reserve, it is essential to ensure that the vegetation disturbed is as little as possible during construction and maintenance works by identifying and marking with stakes, tape or webbing:
 - the limits of vegetation removal (tape is to be used to mark trees for removal);
 - significant or protected vegetation, habitat areas and sensitive areas that should be protected from disturbance;
 - the presence of weeds indicated in the City of Albany Environmental Weed Strategy; and
 - the exact location of proposed stockpiles, plant compounds and access roads.
- In the event that major works are required that modify existing native vegetation on roadsides rehabilitation of the site will be encouraged.

12.1.2 MAINTAINING UTILITY SERVICES

- All maintenance works by a utility service provider should adhere to the procedures detailed in their own Environmental Codes of Practice.
- Where Environmental Codes of Practice do not exist, or are not considered adequate to the City of Albany, Memorandums of Understanding or Agreements between the service provider and the City of Albany must be developed and adopted.

12.2 CROSSOVER APPROVAL PROCESS

Please see "*Application for Vehicle Crossover Construction*" (See Supporting Documentation). Also see "*Activities in Thoroughfares and Public Places and Trading Local Law 2001*".

- No crossover shall be installed without the issue of a Crossover Permit by the City of Albany.
- The City of Albany does not support the removal of vegetation for crossovers unless there are no uncleared areas along the property boundaries that could be used for this purpose.
- Where native vegetation must be removed to accommodate a crossover, disturbance of the vegetation should be kept to a minimum.
- Sight lines that involve the removal of native vegetation should be slashed and trees trimmed in preference to disturbance of soil and tree removal. This allows for retention of vegetation and prevents weed invasion. Clearing for sign lines needs to be kept to a safe minimum.
- Prior to submitting an application for a crossover, the applicant must check with the Department of Environment and Conservation that no significant flora is likely to occur on the site. Declared Rare Flora is protected under the Wildlife Conservation Act and penalties apply for its unlawful removal.
- No more than two crossings per lot (according to Thoroughfares Local Law), unless otherwise negotiated with the City of Albany.

12.3 REQUESTS TO CLEAR VEGETATION ON COUNCIL CONTROLLED LAND

12.3.1 FIREBREAKS

- Firebreaks for private property must be located around the inside of the property (*Firebreak Notice 2006/07*).
- Firebreaks for private land will not be approved for construction of Council Controlled Land.
- The siting of firebreaks on City of Albany reserves will be considered where private land and a bushland reserve share a common boundary, and the bushland on the reserve is in close proximity to houses.
- Firebreaks on Council controlled land should not be used as an extension of the adjoining landholders land for storage or access.

12.3.2 FENCELINES

- Clearing will be approved along, and not more than 1.5 metres from, a fence line to provide access to construct or maintain a fence (*Environmental Protection (Clearing of Native Vegetation) Regulations 2004*).

12.4 REQUESTS TO BURN VEGETATION ON COUNCIL CONTROLLED LAND

- A person shall not burn part of a thoroughfare without first obtaining a permit or unless acting under the authority of any other written law (See "*Activities in Thoroughfares and Public Places and Trading Local Law 2001*").
- In assessing an application for a permit, the City of Albany undertakes a site inspection, and considers a number of biological (e.g. presence of Declared Rare Flora, condition and extent of vegetation and fire history) and property/life values.
- Approval of applications to burn will only be granted if burning will:
 - (a) reduce a fire hazard and alternate means of reducing that hazard, such as slashing or the use of herbicide, are considered by the City of Albany to be not feasible or more detrimental to native flora and fauna than burning; or
 - (b) in the opinion of the City of Albany, be beneficial for the preservation and conservation of native flora and fauna.
- An application for a permit to burn is not approved by the City of Albany:
 - (a) for burning between 31 August and 1 May of the following year where the intensity of the burn could damage native flora and fauna; or
 - (b) in any year to any person for any part of a thoroughfare which is on the opposite side of the carriageway to that portion of the thoroughfare for which a permit to burn has been approved in the same year.

12.5 REQUESTS TO COLLECT SEED OR OTHER PLANT MATERIAL

See "*Activities in Thoroughfares and Public Places and Trading Local Law 2001*"

- A person shall not collect seed or other plant material from native flora on Council controlled land without first obtaining a permit.
- The City of Albany may approve an application for a permit only where the seed or plant material is required for a revegetation project in any part of the City, or for scientific purposes.
- If approval for a permit is granted, it is to be taken to be approved subject to:
 - (a) the collection of the seed or plant material is to be carried out so as not to endanger the long time survival of the native flora; and
 - (b) any licence or approval that may be required under any other written law is to be obtained by the applicant.

12.6 REQUESTS TO COLLECT FIREWOOD

See "*Activities in Thoroughfares and Public Places and Trading Local Law 2001*"

- The collection of firewood on Council controlled land is prohibited.
- Wood resulting from approved clearing operations may be made available for sale to the public by the City of Albany.

12.7 REQUESTS TO HARVEST WILDFLOWERS

See "*Activities in Thoroughfares and Public Places and Trading Local Law 2001*"

- The harvesting of native flora on Council Controlled land is prohibited.

12.8 REQUESTS TO HARVEST TIMBER

See "*Activities in Thoroughfares and Public Places and Trading Local Law 2001*"

- The harvesting of timber on Council controlled land by private individuals is prohibited.
- Timber resulting from approved clearing operations may be made available for sale to the public by the City of Albany.

12.9 REQUESTS TO PLANT OR SOW SEEDS

See "*Activities in Thoroughfares and Public Places and Trading Local Law 2001*"

- A person shall not plant any plant or sow any seeds on Council controlled land without first obtaining a permit.
- In determining an application for permit to plant or sow seeds, the City of Albany is to have regard for:
 - (a) existing vegetation in the area in which the planting is to take place; and
 - (b) the diversity of species and the prevalence of the species that are to be planted or sown.

GLOSSARY OF TERMS

CLEARING	Any activity that kills or damages native vegetation.
DISPOSAL SITES	Those areas for the disposal of non re-usable materials as specified by Council.
CONSTRUCTION ZONE	Is the area clearly marked where all construction activities take place (such as the area stripped for road construction, stockpile areas, compounds, access routes).
ENVIRONMENTAL WEED	Any plant that invades natural vegetation, usually adversely affecting regeneration and the survival of native flora and fauna.
GROUND COVER	Includes creepers, grasses and herbs.
HABITAT	The home of a plant or animal.
MAINTENANCE ZONE	Is the area within the outside of the drain or top of batter on each side of the road. This generally correlates to the limits of any routine maintenance works. There are some exceptions e.g. cut-off drains.
NATIVE VEGETATION	Native vegetation, which occurs naturally in the City of Albany.
NOXIOUS WEED	Any plant declared under the Agriculture and Related Resources Protection Act (1976) as noxious to the State of Western Australia. Noxious weeds degrade agricultural land but may also be environmental weeds.
PROJECT	Includes any matter which will involve a physical change to the environment.
ROADSIDE ZONE	Is the area from the edge of the construction or maintenance area to the fence line on each side of the road. This zone is where the habitat value occurs.
REGENERATION	Naturally occurring growth of grasses, shrubs and trees from root stock or soil borne seeds.
REVEGETATION	Vegetation established by hand planting tube stock or by direct seeding.
STOCKPILE	A site for storage of short-term re-usable materials only as specified by Council.
FAUNA	Animal species native to Australia and native to the City of Albany.
WORKS	Includes the actions of conceptual development, planning, design, construction and maintenance of any project.

LEGISLATIVE CONTEXT

Many Acts of Parliament and Government Policies impact on land management, with some being a valuable tool for enforcement of this Code of Practice. They include:

Local Government Act 1995	Gives Local Government responsibility for management of undeclared roads. Council power to create certain Local Laws relating to roadsides.
Town Planning & Development Act (1928)	Controls the removal of native vegetation from roadsides under local section planning provisions and the Native Vegetation Retention Controls, and seeks to encourage the retention of native vegetation on private and public land. Prior to removing, destroying or lopping an area of native vegetation on any roadside for works not exempt under the controls, the responsible authority must issue a permit. In certain circumstances, applications for permits to remove native vegetation on roadsides must be referred to the Department of Natural Resources and Environment.
Agriculture & Related Resources Protection Act 1983	Identifies responsibility for the control of noxious weeds from municipal-controlled roadsides. The Department of Natural Resources and Environment is responsible for State Prohibited and Regionally Prohibited species.
Wildlife Act 1950	Prior to works being undertaken which may disturb critical habitat a plan of works must be submitted to Department of Conservation and Land Management.
Country fire Authority Act 1958	Municipalities are responsible for managing roadside vegetation for fire prevention.
Land Administration Act 1997	Gives Crown ownerships rights over all vegetation on roadsides.
Environmental Protection Act 1986	Provides the control of polluted runoff from disturbed roads and the clearing of native vegetation.
CALM Act 1984 Land Act 1958	Allows prosecution for removal of timber from roadsides.
Litter Act 1964	Makes it an offence to litter roadsides and other specified public places.
Main Roads Act 1930	Department of Main Roads is responsible for management of major highways and nominated roads.
'Servicing Authority' Acts	Permits servicing authorities to locate assets on roadsides and gives them rights of access form maintenance works.

APPENDIX 1 ENVIRONMENTAL IMPACT ASSESSMENT CHECKLIST

Aim: To determine which projects are low impact and can be adequately addressed through the procedures outlined in this document.

Projects that have "yes" to any item will require further assessment and specific management procedure developed to address the issues/values identified.

ITEM NO.	ITEM	NO	YES	N/A	COMMENTS
1	New infrastructure: Will any native vegetation be cleared or altered (i.e. pruned, mulched, damaged)?				
2	Existing infrastructure: Will any native vegetation be cleared or altered beyond the maintenance zone?				
3	Is there any Declared Rare Flora within 50 m of the site?				
4	Does the site support known or potential habitat for threatened fauna species?				
5	Is the site registered on the Register of National Estate for natural values?				
6	Is there a "define wetland" within 50 m of the site?				
7	Does the work site pass over, adjoin or drain into a wetland, watercourse or harbour?				
8	Is the site within or immediately adjacent to a Public Drinking Water Source Area?				
9	Is the site or any part of the site Dieback-free, or is it immediately adjacent to a dieback free area?				
10	Is the site immediately adjacent to a National Park or Nature Reserve?				
11	Is the site within or immediately adjacent to a Significant Aboriginal Site?				
12	Are Acid Sulphate Soils present on the site?				

Completed by: _____ Signature _____ Date _____

_____ Name _____ Title _____



STATEMENT OF COMPLIANCE

ENVIRONMENTAL IMPACT ASSESSMENT OF PROPOSED WORKS OR ACTIVITIES ON COUNCIL CONTROLLED LAND

PROJECT DETAILS

Project Name:	
Date of Statement:	
Responsible Officer:	

Description of Proposed Works or Undertakings:

Location of Proposed Works:

Background to Proposed Works – Reasons/Need:

IDENTIFICATION OF ENVIRONMENTAL IMPACTS AND RESPONSES

Has an Environmental Impact Assessment been carried out?	Yes	No	By Whom?
Environmental Impact Assessment Checklist Attached	Yes	No	

Referrals to other Agencies	Yes	No
Summary of Comments:		



MAN121

BUSHCARERS ADVISORY COMMITTEE - MINUTES -

Meeting held at the Green Room, ITC Building, Aberdeen St
Friday, 8th September, 2006

Meeting opened at 9:15 am.

1.0 PRESENT

Cr John Jamieson, Sandra Maciejewski, Graham Blacklock, John Moore, Lawrie Anderson and Monika Jolly.

2.0 APOLOGIES

Kay Stehn and Vernice Gilies

3.0 CONFIRMATION OF MINUTES

Amendment:

6.7 Victorian Tea-tree removal

Lawrie reported Victorian Tea-tree on the Lower King Bridge that needs removal.

That the minutes of the Bushcarers Advisory Committee meeting held on the 24th May 2006 be confirmed as a true and accurate record of the proceedings.

**MOVED: GRAHAM BLACKLOCK
SECONDED: LAWRIE ANDERSON
CARRIED**

4.0 CORRESPONDENCE

Outwards:

- 1 Submission from the Bushcarers Advisory Committee to the City of Albany on the proposed land swap – Sub Lot 388 and Reserve 37400.
- 2 Email to Paul Mackey at Albany Port Authority regarding the spraying of Pampas Grass on the Port Authority land on the foreshore.

Inwards:

- 1 Response from the Albany Port Authority suggesting Sandra and Paul Mackey get together to develop a coordinated Pampas Grass Spraying Program.

5.0 BUSINESS ARISING:

5.1 Victoria Tea-tree on Lower King Bridge

The Victorian Tea-tree on Lower King Bridge was removed by the City of Albany. The Committee commented on how quickly this work was undertaken once requested.

5.2 Proposed "Land Swap" near Lake Seppings

Cr John Jamieson reported that a recommendation went to Council in August to allow the land swap to occur. A motion was moved to delay this decision, and for the City of Albany to get the land involved evaluated. At this stage it appears the land swap is unlikely to go ahead, with the City taking the land and turning it into a reserve. In this case the owner of the land would most likely be compensated.

5.3 Invite new Committee Member

Vernice Gilies was invited to become a community member on the Committee, and she has accepted the invitation

5.4 Victorian Tea-tree at Cosy Corner

Sandra reported that the two landholders at Cosy Corner with Victorian Tea-tree on their land were contacted with different levels of success.

Landholder 1: Indicated that they are doing what they can to control this species on their land. The property is owned by a group of absentee owners. They ran a busy bee to control the Victorian Tea-tree on the land last year, with help from the general community, and made a promising start to the job. However, there is more work to do. They indicated that they were about to look at what needed to be done on the property over the coming 12 months, and would be looking at possibly employing a contractor to assist with the weed control.

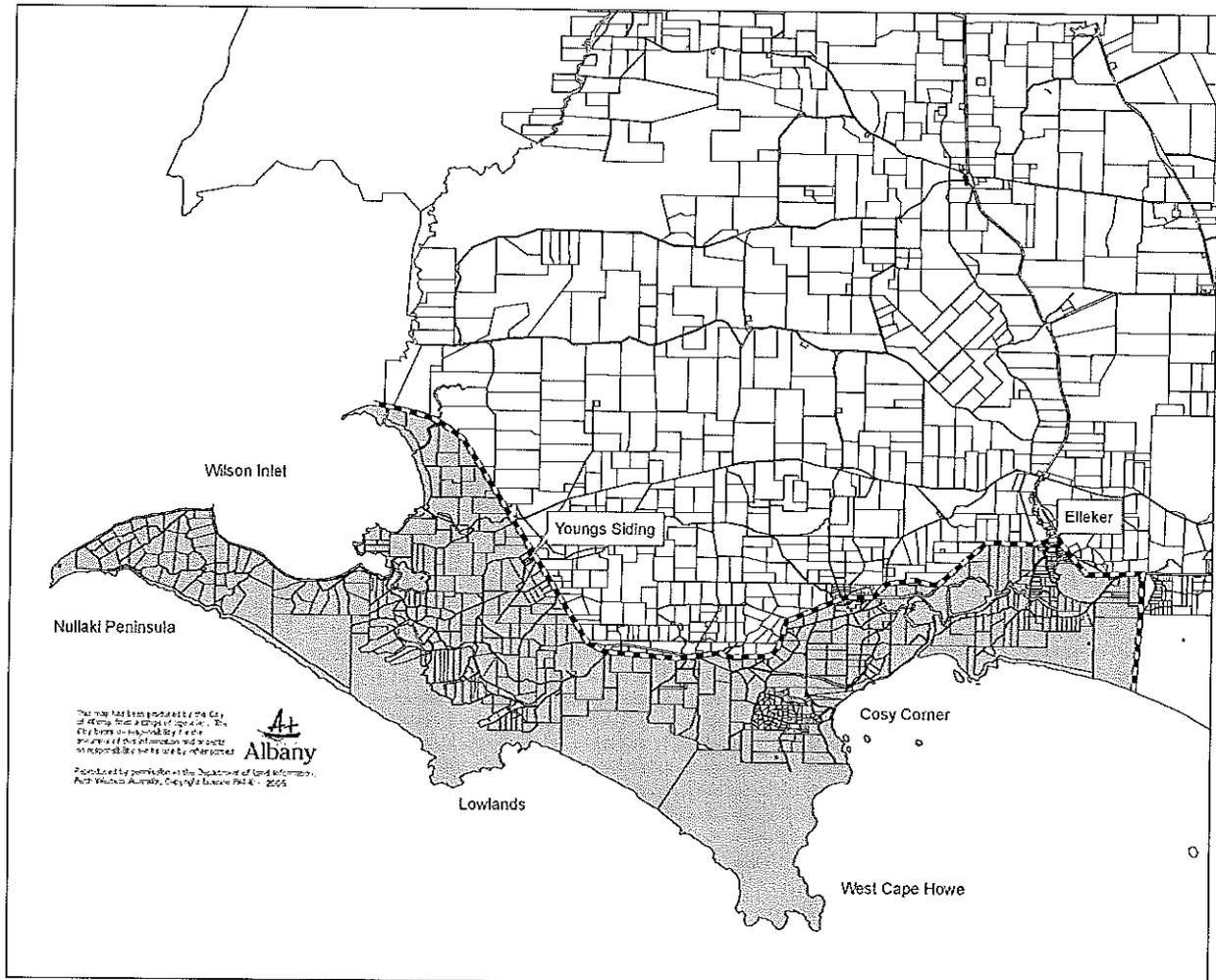
Landholder 2: Sandra was unsuccessful in contacting the landholder of the second property, despite leaving messages. Previously, this landholder did indicate that he would undertake some works to control this species. However, there is still a lot of Victorian Tea-tree on the land. This is also an absentee owner.

Sandra also stated that she had received a call from a neighbour of these two properties. This landowner has been controlling the Victorian Tea-tree on his land from many years. He is finding the ongoing control of this species expensive, and frustrating when his neighbours are not making enough of an effort to control the mother plants.

Given the effort made by the Committee and the City of Albany over the past two years to encourage landholders in the Cosy Corner area to control the Victorian Tea-tree, and that it has been identified that more effort is required to prevent the spread of this species into areas currently free of this species, the below motion has been put forward.

That Victorian Tea-tree is declared as a Pest Plant in the area indicated on Map 1.

**MOVED: JOHN MOORE
SECONDED: MONIKA JOLLY
CARRIED**



MAP 1

5.5 Assistance for Private Landholders

Monika asked the meeting, how the City of Albany would respond to a private landholder wanting help to control weeds on his privately owned land?

Sandra indicated that the City of Albany's Bushcare Team does not work on private land. However, the City can provide advice and information on the best ways to go about controlling the weeds on private land. Any possible funding available to assist with such works would also be suggested, such as the Southern Incentive small grants program administered by SCRIPT.

5.6 Future Management of Vegetation along Marine Drive

Two meetings were held between the City of Albany and other interested parties to discuss this issue, including the Department of Environment and Conservation. Kay attended as a representative from the Bushcarers Advisory Committee. At the conclusion of these meetings, an agreed plan was developed for the future management of the native vegetation along Marine Drive.

5.7 Taylorina Removal

The Taylorina below the Apex Lookout on Mt Adelaide was removed by the City of Albany.

6.0 GENERAL BUSINESS:

6.1 Nomination of new Committee Members

That Lawrie Anderson becomes a Committee member representing the Department of Environment and Conservation.

MOVED: GRAHAM BLACKLOCK

SECONDED: MONIKA JOLLY

CARRIED

That Vernice Gilies becomes a Committee member representing the community.

MOVED: MONIKA JOLLY

SECONDED: LAWRIE ANDERSON

CARRIED

6.2 Comments on Draft Environmental Code of Conduct

- The Committee felt strongly about making sure that the procedures in the Code of Practice are included in contracts between the City and their contractors.
- Lawrie and Kay provided Sandra with written comments.
- Monika was concerned about who would undertake the Environmental Assessment of works, and how thoroughly. Sandra explained that the assessment checklist would be completed by nominated City of Albany staff that are trained to answer the questions. Where it has been identified that there is the potential for the proposed works to impact adversely on the environment, either external environmental consultants or a City of Albany Staff member trained in environmental management will be involved in developing appropriate operating procedures.

6.3 Concerns about Pruning along Marine Drive

Lawrie indicated that he did not agree with the pruning of vegetation for aesthetic reasons, and that the City is not setting a very good example to the rest of the community by undertaking this work.

6.4 Concerns about Proposed new Family Park in Spencer Park

Lawrie expressed his concern about the movement of soil from Mt Clarence to the site of the proposed new family park in Spencer Park. Mt Clarence is full of dieback, and it is likely that the soil being moved is also dieback affected. The soil should have been tested before being moved to the new site to determine whether it was dieback free or otherwise. If dieback is brought into this reserve, then the biodiversity in this reserve and down slope will be under increased threat.

Sandra stated that in the future, the Environmental Code of Conduct will ensure that environmental issues, such as dieback, will be considered, and if necessary addressed before project commence.

6.5 Updated Weed Poster

The City of Albany, with the assistance of John Moore, is updating their weed poster.

6.6 Eradication of Weeds of National Significance

John Moore indicated that the Commonwealth Government is putting pressure on the State Government to initiate programs to eradicate Weeds of National Significance in Western Australia. Some Weeds of National Significance relevant to WA include, Boneseed, Gorse and Sagittaria. Relevant areas may be quarantined through this process to avoid the spread of the species in question. The City of Albany will need to be involved in these programs to make them successful.

6.7 The Growing Arum Lily Problem

John Moore indicated that the community is getting concerned about the growing Arum Lily problem around Albany. The Agriculture Protection Board (APB) have not undertaken any spraying for 10 years, and the number of Arum Lilies is rapidly increasing. Landholders with properties of greater than 5 Ha are notified of Arum Lilies on their land, and asked to control them. Owners of smaller properties are not being contacted. This situation will be reviewed, given the new legislation making it illegal to sell Arum Lilies anywhere in WA.

6.8 Concerns about vegetation pruning along boardwalk on Mt Adelaide

Lawrie indicated that vegetation being pruned along the boardwalk on Mt Adelaide is being thrown on top of the adjacent native vegetation. Also, pruned Victorian Tea-tree is also being thrown in the bush. Sandra indicated that this should not be happening and that she would follow it up with the Coordinator of Parks and Reserves.

7.0 NEXT MEETING:

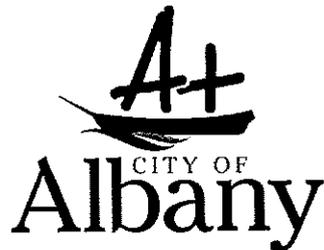
Friday 8th December at 10:00 – 12:00 at the Margaret Coates Boardroom at the City of Albany Offices on North Road.

8.0 CLOSURE:

The meeting was closed at 11:00 am.

Agenda Item Attachments

GENERAL MANAGEMENT SERVICES SECTION



Meeting No. 10/06
File Ref: STR208

[Agenda Item 14.4.1 refers]
[Bulletin Item 1.4.1 refers]

ALBANY TOURISM MARKETING ADVISORY COMMITTEE

MINUTES

Monday 6 November 2006
Held at the City of Albany North Road Office
Margaret Coates Board Room

1. DECLARATION OF OPENING

The Chairman declared the meeting open at 5.30pm

2. RECORD OF ATTENDANCE

Members

Cr Denis Wellington – Chairman
Cr John Jamieson – Deputy Chairman
Mr Simon Shuttleworth
Mr Warrick Welsh

Staff

Mr Jon Berry – Manager Economic Development
Ms Krysta Guille – Tourism Development Officer

Apologies

Ms Johanna Ramsay
Cr Paul Lionetti

3. CONFIRMATION OF PREVIOUS COMMITTEE MINUTES

Moved:- John Jamieson
Seconded:- Simon Shuttleworth

THAT the minutes of the Albany Tourism Marketing Advisory Committee meeting held on 09 October 2006 be confirmed as a true and accurate record of the meeting.

Carried

Warrick Welsh discussed the opportunities for promoting Albany at the annual Bus Victoria event. It was agreed this should be investigated in partnership with ASW given the regional nature of coach touring and the cost of attending. It was also suggested that entry points to WA have adequate promotional material on Albany.

4. DISCLOSURE OF FINANCIAL INTEREST

Nil

BUSINESS ITEMS

5.1 *Skywest Showcase*

Warrick and Krysta both attended and reported that while the event was well organised, the retail agents indicated that Albany was not a destination that they were selling due to the uncompetitive pricing compared with other destination and with driving.

5.2 *Eco-tourism conference*

Jon reported Albany has been successful in securing the 2007 FACET conference to be held late 2007.

5.3 *Map and Holiday Guide Prospectus*

The City plans to seek quotes from businesses to produce the 2007 Holiday Guide & Map. Operators from Albany will be targeted to participate, however, there is no restriction on origin of business - all Great Southern businesses are permitted to advertise - some have already requested participation. The City hopes to find a local company to produce the Guide and Map.

5.4 *"Trade Travel" membership*

Albany has joined Trade Travel Network, based on the East Coast, promoting destinations, attractions and accommodation to the Group Touring Market. In particular, Trade Travel targets the booming seniors and Probus Club market.

5.5 *Cruise ship visits*

We are again approaching cruise ship season. At least 8 ships are due in to Albany over the next 12 months. The City of Albany, in the past, has offered free bus shuttles around Albany. However, this year, the Albany Port Authority will take this on. The City will concentrate on getting information to the wholesalers prior to the Ship's arrivals and Visitor Servicing on arrival.

5.6 *Tourism Awards*

It was suggested the Award certificates and promotional materials be exhibited at the next tourism function to celebrate our successes.

5.6 *Promotional Collateral*

It was suggested that promotional materials be made available for operators that attend trade shows. Krysta reported that the City has pull up banners available for loan and that other displays could be investigated.

5.7 *Airport Internal Design Concepts*

Jon tabled preliminary design concepts (attached) using the amazingalbany brand that had been prepared by an internal design consultant Janine Fini. The Manager City Services (I.Neil) is working on costing estimates for the redesign and proposes to recommend to Council that the works be developed through funding from the Airport Reserve, which is performing well above forecasts due to increased air traffic into Albany.

Moved:- Cr Wellington

Seconded:- Cr Jamieson

THAT Council endorse the preliminary design concepts for interior layout and new external features for the Albany Airport.

Carried 4-0

5. OTHER BUSINESS

6.1 Australia's South West

Jon reported that he had been appointed to the Board of Australia's South West Regional Tourism Organisation representing the Great Southern Coastal.

6. NEXT MEETING

The next meeting to be held Monday 6 November 2006 at 5.30pm to 6.30pm.

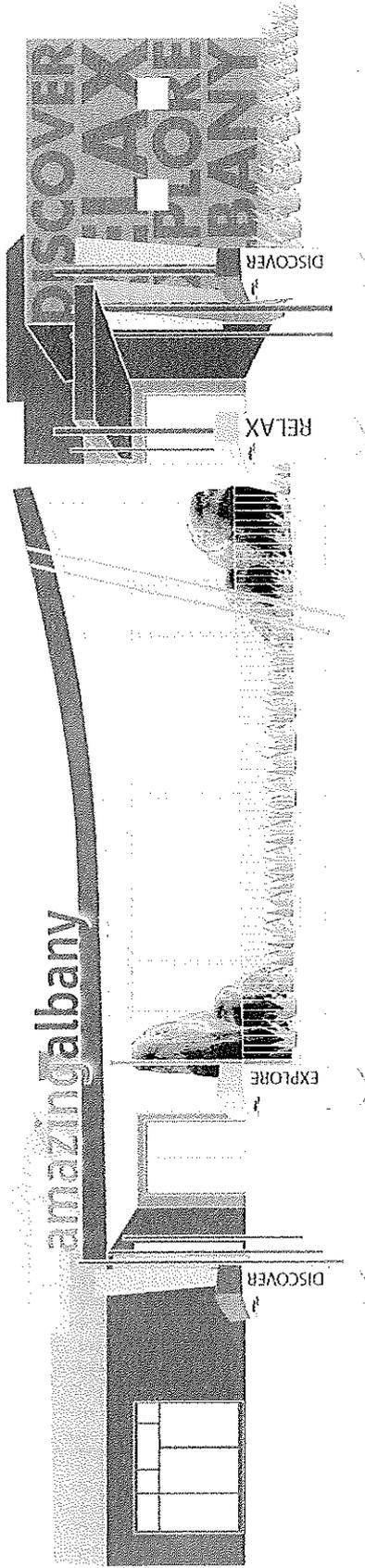
7. MEETING CLOSE

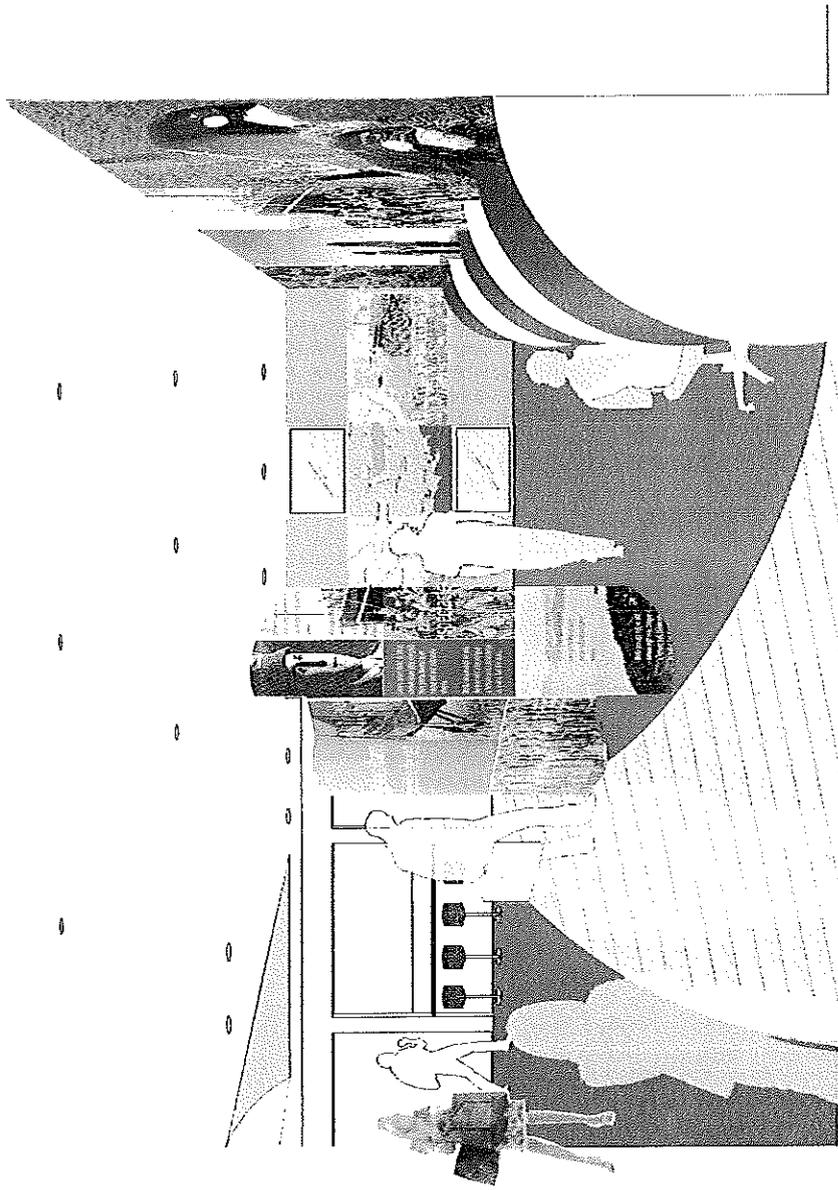
The Chairman closed the meeting at 6.45pm

** ** *



External signage and wayfinding

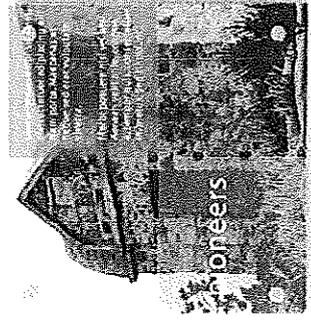
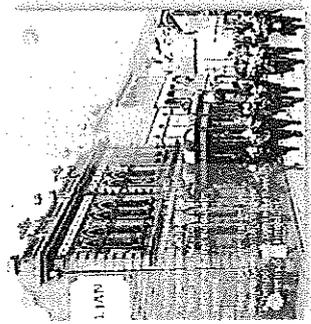
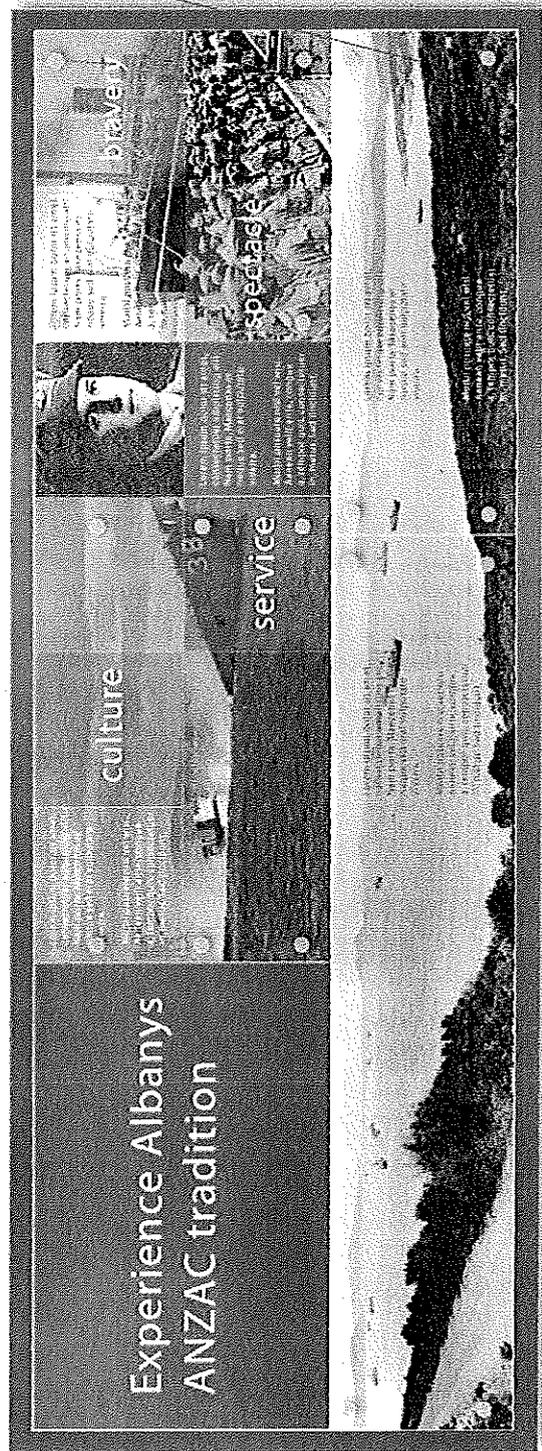
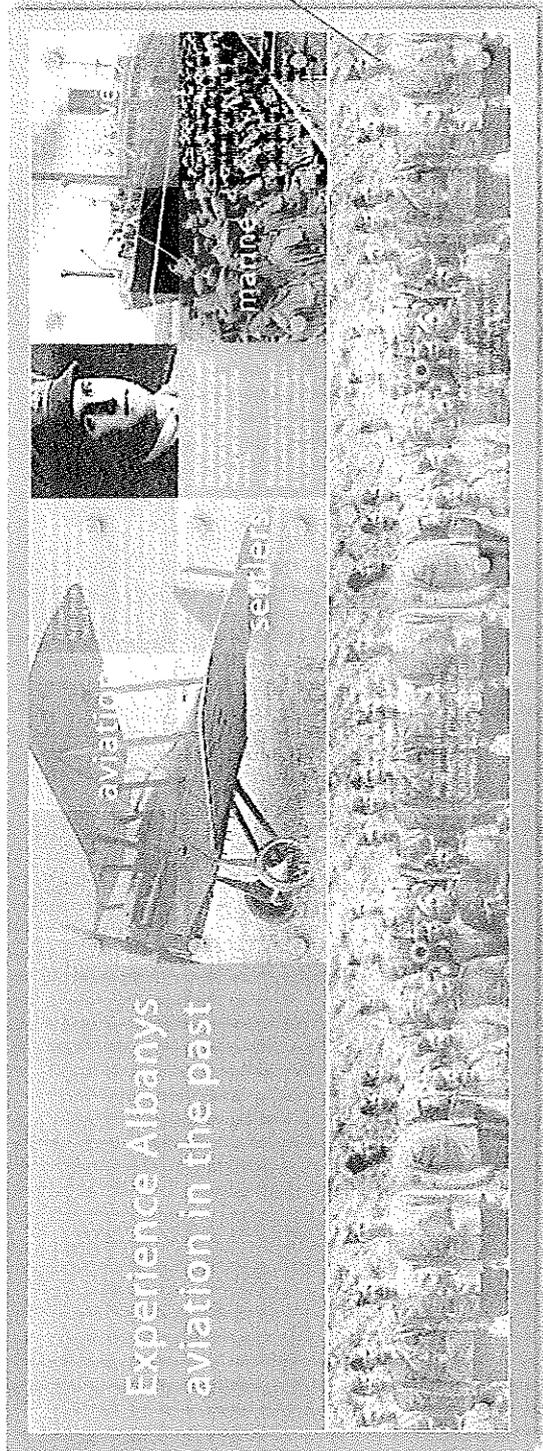




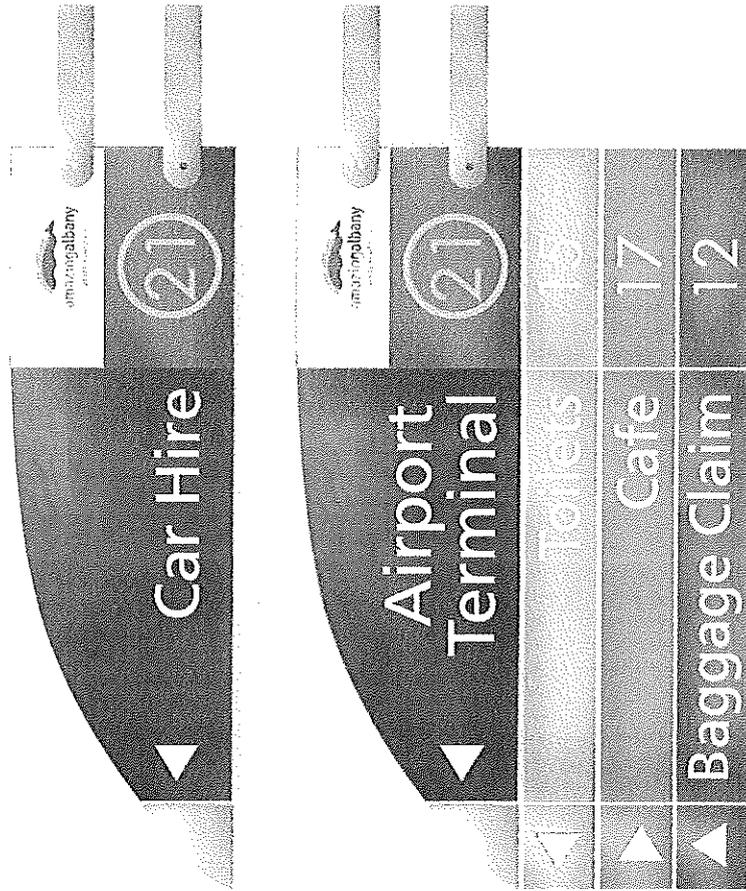
amazingalbany
Discovery wall and top floor



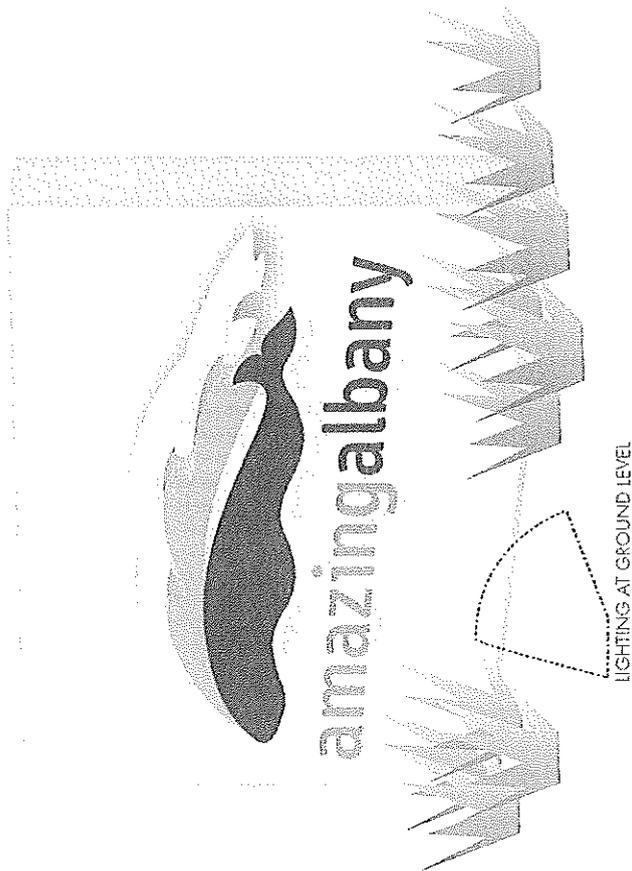
Interchangeable text and image panels secured with stainless steel bolts.



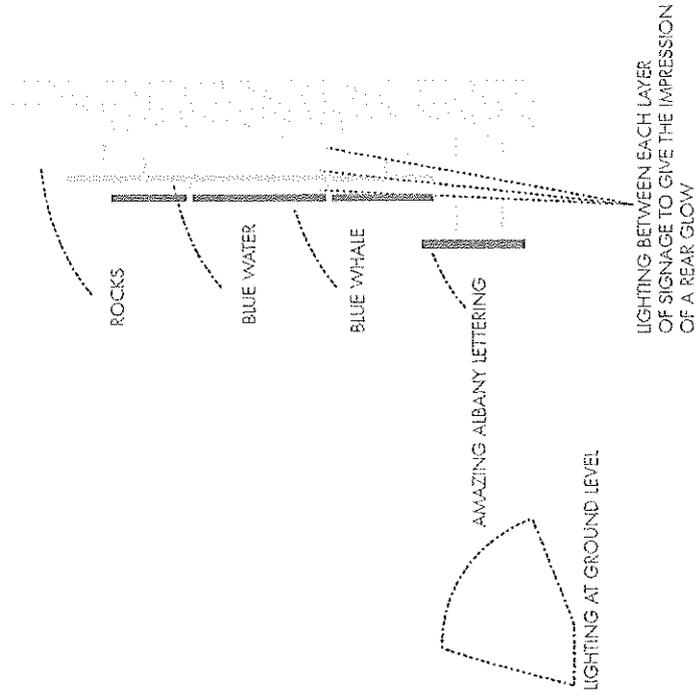
Internal Wayfinding

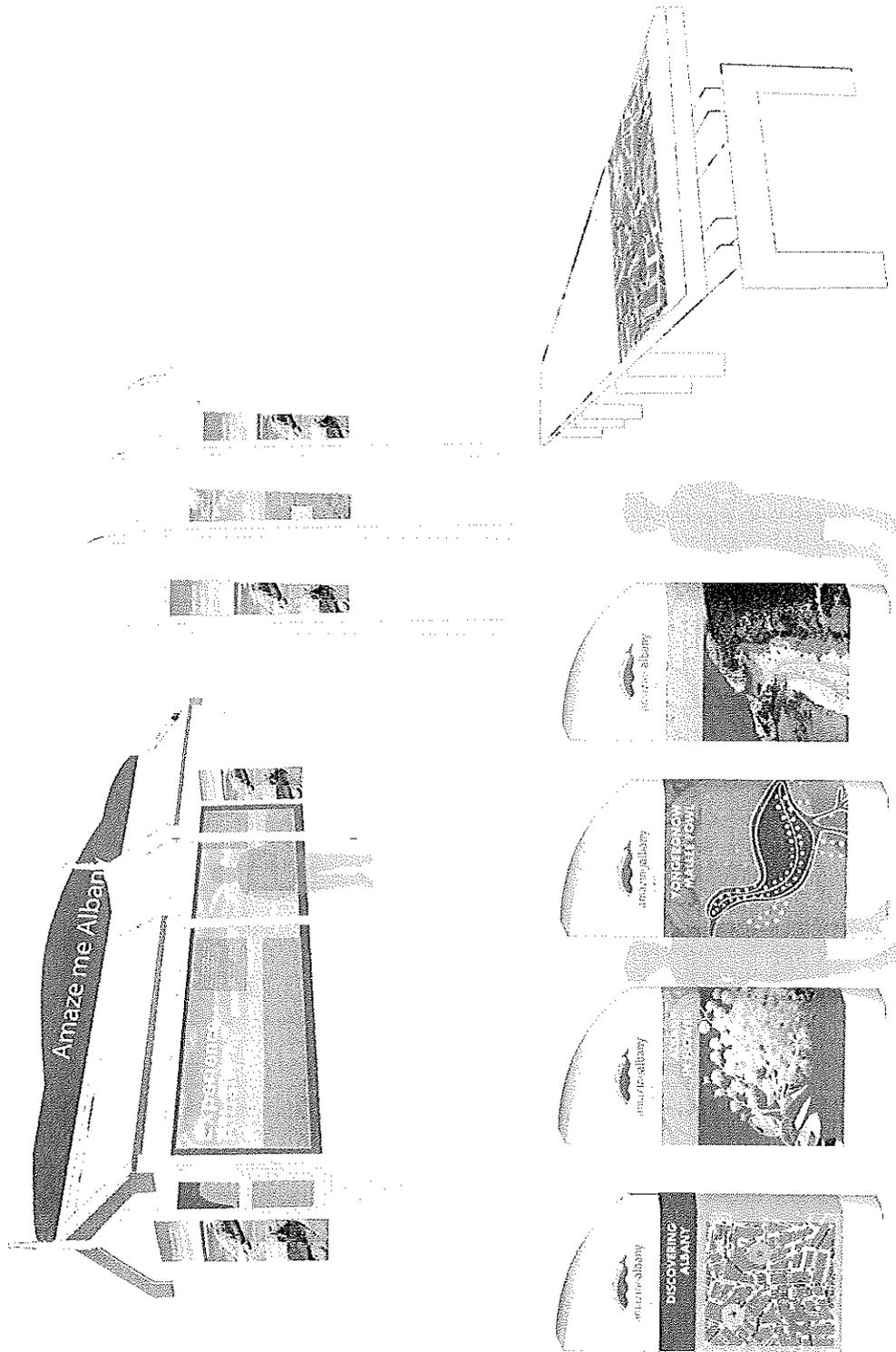


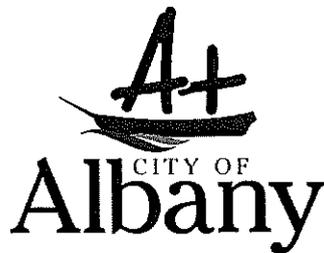
AMAZING ALBANY 3/4 VIEW



AMAZING ALBANY SIDE VIEW







ALBANY TOURISM MARKETING ADVISORY COMMITTEE

MINUTES

**Monday 4 December 2006
Held at the City of Albany North Road Office
Margaret Coates Board Room**

1. DECLARATION OF OPENING

The Chairman declared the meeting open at 5.35pm

2. RECORD OF ATTENDANCE

Members

Cr Denis Wellington - Chairman
Cr John Jamieson – Deputy Chairman
Ms Johanna Ramsay
Mr Warrick Welsh
Mr Simon Shuttleworth
Mr Rino Daniele

Guest

Ms Alisia Battalis-Mumby, Skywest Airlines

Staff

Mr Jon Berry – Manager Economic Development
Ms Krysta Guille – Tourism Development Officer (P/Time)
Ms Lucy Sadler - Tourism Projects Officer (P/time)

Apologies

Ms Johanna Ramsay
Cr Paul Lionetti

The Chairman welcomed Lucy Sadler (new staff member) and Rino Daniele (new Committee member) and Alisia Battalis-Mumby (Skywest representative).

3. CONFIRMATION OF PREVIOUS COMMITTEE MINUTES

Moved:- John Jamieson
Seconded:- Warrick Welsh

THAT the minutes of the Albany Tourism Marketing Advisory Committee meeting held on 06 November 2006 be confirmed as a true and accurate record of the meeting.

Carried

4. DISCLOSURE OF FINANCIAL INTEREST

Nil

5. BUSINESS ITEMS

5.1 *Meeting with Richard Muirhead, CEO of Tourism WA*

Warrick reported on the outcomes of a meeting he, Peter Snow and Les Bail attended with Richard Muirhead, Toni O'Donnell, Ross MacCulloch and Jenny Chandra of Tourism WA. Warrick suggested that Krysta call Toni O'Donnell to follow up any actions. It was also suggested KPIs for ASW be researched and reported to the next meeting. There is a concern that there is a gap between the decline in visitor numbers of 3% to the Western coast and 10.5% down turn to the Southern Coast. Jon indicated that as a new board member to ASW he may be able to quickly access relevant data and report to the Committee. A confidentiality agreement had been signed with ASW and the extent of this would also be investigated. Also Jon indicated he had been appointed to a marketing sub-committee of ASW and could consider issues and opportunities at the Board level.

The Committee agreed that a letter be written from the ATMAC to both TWA and ASW to request details of the contract for funding and KPI's of ASW.

5.2 *Capitalising on the 2006 Tourism Awards*

Krysta reported that footage was being organized for GWN use in program interval fillers that was the prize for the Awards. Other activities include:-

- Amanda Fay Communications had been appointed to prepare media articles for distribution outside of Albany so editorial articles are maximised.
- Postcards WA had been approached and were interested in a story – Alisia offered Skywest flights to sponsor their visit.
- The front cover of the TransWA magazine had been secured with stories inside.
- Bibbulmun Track magazine are keen to do a story,

It was suggested other organizations doing TV advertising be encouraged to state Albany is the Top Tourism Town. Oyster Harbour Estate and new car advertising were suggested as possibilities.

Rino Daniele offered to explore the opportunity of a story in the publication '*Albany Matters*'. to raise local awareness and pride

It was also suggested the City approach GWN and supplement the program fillers with advertising that offered prizes from industry throughout the year. A special 1300 number should also be arranged to measure responses.

5.3 *Recognition to Prize Donors*

Krysta reported that the Tourism Council WA had congratulated Albany and Monkey Mia for their efforts with the Tourism Awards Silent Auction packages "...which truly showcased their region at the most prominent tourism function in WA. These two regions have put together diverse products from their area into a very attractive package which include; accommodation, tours and local produce." It was agreed to thank the tourism operators who contributed so generously towards prizes valued at over \$3000.

5.4 2007 amazingalbaney Holiday Guide and Map Update

Krysta reported that in December, work will begin on the 2007 edition of the Holiday Guide. This year, a new Albany tourist map will be produced simultaneously with cross-references to the guide.

5.5 Photo Competition

Krysta reported she had progressed a photo competition that will build the City's stock of quality images for destination promotion.

5.6 Amazing Events Program

Jon reported joint advertising with other major events during our main tourist season under 'Amazing Events' banner. Lucy offered to forward regular updates to Skywest OUTHere In-Flight magazine. The City's event season kicked into action last Friday with the Turning on of the Christmas Lights in Alison Hartman Gardens. Other City of Albany free events in the program include:

- Christmas Pageant - Saturday 16th December from 6pm
- New Years Eve Midnight Fireworks over Princess Royal Harbour
- Australia Day Festivities and Fireworks at the Albany Leisure and Aquatic Centre from 4.30-8.30 pm

5.7 Brig Amity Funding

Jon reported that the City of Albany will receive Australian Government funding of \$100,000 from the Australian Tourism Development Program to further enhance the visitor experience in Albany. This project aims to renovate the Brig Amity and make the attraction a more contemporary visitor experience using innovative interpretation systems. A budget of \$195,000 has been achieved which includes \$15,000 contributed through the Cultural Heritage Interpretation Program of LotteryWest, \$40,000 previously approved from the Great Southern Development Commission and \$40,000 from the City. A draft master plan for the Brig and surrounding precinct has also been prepared and will be finalised in early 2007.

5.7 Other Promotional Activities Undertaken

- Alisia from Skywest offered to continue their support in flying visiting jourmos to Albany.
- Krysta provided examples of our advertising that had been displayed to the tourism industry at the Tanglehead function.
- the airport redevelopment plans were being costed and the preliminary concepts would be considered at the December 2006 meeting

- Denis suggested a function be held to promote industry participation in forthcoming marketing activities during shoulder periods of late Autumn and Winter. It was suggested late February / early March would be appropriate.
- Simon suggested buying space in gateway Visitor Centres eg. Norseman

6. OTHER BUSINESS

Krysta tabled an offer by Chris Morris to join the Committee however it was agreed the ATMAC be kept at the same size. It was agreed to acknowledge Chris Morris who has been very supportive in fostering tourism and many community events.

Jon reported the Denmark Visitor Centre had written stating its pleasure in the work this Committee is doing for the region (attached)

7. NEXT MEETING

The next meeting to be held Monday 5 February 2007 at 5.30pm to 6.30pm.

8. MEETING CLOSE

The Chairman closed the meeting at 6.30pm.

**** ** ***



DENMARK VISITOR CENTRE

60 Strickland Street Denmark
Western Australia 6333
Tel: 08 9848 2055 Fax: 08 9848 2271
Email: manager@denmark.com.au
Web: www.denmark.com.au
ABN: 87 260 403 659 Lic 9TA 1373

Mr A Hammond
Chief Executive Officer
City of Albany
North Road
Albany WA 6330

Dear Andrew

At the last meeting of the Board of Denmark Tourism Inc it was resolved that a letter of congratulations be sent to the City of Albany for winning the GWN 2006 Top Tourism Town award.

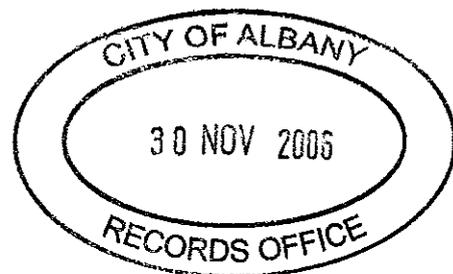
In recent months we have been privileged to attend tourism related events conducted or sponsored by the City of Albany and on each occasion, we have been impressed at the resources and effort the City has put into the "Albany Advantage" marketing strategy.

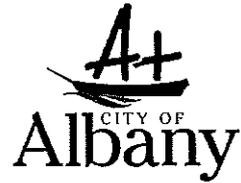
We intend that the marketing of tourism in Denmark will also take a strong turn for the better from now on and we look forward to working with the City of Albany and its dedicated tourism team in the near and continuing future.

Kind regards

IAN OSBORNE JP
Manager

29 November 2006





MINUTES

SPECIAL MEETING OF ELECTORS

**Held on
Monday, 4th December 2006
7.00pm
City of Albany – Council Chambers**

City of Albany

**** Disclaimer ****

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Signed


Peter Madigan
Executive Director, Corporate and Community Services

Date: 7th December 2006

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1. DECLARATION OF OPENING

Her Worship the Mayor declared the meeting open at 7.00pm.

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

Mayor	-	A Goode, JP
Councillors	-	DW Wellington
	-	MJ Evans, JP
	-	JD Williams
	-	DJ Wolfe
	-	RH Emery
	-	J Waterman
	-	S Marshall
	-	J Walker
	-	D Wiseman (until 7.46pm)
	-	R Paver (from 7.14pm)
	-	J Jamieson
	-	I West
	-	P Lionetti
	-	M Bojcun
	-	AC Hammond
Chief Executive Officer		
Executive Director Corporate & Community Services	-	WP Madigan
Executive Director Works & Services	-	L Hewer
Manager Planning and Ranger Services	-	G Bride
Minute Secretary	-	JR Byrne

Approximately 220 members of the public
4 media representatives

<u>Apologies</u>	-	Mr Michael Pemberton
	-	Mr John Price
	-	Mrs Dot Price
	-	Ms Tricia Denton

3. OPENING PRAYER

Mayor Goode asked everyone to be upstanding and read aloud the Opening Prayer:

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

4. DEVELOPMENT AND IMPLEMENTATION OF THE ALBANY WATERFRONT PROJECT

The Mayor advised that the order of business would be to hear from persons who wanted to speak on the Albany Waterfront Project, and then she would call for motions to be made from the floor.

Item 4 continued

The Mayor advised that all speakers would be provided 4 minutes in which to address the meeting, in order to provide the opportunity for as many people as possible to speak.

NOTE: All papers tabled have been re-produced verbatim. Where speakers did not table papers, all efforts have been made to reproduce the comments succinctly yet correctly.

***Mrs Shanti Bezard**

Madam Mayor, Councillors, Staff and Electors

I am here tonight as a representative of the **Albany Waterfront Action Group**. This includes hundreds of supporters in the community who are part of the campaign to save the waterfront from disaster.

I would like to start by telling you what we are about. We are a large group of people who are passionate about the future of the waterfront and willing to give time, energy and commitment to make it the best it can be, (sic) We have no **political affiliations** or **secret agenda**.

We requested this meeting tonight, **to raise public awareness** of the **current waterfront project**, and **to show the people in power that there is a groundswell of feeling** against the project as it stands.

We will be asking the council to review and revoke the decisions that have been made about the waterfront. There has not been adequate and open consultation and more time is needed to address the concerns and wishes of the public.

I would like to address some of the comments which have been made through the media over the last couple of months.

Our group and supporters have been called **anti-development**. You will out tonight that we **do** want development on the foreshore but not in the form of high rise buildings which block views and separate the harbour from the town.

The expression **'Vocal minority'** has been used many times, **"Yes!** Those who are vocal are a minority but we represent a majority of people who are against the waterfront plan. We found this out while talking to people in the streets and collecting names for a petition. In one month we obtained 1800 signatures.

Some say **"Lets just get on with it,** the issue has been going on too long." We agreed entirely with that only we say let get on with what we were promised in 2002, not what the politicians and councillors (sic) are trying to force upon us now. The entertainment centre seems to have **become** the waterfront project. Let's get on with the marina and make a start on what the foreshore is really about. If they had got on with it then we would have a waterfront development by now.

We have been asked **"Why wait till now to protest?"**. If there had been public consultation in September 2005 before the agreement was made between the government and council, we would have been active much sooner.

Item 4 continued

It has been said that it is a **Fait a compli**. Nothing is ever unchangeable. This was proved when our soldiers were brought back from the Vietnam war and the Franklin river was saved by the wishes of the people and the collaboration of the government.

Our vision for the waterfront is to create a warm, vibrant and friendly place where locals, tourists and people from visiting boats and ships can spend leisure time and enjoy the area.

We urge the council to listen to the concerns of the community, review the current project and make changes to give us what we were promised.

What would it take to convince the government and council to stop work on the entertainment centre and sale of land to private developers until further consultation?

After people have spoken on both sides of the issue we will be putting forward motions to the council.

***Ms Patricia Lindsay**

Ms Lindsay asked where would all our activities currently undertaken on the foreshore take place if the entertainment centre were built? Activities such as kite flying, overflow from the ANZAC Day ceremonies, dog exercise, walking, bike riding, cleaning cockles, etc.

Ms Lindsay expressed concern about development on the foreshore due to the risk of rising sea levels in the future.

Ms Lindsay also expressed concern at the proposed clearing of a bush block and development of land in Emu Point to raise funds towards the development of the Entertainment Centre. She referred to an address by John Sinclair (Serventy Memorial Lecture to the Western Australia Naturalists Club, 22nd September 2006, copy attached) in which he declared the south west of WA was one of the world's greatest biodiversity hotspots. Ms Lindsay sought to prevent any clearing of bushland associated with the development of the foreshore.

Councillor R Paver arrived at the meeting at 7.14pm, during the speech by Ms Janet Austin.

***Ms Janet Austin**

Madam Mayor, Councillors, Staff and Electors

I am a member of "Albany Waterfront Action Group" and I have discovered since it's formation that we have a great number of supporters in the community. I wish to make it very clear that our group is **not** against development on the foreshore but we are not happy with the present proposals. As previously promised by council and government we want to see landscaped parkland west of the jetty. We also want a safe boat harbour to accommodate fishing vessels, visiting yachts, the Leeuwin and others, and in the area east of the jetty – a harbour village which could have a restaurant, café, coffee shop, chandlery and tourist related shops no more than two levels high.

Item 4 continued

The west side of the jetty is the most suitable place in the city area for a landscaped park and could be used for many recreational activities. This would bring the vibrancy to our foreshore that people are wanting. Imagine a creatively designed waterfront with pathways, sheltered picnic areas, barbecues, children's playground and a small beach, where people could go walking, jogging, flying kites, bike riding and walking their dogs and which could be used for major events such as the ANZAC parade, and fireworks displays.

Instead of this, council and government plan to use this area for an entertainment centre and other large commercial buildings which will block out the beautiful views of our harbour from Stirling Terrace and will also block the views of our very special heritage buildings when looking back to the terrace from the foreshore.

From 1997-2000, the community became aware of what was being planned on the foreshore and spoke out against it. There were petitions and marches as well as submissions and surveys and they all had the same results – that the community did not want large scale commercial/retail there, instead opting for parklands and minimal development.

In the 2000 survey, of the 900 people who responded, over 90% wanted landscaped parklands west of the jetty. This was recognised by the state government and the City of Albany and they agreed to create landscaped parkland west of the jetty and not to put any buildings there. What happened to this agreement? Now we have an entertainment centre plus other commercial buildings planned for this area just because of a powerful minority it seems.

Councillors and electors I urge you to think of our future and the future of our children and do not let our unique town with its magnificent heritage vistas be ruined forever. The decision to put high rise on our waterfront is a huge one which would have disastrous effects in the future both for our tourism industry and for the people who live here.

*** Mr Simon Thwaites**

Mr Thwaites indicated that his professional background was a town planner, and he had made an assessment of social, economic and environmental impacts of land use associated with the proposed waterfront development.

Mr Thwaites sought modification of the plans to protect heritage vistas from Stirling Terrace. He indicated that the new plans showed mixed use commercial/retail development up to 200 metres west of the Town jetty, despite former agreements to develop only east of the jetty.

He indicated that the proposed development also went against Stirling Terrace planning policies such as the 'Design Parameters for Stirling Terrace Heritage Area' and the 2001 adopted 'Stirling Terrace Conservation Plan'.

Mr Thwaites summarised as follows:

- The proposed development(s) west of the jetty will have adverse impacts
- Intervention is needed now to prevent subdivision and sale of foreshore land to developers
- Previous decisions made by the Council have been based on inaccurate information.

Item 4 continued

***Ms Trish Cleeve**

Madam mayor, Councillors ladies and gentleman.

An extract from a travel website.

Albany is an attractive historic township. An extraordinary town with a main street which seems to go straight into Princess Royal harbour and magnificent views across the harbour from just about every vantage point.

Those magnificent views being described combined with our lovely character and heritage buildings are Albany and we don't want to lose it.

Where foreshore land is publicly owned by Commonwealth, state or local governments; it should remain in public ownership and be developed and cared for with the long term interests of economic sustainability together with nurturing its special qualities for future generations.

This does not mean we have to stay in the dark ages it just means that we the community and the council must look at the big picture.

Sound planning helps sustain both tourism and heritage. We do not believe that high rise buildings on the foreshore of this historic town address Albany's onw Local Planning Strategy which says "Albany's heritage places are social, environmental and economic assets and important tourist attractions". So why are we destroying them?

Heritage tourism is part of the larger and rapidly growing field of cultural tourism which Albany is in a unique position to capitalise on.

The facts are that

- Heritage tourists spend more per day than other tourists
- Heritage tourists stay longer than other tourists
- Heritage tourists are more likely to stay in hotels, B&Bs etc that (sic, than) with friends and relatives.
- Approx. 30% of Heritage travellers have household incomes in excess of US 75 thousand per year

Yes we do need the foreshore developed but let it be modelled in such a way that we become a world renowned heritage centre. Create a marina to complement our magnificent natural harbour but do make sure we can accommodate the tall ships and ocean going yachts and lets get it started NOW.

Build a Harbour village overlooking the marina in a style reminiscent of early Albany which should include restaurants, shops, cafes a tavern, chandleries.

Develop a foreshore park on the west side of the jetty which every man, woman child and tourist can enjoy. Water features, gazebos, playgrounds for all ages, bike paths, boardwalks, picnic areas can all combine to make a user friendly foreshore. Please do not put modern concrete monstrosities that can be found in any city in the world. We have something unique here and we need to preserve it.

Item 4 continued

I am not against us having an Entertainment Centre but I am against the present siteing (sic) and I also believe we should be creating a more adaptable multi use venue to maximise its commercial viability. Lets built something that will not be a continual drain on public money – lets see if we can make it profitable.

Albany residents and tourists are sending a clear message to local and State governments that this private commercial high rise development on their foreshore is a dead issue and must not go ahead. Ina development services report of 19/9/06 item 13 reads (community expectation that the built form will remain at 2 storeys would effectively preclude the Entertainment centre and hotel development.)

Despite that community expectation and public support for low-key, environmentally sustainable recreational uses for our foreshore, State Government and Local Government has dumped community needs in favour of a large multi-story hotel and entertainment centre white elephant instead of promoting a family friendly waterfront village and even a beach area which was in the original plans.

In conclusion I would ask that you visualize (sic) the two concepts that could be on offer

1. The waterfront development as proposed by the City with high rise hotels, entertainment centres and the destruction of the magnificent vistas from our heritage tourist precinct of Stirling terrace (sic) or
2. A beautiful marina overlooked by a vibrant harbour village with parks and recreational facilities available for all the people of Albany.

I know which I would prefer my grandchildren to inherit – what about yours.

***Mr Chris Holden**

My name is Chris Holden and I want to speak in favour of the Councils decision to develop the Foreshore.

As a rate payer in Albany I wish to say that I and many of my friends are strongly in favour of the proposed development on the foreshore, and we would like to see it happen NOW. We are saddened by the fanciful opposition and the delaying tactics of the small vociferous group that are using over-the-top emotion, vivid imagination and lies to scare people into supporting their claims.

I would like to point out just a couple of examples of this hysterical campaign of falsehoods.

It has been said the view down York St of the Town jetty would be spoiled. FACT when you drive down York St you cannot see the Town Jetty until you reach Stirling terrace, it is way over to the left and then can only partially be seen behind IGA.

It has been said the view of the town jetty and the foreshore from Stirling terrace will be spoiled. Dylans was one place singled out. I have here a picture of the view taken last Wednesday of the view from Dylans. The shrubbery, the roof of the Visitors Centre and various railway buildings obscure all but the tiniest portion of the jetty and that photo was taken standing up. Sit down at a table and you can't see it at all. If you sit at any of the restaurants and cafes along Stirling Terrace the view is a mix of shrubbery, the Pavilion, the Visitors centre, Railway buildings and glimpses of the town jetty and the foreshore.

Item 4 continued

I mentioned I took the picture on Wednesday which happened to be the day the Pacific Princess was in harbour. It was sad to see those tourists wandering along the litter strewn wasteland to get to town.

If AWAG wants to be taken seriously they must re-acquaint themselves with the truth and with facts. Currently they are viewed by many with derision. I have been given a number of suggestions as to what their acronym stands for.

I and my friends urge Council to stick with your decision and to dismiss the arguments put forward by this group who have destroyed their credibility by their exaggerated nonsense.

And if that's not enough they are now suggesting that members of the raincoat brigade are going to stand beneath the bridge to take pornographic videos looking up ladies skirts! Who are these people? What sort of minds do they have? Are they going to tell us next the foreshore development will make the curtains fade?

***Mr Trevor Garland**

To Madam Mayor, Staff, Councillor and Electors,

We all want the foreshore to be developed.

I have a number of concerns regarding the lack of community consultation regarding the foreshore development

Many people believed that there were not going to be multi level / storey buildings on the foreshore and many people were not aware of the entertainment centre being on the foreshore.

If the wider community is not aware of the foreshore development then I believe that the consultation process has failed.

Landcorp did not have available drawings of the foreshore development except one that was from a few thousand feet in the air from the middle of Princess Royal harbour looking towards the town. As well as one high up from Mt Melville looking down towards the jetty. Both appear to minimise the mass of the foreshore development.

I did ask Landcorp for 3D drawings but they advised me that no-one had asked for them. Landcorp on the 20th of November emailed me 8 sketches of some of the form but again from very restricted angles.

I then requested that photo montages be completed by Landcorp and I provided 3 photographs for them to use, two from the historic Stirling Terrace Precinct (the rotunda and further east towards the Stirling Club and one from the end of the town jetty looking towards the town.

The Community Reference Group were not decision a making (sic) body and only 3 meetings have been arranged and from what I understand no public consultation.

I am not aware of any community consultation regarding the footbridge, marina or entertainment centre. Where would the entertainment centre be located if the Department for Planning were to reject the waterfront site?

Item 4 continued

I do not believe that there has been any community consultation with the old council building site in York Street, either. This valuable piece of land between the town hall and the library, I believe should be retained by the city of Albany and not sold. Was there any community consultation? Why not?

Where will the community park their vehicles in town when they wish to walk to the foreshore over the pedestrian bridge?

Will the foreshore development be in keeping with the historic precinct?

Why is it (sic) the marina now conditional on the Entertainment centre?

What will happen to the town hall if an entertainment centre is built?

Traffic concerns. The highest concentration of trucks and trains co-incide with peak holiday season at the foreshore. Vehicles bank up York Street now. What has been done to address safety concerns for vehicles to and from the harbour and those vehicles using the port?

Why are members of the community voicing their opinions now? The city council and the state government may have complied with the law, in advertising and shopping centre displays, but because of the lack of community consultation the community is finding out now and is very concerned.

What I am requesting is that there is no entertainment centre at the foreshore and no multi level hotel only a marina with complimentary shops, cafes and restaurants which are all low rise on the East side and parks and gardens on the west side.

I request that any developments are to be with detailed community consultation.

The FORESHORE IS THE JEWEL IN THE CROWN. Please don't destroy it.

***Mrs Joy Jarratt**

Mrs Jarratt spoke against the proposed footbridge from Stirling Terrace to the foreshore.

***Ms Enid Home (Freeman of the City)**

Ms Home spoke against the Entertainment Centre development on the foreshore. She encouraged the Council to consider other alternatives such as the Mercer Road Administration site, or the Serpentine Road Showgrounds site. She requested the Council to think to the future and build the Entertainment Centre away from the centre of town.

***Mr Ian Hill**

Madam Mayor, Councillors, staff and electors

As a member of AWAG (Albany Waterfront Action Group"), I would like to say I am not against some development on the foreshore but I am against high rise buildings down there. I enthusiastically endorse the concept of a 630 seat EC in Albany but in my opinion the proposed foreshore location is entirely wrong for several obvious and compelling reasons.

Item 4 continued

1. Visual obstruction of harbour views from many aspects in an around the town area.
2. An EC is a venue where the general public go to to (sic) see an exhibition or show, often at night, so why is it necessary to have this building on the foreshore? AS the EC will be totally exposed to all the prevailing winds it could be most unpleasant especially in the evenings for patrons who are dressed up for a night out.
3. The foreshore was originally built to separate heavy transport form the towns' local traffic. Now we want to put an entertainment centre there.....where is the logic in that?
4. The extra cost of maintenance to a building of this size so close to sea water eg. rust, corrosion etc.
5. An inconvenient truth is that sea levels are expected to rise as a result of global warming in the foreseeable (sic) future.....Why build so close to the sea? Now there is talk of adding yet another level to the proposed EC because of this.
6. While other towns and cities are looking at a future setback of all buildings from foreshore areas, why is the council taking a backward step with their proposal to build on our foreshore, what will be by far the largest building in our city centre.

Ladies and Gentlemen, why not build this Entertainment Centre somewhere that does not interfere with our harbour views and our beautiful heritage buildings.

Build it where there is more room for parking, where it is less exposed to the elements.

Build it where there is no conflict with Albany port authority traffic which is a 24 hour a day 7 day a week working port.

Thank you for your time.

***Mrs Webb**

Mrs Webb indicated that her family has been in the Albany region since 1880 and that they have had an ongoing association with the Port in that time. She stressed that it was a working port and did not need to be cluttered with non-port related development. In particular, she felt that there was adequate accommodation provided for in Albany and additional accommodation at the foreshore was not needed.

Mrs Webb suggested that development on the foreshore would ruin the water views from Stirling Terrace, and requested that the natural view of the harbour be retained. Albany previously had a bridge over the railway and if it was considered necessary, that bridge ought to be rebuilt to fit aesthetically.

Mrs Webb requested that Albany's unique beauty and character be retained.

***Mr Don Phillips**

Mr Phillips expressed that Council Staff and Councillors were servants of the community, not the other way around, and that Councillors and staff needed to be aware of what the people at the meeting wanted.

Item 4 continued

He said that what people wanted was a low-key, family friendly development. He felt that the Entertainment Centre in any form would lose money, and made reference to the ongoing losses incurred by the Convention Centre in Perth.

Mr Phillips said, 'Please listen to what the people want, because some of you may not be here next year.'

***Mr Don Dufty**

Mr Dufty indicated he was not against the foreshore development, but felt that the Entertainment Centre should be built elsewhere. He had re-examined the previous review of potential sites for the Entertainment Centre and believed that the alternative sites to the foreshore needed to be re-examined.

He compared the Performing Arts Theatre at Mandurah and noted that most of the time it is 'dead'. He said by putting something that is 'dead' in the centre of the City, then the City will have a dead heart.

Mr Dufty believed that the Entertainment Centre ought not be built on the foreshore; that 80 car park bays were inadequate, no appropriate planning had been undertaken and that the Council should expect to incur annual financial losses associated with the Entertainment Centre.

MOTIONS

Her Worship the Mayor indicated that no further public statements would be taken, and called for motions from the floor.

A member of the public requested further opportunity be provided to make comments or ask questions.

Her Worship the Mayor responded, advising that attendees would have further opportunity to comment during debate of any motions.

MOVED IAN HILL

SECONDED SHANTI BEZARD

1. **THAT the decision to approve the Structure Plan of the Albany Waterfront Project, Princess Royal Drive, Albany at the Ordinary Council Meeting held on 15 May 2006, Item 11.3.1, be rescinded.**

CARRIED

Item 4 continued

**MOVED JANET AUSTIN
SECONDED MARIE AUSTIN**

2. THAT a leaflet designed to inform every resident of the case for the current waterfront project as well as the alternatives suggested by the Albany Waterfront Action Group (AWAG) and where they can find information and the photos, models etc. to go to all households. Accompanying this, a questionnaire devised by the Council and the AWAG to be delivered by Australia Post to all residents in the 6330 postal district, to be completed and returned to Council. This to be available for public scrutiny and to precede any further development.

CARRIED

**MOVED DON PHILLIPS
SECONDED STEVE MORTIMORE**

3. THAT should Council not abide by the decisions of the Special Meeting of Electors then a motion of 'no confidence' in the Council be carried, the Council sacked and a new Council elected at the 2007 elections.

CARRIED

Councillor Daniel Wiseman retired from the meeting at 7.46pm.

**MOVED SHANTI BEZARD
SECONDED BARBARA BASSAN**

4. THAT work be continued on the design of the marina to enable construction of the marina and foreshore redevelopment to be started immediately, and that the public be fully consulted and informed along the way.

CARRIED

**MOVED PATRICIA LINDSAY
SECONDED BILL DOHERTY**

5. THAT the foreshore development not be proceeded with if it is going to result in the clearing of a bush block at Emu Point to help finance the foreshore development.

CARRIED

**MOVED TRISH CLEEVE
SECONDED DON PHILLIPS**

6. THAT the Memorandum of Agreement between the City of Albany and the State Government dated 6 September 2005, involving the subdivision and clearing of lots 1512 and 1523 Emu Point, be revoked.

CARRIED

Item 4 continued

**MOVED TREVOR GARLAND
SECONDED JUNE HVEISSEL**

7. We propose a full and meaningful public consultation with scale models and pictorial representation showing heights, mass and location of all structures at the Albany Waterfront Precinct. These are to include photo montages of views from vantage points to be discussed and decided upon with members of the Waterfront Action Group Committee (community representatives).

CARRIED

**MOVED DAVID WESTWOOD
SECONDED DOREEN JOHNSTON**

8. THAT Council investigates further sites for the Entertainment Centre and recommends the Mercer Road Administration site as the preferred site.

LOST

MOVED TONY HARRISON

THAT the Entertainment Centre be built on land opposite the Council Administration building in North Road.

Her Worship the Mayor did not accept the motion as it did not relate to the waterfront development.

**MOVED JOY JARRATT
SECONDED DON DUFTY**

9. THAT the Entertainment Centre be taken out of the waterfront project.

CARRIED

**MOVED SHANTI BEZARD
SECONDED TRISH CLEEVE**

10. THAT the City of Albany ask the State Government to stop the sale of land on the waterfront to private developers and only allow people to lease it.

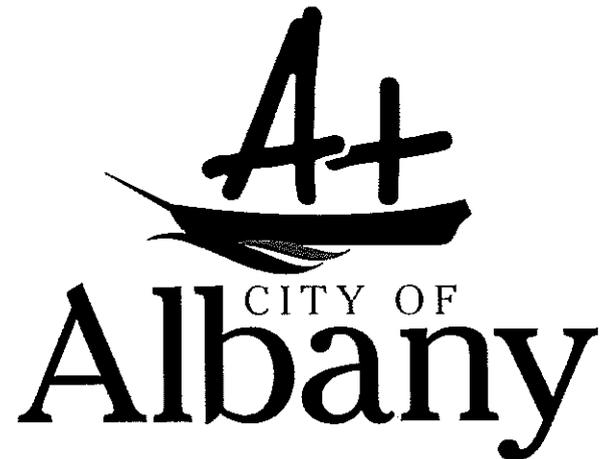
CARRIED

5. CLOSURE OF MEETING

There being no further business the meeting closed at 8.30pm.

Confirmed as a true and correct record of proceedings.

A Goode, JP
Mayor



MINUTES

Annual General Meeting Of Electors

**Held on
Tuesday, 5th December 2006
7.30pm
City of Albany Council Chambers**

City of Albany

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Signed



Peter Madigan

Executive Director, Corporate and Community Services

Date: 7th November 2006

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1.0 DECLARATION OF OPENING

Her Worship the Mayor declared the meeting open at 7.31pm.

2.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Mayor	-	A Goode, JP
Councillors	-	DW Wellington
	-	MJ Evans, JP
	-	JD Williams
	-	DJ Wolfe
	-	RH Emery
	-	J Waterman
	-	S Marshall
	-	J Walker
	-	D Wiseman
	-	J Jamieson
	-	I West
	-	P Lionetti
	-	M Bojcun
	-	AC Hammond
Chief Executive Officer	-	
Executive Director Corporate & Community Services	-	WP Madigan
Executive Director Works & Services	-	L Hewer
Manager Building and Health Services	-	K Barnett
Manager Finance	-	S Goodman
Minute Secretary	-	JR Byrne
6 members of the public		
1 media representative		
<u>Apologies</u>	-	Nil

3.0 OPENING PRAYER

Mayor Goode asked everyone to be upstanding and read aloud the Opening Prayer:

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

4.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

4.1 Annual General Meeting Of Electors 2004/2005 Held 6th December 2005

MOTION:

THAT the minutes of the Annual General Meeting Of Electors 2004/2005 Held 6th December 2005, as previously distributed be confirmed as a true and accurate record of proceedings.

**MOVED COUNCILLOR MARSHALL
SECONDED COUNCILLOR WELLINGTON**

THAT the minutes of the Annual General Meeting Of Electors 2004/2005 Held 6th December 2005, as previously distributed be confirmed as a true and accurate record of proceedings.

CARRIED

5.0 RECEIPT OF ANNUAL REPORT FOR THE 2005/2006 FINANCIAL YEAR

MOTION:

THAT the City of Albany Annual Report for the 2005/06 Financial Year be received.

**MOVED COUNCILLOR JAMIESON
SECONDED COUNCILLOR WILLIAMS**

THAT the City of Albany Annual Report for the 2005/06 Financial Year be received.

CARRIED

6.0 GENERAL BUSINESS

***Mr John O'Dea**

Mr O'Dea requested the members of the Council to listen more to the people in the community; to be more attentive to their needs.

Mr O'Dea expressed concern at the recent decision to spend \$239,000 on an environmental study to enable future subdivisional development. Mr O'Dea suggested that there is plenty of land already cleared that is suitable for housing and that developers often ignore the environmental requirements anyway.

Mr O'Dea told the Council that he thought it was doing a good job, reiterated the need to listen to the community and wished it well for 2006/2007.

7.0 CLOSURE

There being no further business the meeting closed at 7.35pm.

Confirmed as a true and correct record of proceedings.

A Goode, JP
Mayor